CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

PUBLIC AGENCY COMMENTS

Project# 1006008
15DRB-70221 VACATION OF PUBLIC EASEMENT
15DRB-70222 EXTENSION OF PRELIMINARY PLAT

BOHANNAN HUSTON INC agents for MESA DEL SOL LLC request the referenced/ above actions for all or a portion of Tracts A-6-B & A-6-A, **MESA DEL SOL INNOVATION PARK** zoned PC, located south of UNIVERSITY WEST BLVD SE between STRYKER RD SE and STIEGLITZ AV SE containing approximately 32.3 acres. (R-16 & S-16)

AMAFCA *Lynn Mazur* lmazur@amafca.org	No comment.
MRCOG *Kendra Watkins* kwatkins@mrcog-nm.gov *Andrew Gingerich* AGingerich@mrcog-nm.gov *Maida Rubin* mrubin@mrcog-nm.gov	
TRANSIT *Shabih Rizvi* srizvi@cabq.gov	
ZONING ENFORCEMENT *Vince Montano* VMontano@cabq.gov	
NEIGHBORHOOD COORDINATION *Stephani Winklepleck* SWinklepleck@cabq.gov	
APS *April Winters* winters_a@aps.edu	**Mesa del Sol Innovation Park,** Tracts A-6-B and A-6-A, is located south of University West Blvd Se between Stryker Rd SE and Stieglitz Av SE. The developer has requested approval of a Vacation of Public Easement and Extension of Preliminary Plat for a property zoned PC. Any residential units developed in this area will impact Bandelier Elementary School, Jefferson Middle School, and Albuquerque High School. Currently, Bandelier

	mentary is exceeding capacity and Jefferson Middle School and Albuquerque High School have excess capacity. | Loc No	School	2014-15 40th Day	2012-13 Capacity	Space Available
---	---	---	---	---
222	BANDELIER	595	532	-63
425	JEFFERSON	833	950	117
590	ALBUQUERQUE HS	1835	1900	65	 To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools. • Provide new capacity (long term solution) o Construct new schools or additions o Add portables o Use of non-classroom spaces for temporary classrooms o Lease facilities o Use other public facilities • Improve facility efficiency (short term solution) o Schedule Changes ▪ Double sessions ▪ Multi-track year-round o Other ▪ Float teachers (flex schedule) • Shift students to Schools with Capacity (short term solution) o Boundary Adjustments / Busing o Grade reconfiguration • Combination of above strategies **All planned additions to existing educational facilities are contingent upon taxpayer approval.**
POLICE DEPARTMENT *Steve Sink* SSink@cabq.gov	This project is in the Southeast Area Command. - No Crime Prevention or CPTED comments concerning the proposed *Vacation of Public Easement or Extension of Preliminary Plat* requests at this time.
FIRE DEPARTMENT *Antonio Chinchilla* achinchilla@cabq.gov	
PNM ELECTRIC *Daniel Aragon* Daniel.Aragon@pnm.com	
NEW MEXICO GAS COMPANY *Robert Gomez* Robert.gomez@nmgco.com	
COMCAST	

Mike Mortus Mike_Mortus@cable.comcast.com	
CENTURYLINK	
ENVIRONMENTAL HEALTH *Paul Olson* polson@cabq.gov	
M.R.G.C.D *Ray Gomez* michael@mrgcd.us	
OPEN SPACE DIVISION *Kent Reed Swanson* kswanson@cabq.gov *Sarah Brown* *sbrowne@cabq.gov*	has no adverse comments.
TRANSPORTATION PLANNING (DMD) *John MacKenzie* jmackenzie@cabq.gov	
PARKS AND RECREATION *Carol Dumont* cdumont@cabq.gov	No Objections
CITY ENGINEER/ HYDROLOGY *Rita Harmon* RHarmon@cabq.gov	
ABCWUA *Kris Cadenda* KCadena@abcwua.org	
TRANSPORTATION DEVELOPMENT *Racquel Michel* *RMichel@cabq.gov*	
PLANNING DEPARTMENT *Jack Cloud* jcloud@cabq.gov	Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation and extension.

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.

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: 1006008 *Application #:* 15DRB-70056 (FP)
Project Name: MESA DEL SOL INNOVATION PARK
Agent: Bohannon Huston Inc. *Phone #:*

****Your request was approved on 2-18-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ TRANSPORTATION:

☐ ABCWUA:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): # R-O-W dxf
clarify Unit 3B

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.

3. **Project# 1010182**
15DRB-70024 EPC APPROVED SDP FOR BUILDING PERMIT

GARCIA/KRAEMER & ASSOC. agent(s) for HOGARES INC request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, Block(s) 2, **SANDIA PLAZA** zoned SU-1 FOR R-T 4DU MAX, located on GRIEGOS RD NW BETWEEN 12TH ST NW AND GRANDE AVE NW containing approximately .35 acre(s). (F-14) *[Deferred from 1/28/15, 2/4/15, 2/11/15]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

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

4. **Project# 1002739**
14DRB-70240 – SITE DEVELOPMENT PLAN FOR SUBDIVISION
14DRB-70241 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
14DRB-70242 - PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agents for KB HOME INC request the referenced/ above actions for all or a portion of Parcel 4 Unit 1, plus Parcel 6A and Blocks 1-6 Unit 9, **ANDERSON HEIGHTS SUBDIVISON** zoned R-D & R-LT, located on the north side of COLOBEL AVE SW between 118th St SW and MORRISSEY ST SW containing approximately 89.0114 acres. (N-8)*[Deferred from 8/6/14, 9/10/14, 10/1/14, 10/22/14, 11/5/14, 11/19/14, 1/28/15]* **DEFERRED TO 3/25/15.**

5. **Project# 1004245**
14DRB-70220 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
14DRB-70221 PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agents for ANASAZI RIDGE LLC request the refedrenced/ above actions for all or a portion of Blocks 7 – 9, 12 & 14, **PARADISE HEIGHTS UNIT 5** zoned R-1, located on the south side of MCMAHON BLVD NW between WESTSIDE BLVD NW and KAYENTA ST NW containing approximately 6.76 acres. (A-10) *[Deferred 7/16/14, 8/6/14, 9/10/14, 10/8/1, 11/5/14, 11/19/14, 12/10/14, 1/21/15, 1/28/15]* **DEFERRED TO 3/4/15.**

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

6. **Project# 1006008**
15DRB-70056 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-6-A, A-6-B, **MESA DEL SOL, INNOVATION PARK** zoned PC, located on UNIVERSITY BETWEEN STRYKER AND STIEGLITZ containing approximately 6.77 acre(s). (R-16 & S-16) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR VERIFICATION OF RIGHT-OF-WAY DEDICATION AND FUTURE TRACT DEVELOPMENT.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 16, 2014

Project# 1006008
14DRB-70126VACATION/PUBLIC EASEMENTS
14DRB-70134 SUBDIVISION DESIGN VARIANCE
14DRB-70135 MINOR - TEMPORARY DEFERRAL SIDEWALK CONSTRUCTION
14DRB-70136 MAJOR - PRELIMINARY PLAT

BOHANNAN HUSTON INC agents for MESA DEL SOL, LLC request the referenced/ above actions for Tract A-6-B and a portion of Tract A-6-A, **MESA DEL SOL INNOVATION PARK** zoned PC, located souty of UNIVERSITY WEST BLVD SE between STRYKER RD SE and STIEGLITZ AV SE containing approximately 32.30 acres. (R-16 & S-16)) *[Deferred from 6/4/14, 6/18/14, 6/25/14, 7/9/14]*

At its July 16, 2014 meeting, the Development Review Board concluded an advertised public hearing(s) on the proposed vacations. The Board approved the vacations per sections 14-14-2-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following Conditions of Approval.

the Board also concluded an advertised public hearing(s) on the proposed subdivision per section 14-14-3-4 of the Subdivision Ordinance. With the Grading and Drainage plan (engineer stamp dated 6/6/14) approved for Preliminary Plat and with the signing of the infrastructure list dated May 2, 2014, the preliminary plat was approved based on the Findings below per sections 14-14-2-2 and -3, of the Fundamental Considerations of the Subdivision Ordinance.

The Design Variance was approved as shown on Exhibit A in the Planning file to allow a private access street to conform with Mesa del Sol Level A/B and not have direct access on connector streets (Strand Loop). The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit 'B' in the Planning file.

VACATION FINDINGS:

(A) 1The request was filed by the owners of all the frontage of the easement(s) proposed for vacation.

(B) (1) The public welfare is in no way served by retaining the easement(s); based on the proposed development and replat, the City of Albuquerque does not anticipate any need to utilize the existing easement(s).

(B) (3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right by the vacation. The affected franchised utilities will acknowledge the vacation(s) by their signature on the final plat.

SUBDIVISION FINDINGS:

2-2 The arrangement, character, extent, width, grade, and location of all streets and the general nature and extent of the lots and uses proposed do conform to the Albuquerque/Bernalillo County Comprehensive Plan and the PC zoning regulations of the adopted Mesa del Sol Level A and B plans.

2-3 With the approved Infrastructure List and dedications provided on the plat, the subject site is suitable for subdivision by providing adequate infrastructure improvements and adequate access, public safety, and other public services.

CONDITIONS:

1. The vacations 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.
2. Adequate easements shall be retained/ provided for public utilities and infrastructure; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the final plat.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period or the date of City Council action if appealed. The Preliminary Plat and Vacation approvals are effective one year from that date. The DRB must take action on a Final Plat or extension within one year or the Preliminary Plat approval is null and void; Vacations may not be extended. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

If you wish to appeal this decision, you must do so by 4:45 PM on July 31, 2014, in the manner described below per Part 14-14-8 of the Subdivision Ordinance.

Appeal is to the City Council via 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 with a total fee of $240, to the Planning Department, within 15 days of the Development Review Board's decision. The date of the determination in question is not included in the 15-day period for filing an appeal. Such appeal shall be heard within 60 days of its filing. Applications for an appeal shall clearly articulate the reasons for the appeal; appellants shall specifically cite and explain one or more alleged errors, as follows:

(A) Error in applying adopted city plans, policies. and ordinances;
(B) Error in the appealed action or decision, including its stated facts;
(C) Error in acting arbitrarily or capriciously or being manifestly abusive of discretion.

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:
Bohannon Houston, Inc.
Mesa Del Sol, LLC

Jim & Patti Thompson – 2227 Stieglitz Ave SE 87106
Andrew Church – 5716 Strand Loop SE 87106
Constantine Savas – 5743 Watkin St SE 87106

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 16, 2014

Project# 1006008
14DRB-70119 MAJOR - PRELIMINARY PLAT APPROVAL
14DRB-70120 MINOR - TEMPORARY DEFERRAL SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for MESA DEL SOL, LLC request the referenced/ above actions for Tract A-6-A, **MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY WEST BLVD SE between STRYKER RD SE and STIEGLITZ AV SE containing approximately 6.7708 acres. (R-16 & S-16) *[Deferred from 5/21/14, 6/4/14, 6/18/14, 6/25/1, 7/9/14]*

At its July 16, 2014 meeting, the Development Review Board concluded an advertised public hearing(s) on the proposed subdivision per section 14-14-3-4 of the Subdivision Ordinance. With the Grading and Drainage plan (engineer stamp dated 6/6/14) approved for Preliminary Plat and with the signing of the infrastructure list dated April 25, 2014, the preliminary plat was approved based on the Findings below per sections 14-14-2-2 and -3, of the Fundamental Considerations of the Subdivision Ordinance.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit 'B' in the Planning file.

FINDINGS:

2-2 The arrangement, character, extent, width, grade, and location of all streets and the general nature and extent of the lots and uses proposed do conform to the Albuquerque/Bernalillo County Comprehensive Plan and the PC zoning regulations of the adopted Mesa del Sol Level A and B plans.

2-3 With the approved Infrastructure List and dedications provided on the plat, the subject site is suitable for subdivision by providing adequate infrastructure improvements and adequate access, public safety, and other public services.

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

If you wish to appeal this decision, you must do so by 4:45 PM on July 31, 2014, in the manner described below per Part 14-14-8 of the Subdivision Ordinance.

Appeal is to the City Council via 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 with a total fee of $240, to the Planning Department, within 15 days of the Development Review Board's decision. The date of the determination in question is not included in the 15-day period for filing an appeal. Such appeal shall be heard within 60 days of its filing. Applications for an appeal shall clearly articulate the reasons for the appeal; appellants shall specifically cite and explain one or more alleged errors, as follows:

(A) Error in applying adopted city plans, policies. and ordinances;
(B) Error in the appealed action or decision, including its stated facts;
(C) Error in acting arbitrarily or capriciously or being manifestly abusive of discretion.

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:
Bohannon Houston, Inc.
Mesa Del Sol, LLC

Steven Roy Murphy – 5668 Avedon Dr SE 87106
Jim & Patti Thompson – 2227 Stieglitz Ave SE 87106
Andrew Church – 5716 Strand Loop SE 87106
Constantine Savas – 5743 Watkin St SE 87106

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

Project# 1006008
14DRB-70126 VACATION OF PUBLIC EASEMENTS
14DRB-70134 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
14DRB-70135 MINOR - TEMPORARY DEFERRAL SIDEWALK CONSTRUCTION 14DRB-70136 MAJOR - PRELIMINARY PLAT

BOHANNAN HUSTON INC agents for MESA DEL SOL, LLC request the referenced/ above actions for Tracts A-6-B and a portion of A-6-A, **MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY WEST BLVD SE between STRYKER RD SE and STIEGLITZ AV SE containing approximately 32.30 acres. (R-16 & S-16)

AMAFCA No comment.
COG No comments provided
TRANSIT No comments provided
ZONING ENFORCEMENT No comments provided
NEIGHBORHOOD COORDINATION **Affected NA/HOA's** -
APS No comments provided
POLICE DEPARTMENT
FIRE DEPARTMENT No Comments
PNM ELECTRIC & NMGCO No comments provided
COMCAST No comments provided
CENTURYLINK No comments provided
ENVIRONMENTAL HEALTH
M.R.G.C.D No comments provided
OPEN SPACE DIVISION Open Space has no adverse comments

CITY ENGINEER
TRANSPORTATION DEVELOPMENT No objection to vacation requests. The alleyways in this subdivision are private; remove all references to R/W within these areas. Clearly show the limits of the easement for the private street adjacent to Strand Loop. All private roadways must be clearly shown. Define maintenance responsibilities for all private roadways. *Note: comments provided by Kristal Metro*
TRANSPORTATION - DMD Per the Long Range Roadway System Map University Blvd. is Principal Arterial. Per the Long Range Bikeway System Map and the Mesa del Sol Community Master Plan, University Blvd. is planned to contain bicycle lanes. Bicycle lanes and a multi-use path are supposed to extend from the intersection of University Blvd. and Strand Loop west across the subject property. Specific route alignment of these facilities should be coordinated with the applicant at this stage of the approval process. ***Note: comments provided by John McKenzie - DMD***
PARKS AND RECREATION
ABCWUA
PLANNING DEPARTMENT Refer to comments from Transportation Devlopment and affected agencies plus any public hearing comments. The plat refers to Tract B as being 'Common Area' but that is not consistent with Unit 3B. Please clarify Onstreet Parking (26) spaces.

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

DRB PUBLIC HEARING SIGN IN SHEET

Project #: 1006008

Date: 7-16-14

9:10

NAME: Jim Thompson ADDRESS: 2227 Stieglitz Ave SE ZIP: 87106

NAME: Constantine Saras ADDRESS: 5748 Witkin SE ZIP: 87106

NAME: Andrew Church ADDRESS: 5716 Strand Loop SE ZIP: 87106

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

DRB PUBLIC HEARING SIGN IN SHEET

Project #: 1006008

Date: 7-9-14

NAME: Constantine Savas ADDRESS: 5748 Wilkin St SE ZIP: 87106

NAME: Andrew Chuck ADDRESS: 5716 Stroud Dr SE ZIP: 87106

NAME: Jim Thompson ADDRESS: 2227 Stieglitz Ave SE ZIP: 87106

NAME: Patti Thompson ADDRESS: 2227 Stieglitz Ave SE ZIP: 87106

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

#6

DRB PUBLIC HEARING SIGN IN SHEET

Project #: 1006008

Date:

NAME: Steven Roy Murphy ADDRESS: 5668 Avedon PR SE ZIP: 87106

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: May 18, 2011 **Project#** 1006008

Zone Atlas Page: R-15, 16 & S-15, 16 **App#** 11DRB-70099-70100

Notification Radius: 184.72

Cross Reference and Location: _____ Between

Stryker Rd. and University Blvd. SW

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

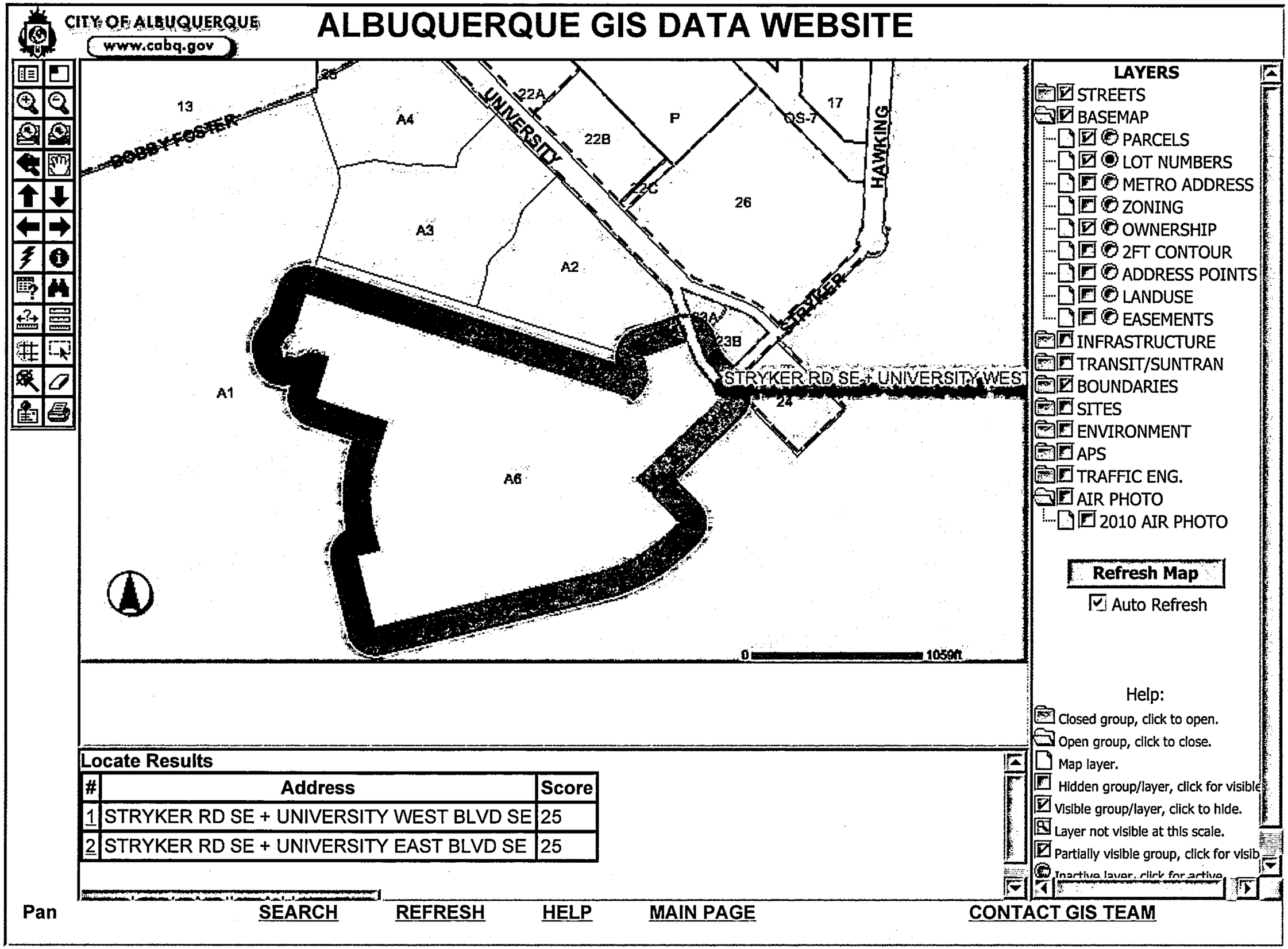
Agent: Bohannan Huston Inc.
7500 Jefferson St. NE
Albuq., NM 87109

Special Instructions:

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

Date Mailed: 4-29-11
Signature:

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCO	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	101605027152510000	MESA DEL SOL LLC	801 UNIVERSITY BLVD SE SUITE 200	ALBUQUERQUE	NM	87106	C	A1A	TR 24 BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK(A REPLAT OF TRACTS 4-A-1 & 4-B MESA DEL SOL)CONT 5.4454 AC	
2	101605124903030000	MESA - TOWNCENTER BUILDING # 1 LLC	801 UNIVERSITY BLVD SE SUITE 200	ALBUQUERQUE	NM	87106	V	A1A	TR 23-B PLAT OF TRS 23-A & 23-B MESA DEL SOL INNOVATIONPARK (A REPLAT OF TR 23 MESA DEL SOL INNOVATION PARK)CONT 2.3664 AC	
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	
4	101605123204630000	MESA - TOWNCENTER BUILDING # 1 LLC	801 UNIVERSITY BLVD SE SUITE 200	ALBUQUERQUE	NM	87106	V	A1A	TR 23-A PLAT OF TRS 23-A & 23-B MESA DEL SOL INNOVATIONPARK (A REPLAT OF TR 23 MESA DEL SOL INNOVATION PARK)CONT .8963 AC	


CITY OF ALBUQUERQUE
www.cabq.gov
ALBUQUERQUE GIS DATA WEBSITE
13
BOBBY FOSTER
A4
UNIVERSITY
22A
22B
P
OS-7
17
HAWKING
22C
26
A3
A2
STRYKER
23B
STRYKER RD SE + UNIVERSITY WEST
24
A1
A6
0
1059ft
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
Refresh Map
Auto Refresh
Help:
Closed group, click to open.
Open group, click to close.
Map layer.
Hidden group/layer, click for visible
Visible group/layer, click to hide.
Layer not visible at this scale.
Partially visible group, click for visib
Inactive layer, click for active
Locate Results
Address Score
1 STRYKER RD SE + UNIVERSITY WEST BLVD SE 25
2 STRYKER RD SE + UNIVERSITY EAST BLVD SE 25
Pan
SEARCH
REFRESH
HELP
MAIN PAGE
CONTACT GIS TEAM

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

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

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 1006008 **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 indicted 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 Minor Subdivision Preliminary Plat Approval / Bulk Land Plat, Bulk Land Variance request at this time

DRB CASE ACTION LOG

(~~Site plan - Subdivision~~)
(PRELIMINARY | FINAL)

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

DRB Application No.: 11DRB-7004[redacted]42 Project # 10060008
Project Name: Mesa Del Sol Innovation Park II
Agent: Bohannan Huston Inc. Phone No.:

Your request was approved on 4-20-11 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- ☐ **TRANSPORTATION:**
- ☐ **ABCWUA:**
- ☐ **CITY ENGINEER / AMAFCA:**
- ☐ **PARKS / CIP:**
- ☐ **PLANNING (Last to sign):**
- ☐ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☑ **Copy of recorded plat for Planning.**

DRB CASE ACTION LOG
(Preliminary/final)

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

DRB Application No.: 11*DRB-70100* Project# *1006008*

Project Name: *Mesa Del Sol Innovation Park*

Agent: *Bohannan Huston* Phone No.:

Your request was approved on 5-18-11 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☒ **PLANNING (Last to sign):** See written comments dated 5-18-11

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

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☒ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

PROJECT # 1006008

#2

Date: 5-18-11

DRB PUBLIC HEARING
SIGN IN SHEET

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

1. Name:_____ Address:_____
2. Name:_____ Address:_____
3. Name:_____ Address:_____
4. Name:_____ Address:_____
5. Name:_____ Address:_____
6. Name:_____ Address:_____
7. Name:_____ Address:_____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 18, 2011

Project# 1006008
11DRB-70099 BULK LAND VARIANCE
11DRB-70100 - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referenced/ above action(s) for Tract A-6, **MESA DEL SOL INNOVATION PARK,** zoned PC, located on STRYKER RD SE at the terminus of UNIVERSITY BLVD SE containing approximately 67.283 acre(s). (R-15, R-16, S-15, & S-16)

AMAFCA
No comment.

COG
For informational purposes, University Blvd is classified as an existing urban collector as per the Current Roadway Functional Classification Map.

TRANSIT
No comment.

ZONING ENFORCEMENT
No comments

NEIGHBORHOOD COORDINATION
No Neighborhood and/or Homeowner Associations.

APS
Any residential units developed 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

POLICE DEPARTMENT
No comment.

FIRE DEPARTMENT
No comment.

PNM ELECTRIC & GAS
No comment.

COMCAST No comment.
QWEST Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comment.
M.R.G.C.D 1. No Adverse Comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER Comments, if any, will be provided at the meeting
TRANSPORTATION DEVELOPMENT No comment.
PARKS AND RECREATION Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.
ABCWUA No comments
PLANNING DEPARTMENT Please provide a sketch as a basis for the proposed subdivison. Refer to comments from affected agencies plus any public hearing comments regarding proposed Bulk Land Variance. Please identify the easement referenced in Note 7.

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

MEETING DATE 4-20-11 (PM)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 2, 2011
DRB Comments

ITEM # 4

PROJECT # 1006539 **APPLICATION # 11-70042**

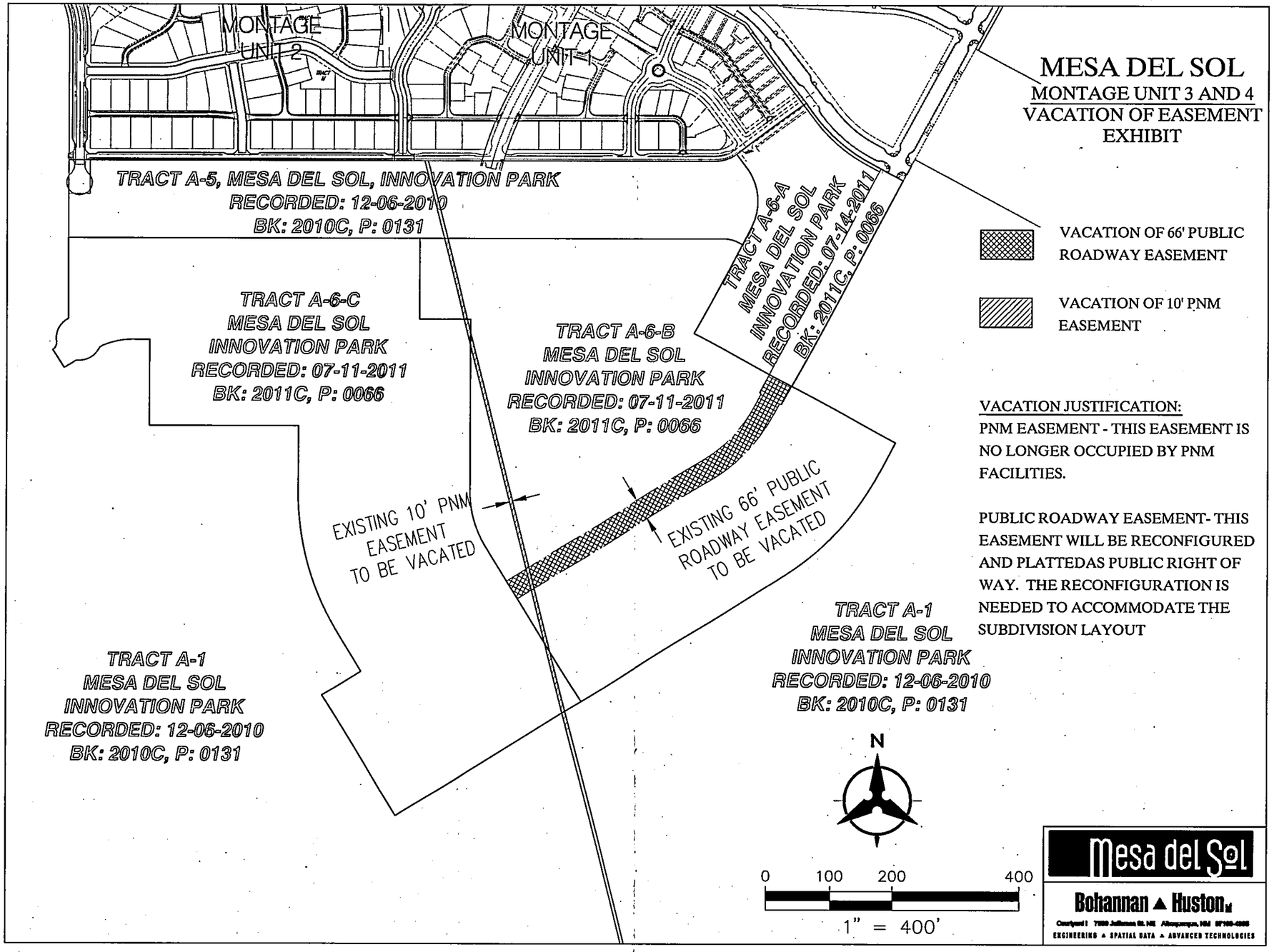
RE: Tract I, Mesa del Sol Innovation Park

This request requires a revised application: 1) please note that the first information block is for the agent and the second block is for the applicant; 2) the referenced Project No. is not for this site, but for the Sony site/ Tract 22 of this subdivision – a new project number is needed; 3) generally this amount of infrastructure that abuts other properties can be considered "significant," which would classify this as a Major Subdivision – a determination is needed by the Development Review Board, which is generally done at sketch plat.

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

MESA DEL SOL

MONTAGE UNIT 3 AND 4
VACATION OF EASEMENT
EXHIBIT



VACATION OF 66' PUBLIC ROADWAY EASEMENT

VACATION OF 10' PNM EASEMENT

VACATION JUSTIFICATION:

PNM EASEMENT - THIS EASEMENT IS NO LONGER OCCUPIED BY PNM FACILITIES.

PUBLIC ROADWAY EASEMENT- THIS EASEMENT WILL BE RECONFIGURED AND PLATTEDAS PUBLIC RIGHT OF WAY. THE RECONFIGURATION IS NEEDED TO ACCOMMODATE THE SUBDIVISION LAYOUT

Mesa del Sol

Bohannan ▲ Huston

EXCHANGE ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT .....*John MacKenzie*
TRANSIT & PARKING DEPARTMENT .....*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE..... *Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD)..... *Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested.

PROJECT # 1006008

Board hearing date:

WEDNESDAY, July 8, 2015

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, July 8, 2015** beginning at **9:00 a.m.** and proceeding according to that day's agenda for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday **July 7, 2015,** beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1006008
15DRB-70221 VACATION OF PUBLIC EASEMENT
15DRB-70222 EXTENSION OF PRELIMINARY PLAT

BOHANNAN HUSTON INC agents for MESA DEL SOL LLC request the referenced/ above actions for all or a portion of Tracts A-6-B & A-6-A, **MESA DEL SOL INNOVATION PARK** zoned PC, located south of UNIVERSITY WEST BLVD SE between STRYKER RD SE and STIEGLITZ AV SE containing approximately 32.3 acres. (R-16 & S-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, June 22, 2015.

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
___ Major subdivision action
X Minor subdivision action
X Vacation
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
___ for Subdivision
___ for Building Permit
___ Administrative Amendment/Approval (AA)
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
___ Storm Drainage Cost Allocation Plan

S	Z	**ZONING & PLANNING**
		___ Annexation
V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
P		___ Adoption of Rank 2 or 3 Plan or similar
		___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
D		___ Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**
		___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston Inc. PHONE: 505.823.1000
ADDRESS: 7500 Jefferson Street NE FAX: 505.798.7988
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: csholtis@BHINC.COM

APPLICANT: Mesa Del Sol, LLC PHONE: 505.400.3021
ADDRESS: 801 University Blvd., Suite 200 FAX: 505.242.7978
CITY: Albuquerque STATE NM ZIP 87106 E-MAIL:
Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: Extension of Preliminary Plat, Vacation of Public Utility and Roadway Easements,

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

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

Lot or Tract No. Tract A-6-B and a portion of Tract A-6-A Block: Unit:
Subdiv/Addn/TBKA: Mesa Del Sol, Innovation Park
Existing Zoning: PC Proposed zoning: Proposed Development Residential MRGCD Map No
Zone Atlas page(s): R-16 & S-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.):
1006008, 1006516

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill?
No. of **existing** lots: 2 No. of **proposed** lots: 130 Total site area (acres): 32.3 AC.
LOCATION OF PROPERTY BY STREETS: On or Near: University Blvd
Between: Stryker and Stieglitz

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE 6-4-15
(Print Name) Christian J. Sholtis Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **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
15DRB - 70221	VPE		$ 345.00
-	EPP		$ 50.00
-	CMF		$ 20.00
- 70222	ADV		$ 75.00
-			$
			Total $ 490.00

Hearing date July 8, 2015

6-5-15
Staff signature & Date

Project # 1006008

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)** (Two easement vacation requests)

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- X 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.)
- X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X Fee (see schedule)
- X 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)

6-4-15
Applicant signature / date

Form revised 4/07

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

Application case numbers
15 - DRB - 70221
___ - ___ - ___
___ - ___ - ___

6-5-15
Planner signature / date

Project # 1006008

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.**

X Preliminary Plat reduced to 8.5" x 11"
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Copy of DRB approved infrastructure list
X Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
X 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)

6-4-15
Applicant signature / date

Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
15 - DRB - 70222
___ - ___ - ___
___ - ___ - ___

6-5-15
Planner signature / date

Project # 1006008

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) als 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 leas 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 June 23, 2015 To July 8, 2015

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) m obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being give a copy of this sheet.

Ricky Lewis for BHF — 6/5/15
(Applicant or Agent) (Date)

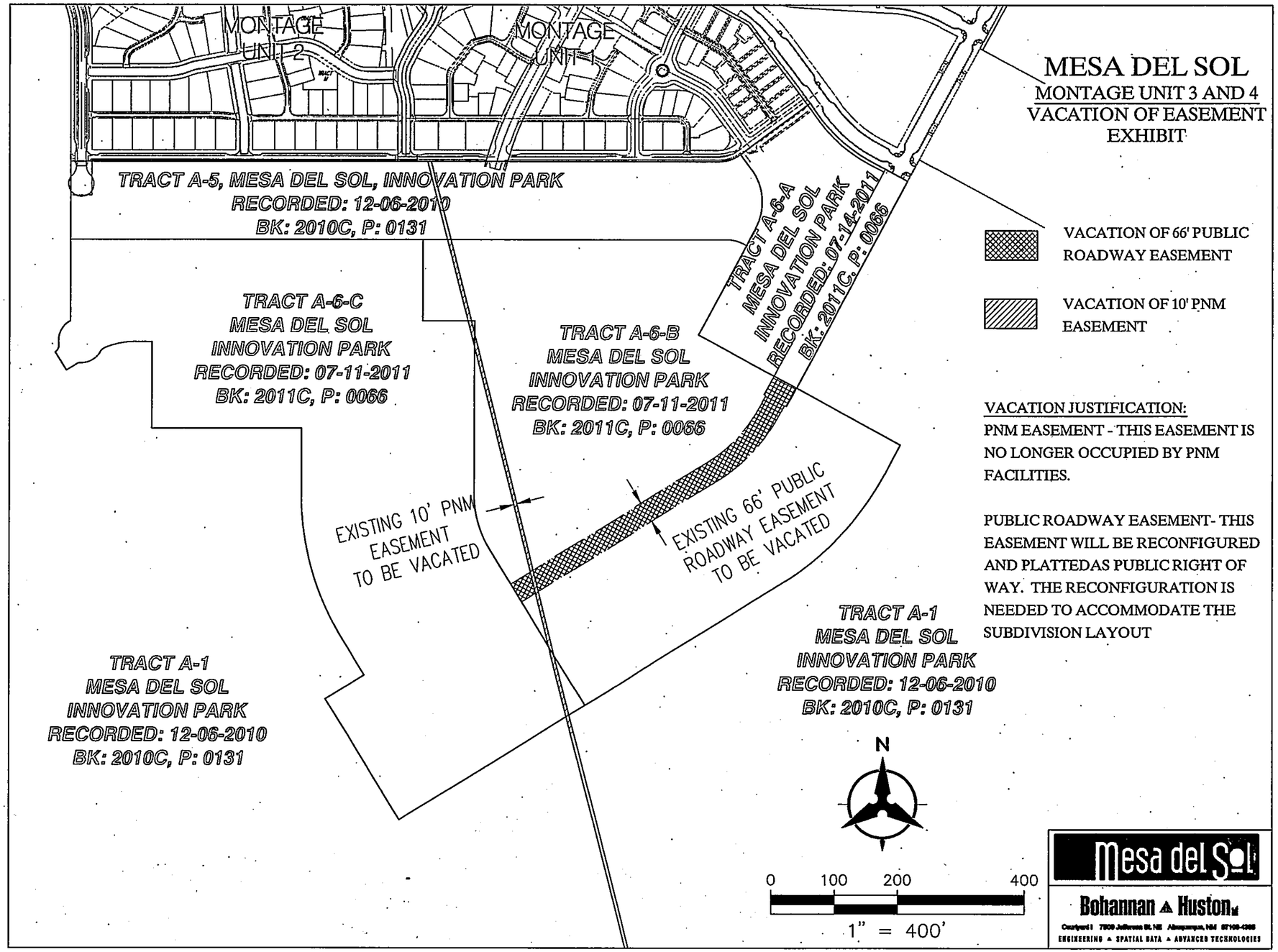
I issued 1 signs for this application, 6-5-15 (Date) — (Staff Member)

DRB PROJECT NUMBER: 10060008

Rev. 1/11/05

MESA DEL SOL

MONTAGE UNIT 3 AND 4
VACATION OF EASEMENT
EXHIBIT



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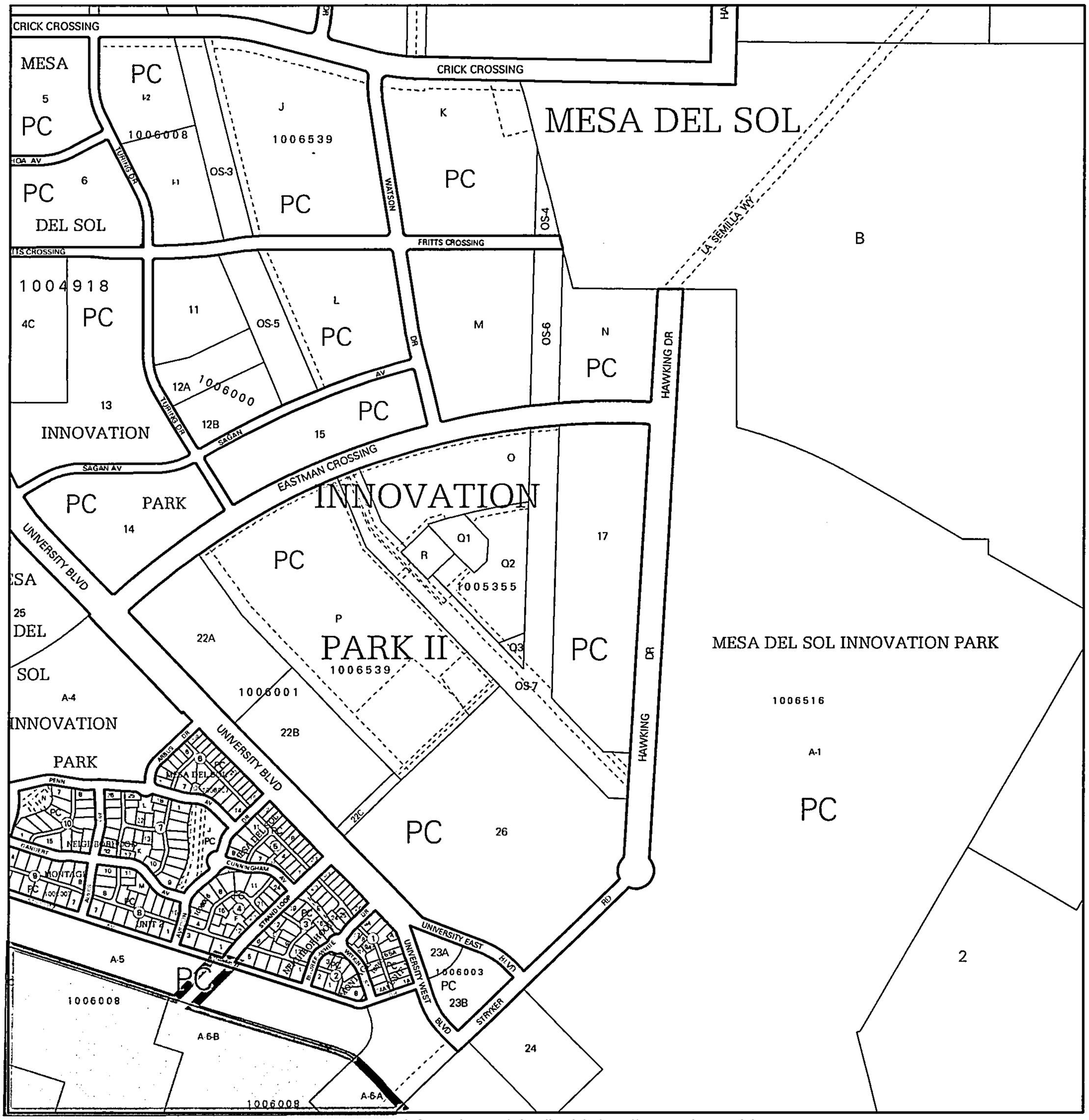
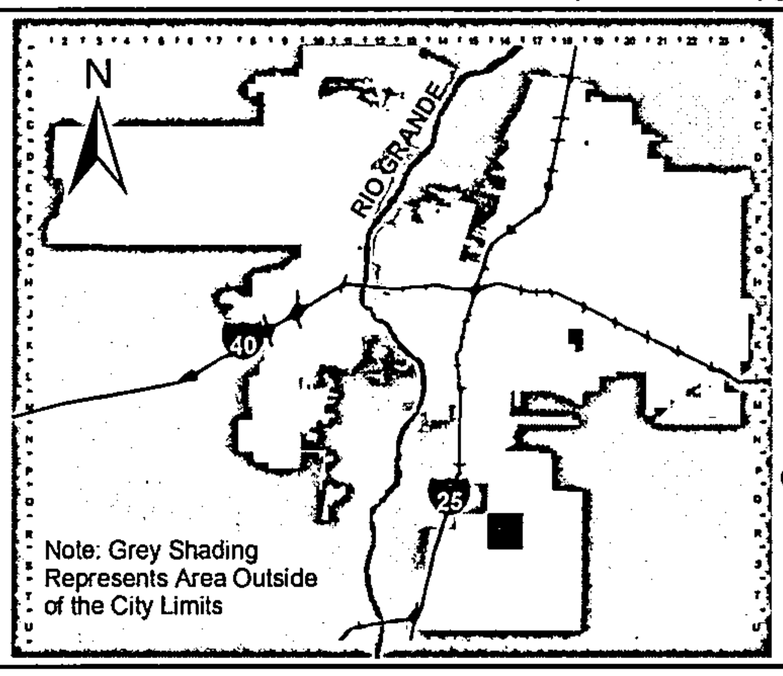


For more current information and details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 6/7/2013



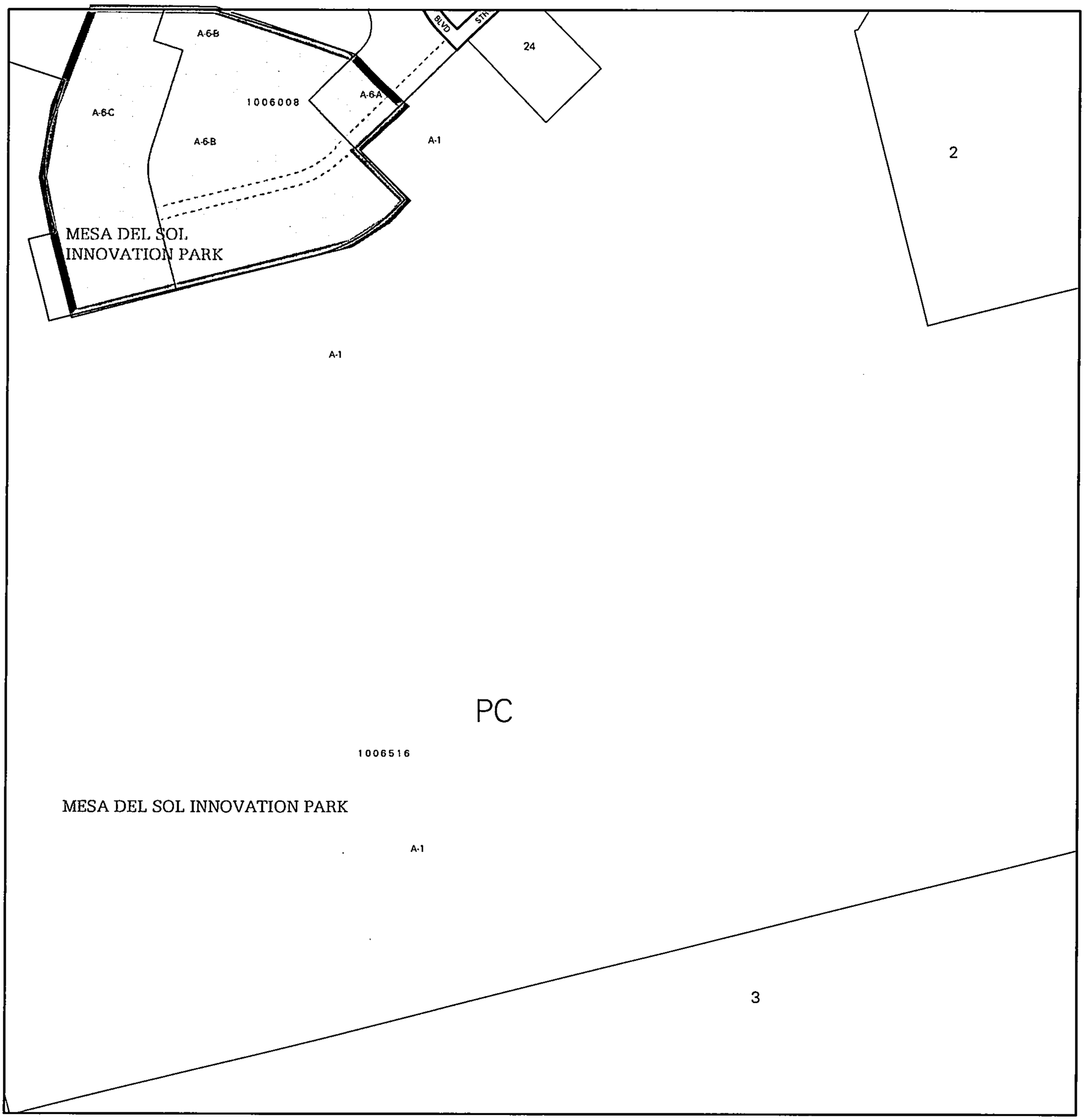
Zone Atlas Page:

R-16-Z

Selected Symbols

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

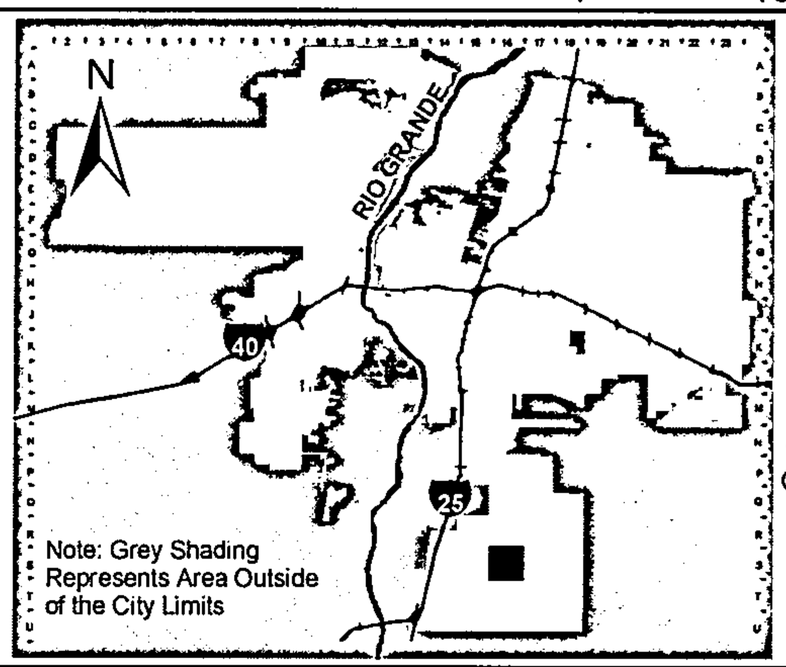
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 6/7/2013



Zone Atlas Page:

S-16-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

June 4, 2015

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

Re: Mesa del Sol Neighborhood Montage Unit 3B – Extension of Preliminary Plat and Public Easement Vacation Requests (DRB 1006008)

Dear Mr. Cloud:

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

- Application for Development Review including Form S and Form V Checklist Items
- One (1) copy of the Previously Approved Preliminary Plat and Infrastructure List
- Twenty four (24) copies of the Easement Vacation Exhibit
- Twenty four (24) copies of the Documents Creating Each Easement

This submittal is being presented to the Development Review Board for the purpose of extending the Preliminary Plat Approval for Unit 3B, as well as requests for vacation of two associated public easements within the project area which were previously approved with the original Preliminary Plat approvals.

The easement vacations consists of a Public Utility Easement which is no longer occupied by PNM (the portion to the north has already been vacated as part of the Unit 1 and Unit 2 development), as well as an existing Public Roadway Easement, which we are proposing to reconfigure as public right-of-way in order to accommodate the new lot layout.

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

Sincerely,

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

CJS/jcm
Enclosures

cc: Manny Barrera, Mesa Del Sol, LLC.

Engineering ▲

Spatial Data ▲

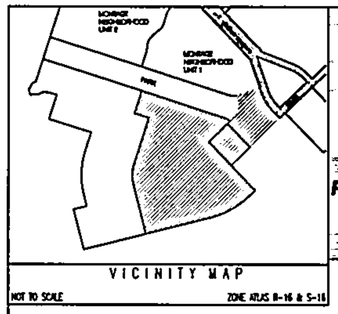
Advanced Technologies ▲

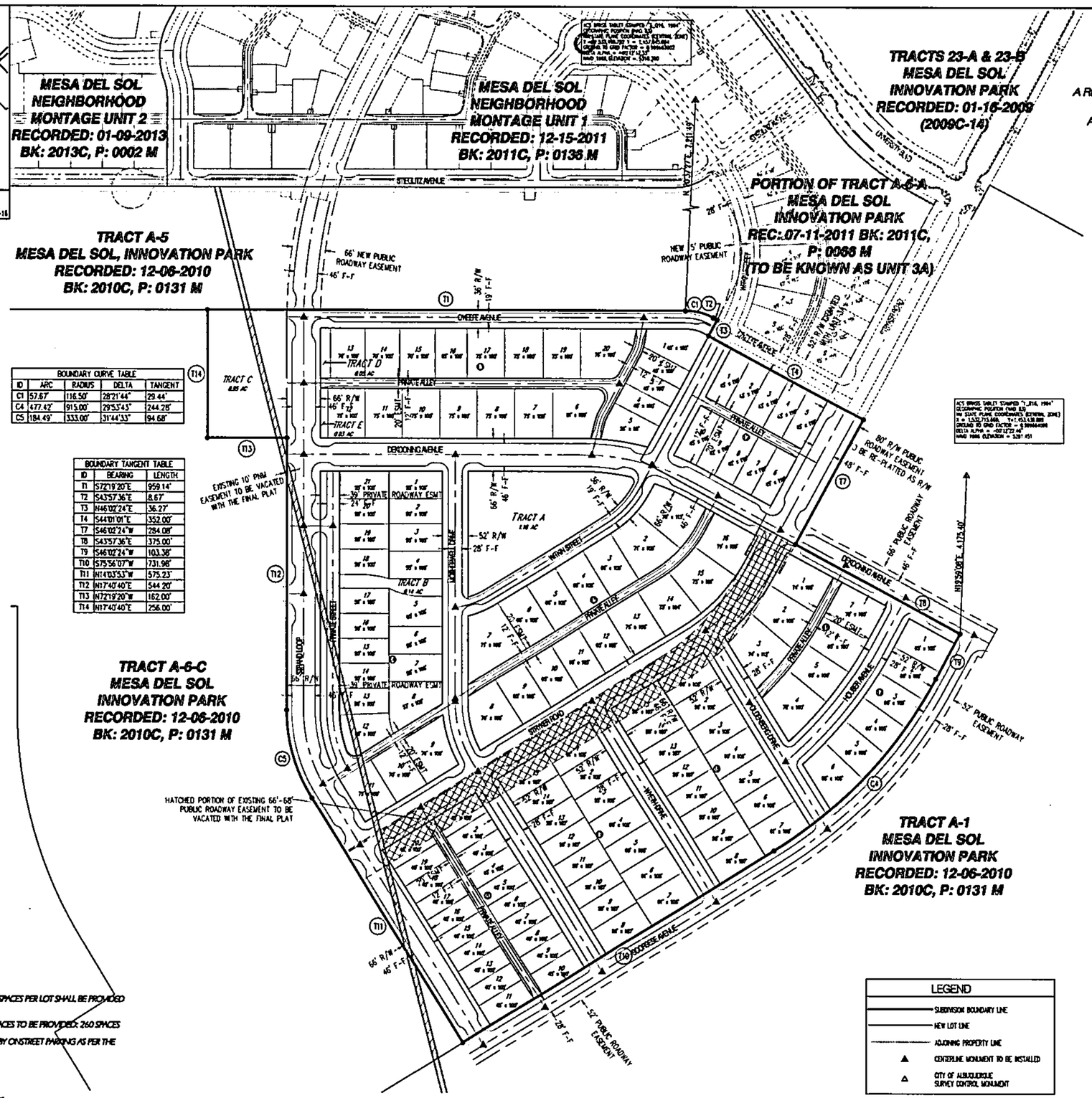
PRELIMINARY PLAT OF

MESA DEL SOL MONTAGE UNIT 3B

A REPLAT OF TRACTS A-6-B AND A PORTION OF TRACT A-6-A (TO BE KNOWN AS TRACT B, MONTAGE UNIT 3A) MESA DEL SOL INNOVATION PARK

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2014





BOUNDARY CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C1	57.67'	116.50'	28°21'44"	29.44'
C4	477.42'	915.00'	29°53'45"	244.28'
C5	184.49'	333.00'	31°44'33"	94.68'

BOUNDARY TANGENT TABLE		
ID	BEARING	LENGTH
T1	S72°19'20"E	959.14'
T2	S43°57'36"E	8.67'
T3	N46°02'24"E	36.27'
T4	S44°01'01"E	352.00'
T7	S46°02'24"W	284.08'
T8	S43°57'36"E	375.00'
T9	S46°02'24"W	103.38'
T10	S75°56'07"W	731.98'
T11	N14°03'53"W	575.23'
T12	N17°40'40"E	544.20'
T13	N72°19'20"W	162.00'
T14	N17°40'40"E	256.00'

LEGAL DESCRIPTION

TRACT A-6-B AND A PORTION OF TRACT A-6-A (TO BE KNOWN AS TRACT B, MONTAGE UNIT 3A) MESA DEL SOL INNOVATION PARK FILED: JULY 11, 2011, IN BOOK 2011C PAGE 0066 AS DOCUMENT #2011063035

GENERAL NOTES

1. EXISTING ZONING: PC
   PROPOSED DEVELOPMENT: RESIDENTIAL
2. GROSS ACREAGE: 32.30 Acres
   TOTAL NUMBER OF LOTS/TRACTS: 130 LOTS: 1 INCLUDING 6 ALLEY TRACTS
   PROPOSED GROSS DENSITY: 4.15 DU/ac.
3. MINIMUM LOT DIMENSIONS: 40' X 100'
4. ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE, EXCEPT FOR THE PRIVATE ROADWAY ADJACENT TO STRAND AVE. WHICH WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. ALLEYS ARE TO BE PRIVATE AND OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
6. 2.03 MILES OF FULL WIDTH STREETS CREATED
7. LOT SETBACKS SHALL CONFORM TO LEVEL A AND LEVEL B MASTER PLANS.
8. ALL OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO A GRANT OF TELECOMMUNICATIONS EASEMENT AND REAL COVENANT FILED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS.
9. ZONE ATLAS NO. R-16 & S-16
10. TRACTS A, B, D AND E ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

ADDITIONAL NOTES

1. ALL ALLEYS ARE PRIVATE AND WILL HAVE A BLANKET PUE, PRIVATE ACCESS, AND PRIVATE DRAINAGE EASEMENTS
2. COVENANTS WILL PROHIBIT PARKING IN ALL ALLEYS
3. ALL LOT SIDEYARDS SHALL HAVE A 5' SHARED PRIVATE DRAINAGE EASEMENT CENTERED ON THE LOT LINE (2.5' ON EACH SIDE).

SURVEY NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY PS 16469".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE PCS, PTS, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 16469".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN NAD83 CENTRAL ZONE.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

PARKING REQUIREMENTS

1. OFFSTREET: A MINIMUM OF TWO COVERED PARKING SPACES PER LOT SHALL BE PROVIDED PER THE LEVEL A AND B MASTER PLANS.

   TOTAL MINIMUM NUMBER OF OFFSTREET PARKING SPACES TO BE PROVIDED: 260 SPACES
2. ONSTREET: GUEST PARKING WILL BE ACCOMODATED BY ONSTREET PARKING AS PER THE LEVEL A AND B MASTER PLANS:

   TOTAL ONSTREET PARKING PROVIDED: 250 SPACES

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	ADJOINING PROPERTY LINE
▲	CENTERLINE MONUMENT TO BE INSTALLED
△	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

APPROVED

5-2-14
CITY SURVEYOR — DATE

5-1-14
Brian Fennelly, Authorized Signatory, MESA DEL SOL, LLC A Limited Liability Company — DATE

SOLID WASTE DEPT — DATE

Bohannan Huston
www.bhinc.com 800.877.5332

Thu, 12-Jun-2014 – 10:28 am, Plotted by: CSHOLES
P:\20140338\CDP\Plans\General\Phase 3\20140338_PRE_PLAT_PH3B.dwg

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.

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

May 27, 2015

Becky Gauna
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000/Fax: 505-798-7988

Dear Becky:

Thank you for your inquiry of **May 27, 2015** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) TRACTS A-6-B AND A PORTION OF TRACT A-6-A, MESA DEL SOL INNOVATION PARK, LOCATED ON UNIVERSITY BOULEVARD SE BETWEEN STIEGLITZ AVENUE SE AND STRYKER ROAD SE** zone map **R-S-16.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

MESA DEL SOL N.A. "R"
John Bratzel, 2515 Stieglitz SE/87106 312-7796 (h)
Wayne Bishop, 5701 Strand Loop SE/87106 463-3691 (h)

MESA DEL SOL COMMUNITY COMPANY, INC.
Manny Barrera, 5700 University W. Blvd. SE, Ste. 310/87106 452-2600 (w)
Karl Smith, 5700 University W. Blvd. SE, Ste. 310/87106 452-2600 (w)

Please note that according to *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,
Stephani Winklepleck
Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING DEPARTMENT SUBMITTAL

planningrnaform(05/26/15)

!!!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 neighborhood and/or homeowner 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 describes 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.

[X] **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.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.**

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

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

Thank you for your cooperation on this matter.

***

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

June 5, 2015

Mr. John Bratzel
2515 Stieglitz SE
Albuquerque, New Mexico 87106

Re: Tracts A-6-B and Portion of Tract A-6-A, Mesa del Sol Innovation Park, located on University Boulevard between Stieglitz Avenue SE and Stryker Road SE; Zone Map R-S-16, DRB # 1006008

Dear Mr. Bratzel:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Mesa del Sol Neighborhood Association "R".

This letter is to advise you that Bohannan Huston, Inc. will be submitting an application for Vacation of two (2) Public Easements.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

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

CJS/jcm
Enclosure

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

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Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

June 5, 2015

Mr. Wayne Bishop
5701 Strand Loop SE
Albuquerque, New Mexico 87106

Re: Tracts A-6-B and Portion of Tract A-6-A, Mesa del Sol Innovation Park, located on University Boulevard between Stieglitz Avenue SE and Stryker Road SE; Zone Map R-S-16, DRB # 1006008

Dear Mr. Bishop:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Mesa del Sol Neighborhood Association "R".

This letter is to advise you that Bohannan Huston, Inc. will be submitting an application for Vacation of two (2) Public Easements.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

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

CJS/jcm
Enclosure

Bohannan Huston

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Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

June 5, 2015

Mr. Manny Barrera
5700 University W. Blvd. SE
Suite 310
Albuquerque, New Mexico 87106

Re: Tracts A-6-B and Portion of Tract A-6-A, Mesa del Sol Innovation Park, located on University Boulevard between Stieglitz Avenue SE and Stryker Road SE; Zone Map R-S-16, DRB # 1006008

Dear Mr. Barrera:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Mesa del Sol Community Company, Inc.

This letter is to advise you that Bohannan Huston, Inc. will be submitting an application for Vacation of two (2) Public Easements.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

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

CJS/jcm
Enclosure

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Bohannan Huston

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Albuquerque, NM
87109-4335

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facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

June 5, 2015

Mr. Karl Smith
5700 University W. Blvd. SE
Suite 310
Albuquerque, New Mexico 87106

Re: Tracts A-6-B and Portion of Tract A-6-A, Mesa del Sol Innovation Park, located on University Boulevard between Stieglitz Avenue SE and Stryker Road SE; Zone Map R-S-16, DRB # 1006008

Dear Mr. Smith:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Mesa del Sol Community Company, Inc.

This letter is to advise you that Bohannan Huston, Inc. will be submitting an application for Vacation of two (2) Public Easements.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

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

CJS/jcm
Enclosure

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Bohannan Huston

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Mr. Karl Smith
5700 University W. Blvd. SE
Suite 310
Albuquerque, New Mexico 87106

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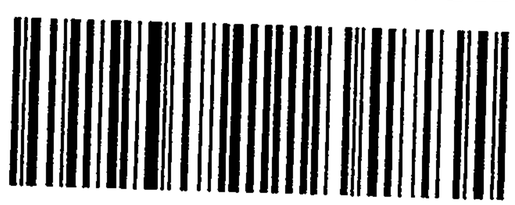
City, State, ZIP+4 ALBUQUERQUE, NM 87106

PS Form 3800, August 2006 See Reverse for Instructions

7010 1870 0000 2738 8321



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KARL SMITH
5700 UNIVERSITY W. BLVD SE
STE. 310
ALBUQUERQUE, NM 87106

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X ☐ Agent ☐ Addressee

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Bohannan Huston
Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Mr. Manny Barrera
5700 University W. Blvd. SE
Suite 310
Albuquerque, New Mexico 87106

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Street, Apt. No.; or PO Box No. 5700 University W. Blvd SE Suite 310
City, State, ZIP+4 Albuquerque, NM 87106

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1. Article Addressed to:

Manny Barrera
5700 University W. Blvd.
Ste. Ste. 310
Albuquerque, NM 87106

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

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If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

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Sent To: WAYNE BISHOP
Street, Apt. No.; or PO Box No. 5701 STRAND LOOP SE
City, State, ZIP+4 ALBUQUERQUE, NM 87106

See Reverse for Instructions

PS Form 3800, August 2006

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

WAYNE BISHOP
5701 STRAND LOOP SE
ALBUQUERQUE, NM
87106

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7010 1870 0000 2738 8345

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Mr. Wayne Bishop
5701 Strand Loop SE
Albuquerque, New Mexico 87106

Bohannan Huston
Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Bohannan ▲ Huston
Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Mr. John Bratzel
2515 Stieglitz SE
Albuquerque, New Mexico 87106

SENDER: *COMPLETE THIS SECTION*

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JOHN BRATZEL
2515 STIEGLITZ SE
ALBUQUERQUE NM
87106

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

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Street, Apt. No.; or PO Box No. 2515 STIEGLITZ SE
City, State, ZIP+4 ALBUQUERQUE, NM 87106

PS Form 3800, August 2006 See Reverse for Instructions

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7010 1870 0000 2738 8352

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Street, Apt. No.; or PO Box No. 2515 STIEGLITZ SE
City, State, ZIP+4 ALBUQUERQUE, NM 87106

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
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7010 1870 0000 2738 8321

Postage $
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Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $

PERFECTLY LEGAL CPU JUN 04 2015 ALBUQUERQUE, NM 87109

Postmark Here

Sent To KARL SMITH SUITE 310
Street, Apt. No.; or PO Box No. 5700 UNIVERSITY W. BLVD. SE
City, State, ZIP+4 ALBUQUERQUE, NM 87106

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7010 1870 0000 2738 8338

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $

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Postmark Here

Sent To MANNY BARRERA SUITE 310
Street, Apt. No.; or PO Box No. 5700 UNIVERSITY W. BLVD SE
City, State, ZIP+4 ALBUQUERQUE, NM 87106

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
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OFFICIAL USE

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Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $

PERFECTLY LEGAL CPU JUN 04 2015 ALBUQUERQUE, NM 87109

Postmark Here

Sent To WAYNE BISHOP
Street, Apt. No.; or PO Box No. 5701 STRAND LOOP SE
City, State, ZIP+4 ALBUQUERQUE, NM 87106

PS Form 3800, August 2006 See Reverse for Instructions

==========

Perfectly Legal

5659 Jefferson St NE Ste A

Albuquerque, NM, 87109-3403

340128-B001

06/04/2015 03:15:06 PM

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---------- Sales Receipt ----------

Product Description	Sale Qty	Final Price
First-Class Letter	1	$0.49
(Expected Delivery Day: Sat 06/06)		
(ALBUQUERQUE, NM 87106)		
(Weight:0 Lb 0.75 Oz)		
Certified	1	$3.45
(@@USPS Certified Mail #)		
(70101870000027388345)		
Return Rcpt	1	$2.80
(@@USPS Return Rcpt #)		
(9590940301145077049333)		
First-Class Letter	1	$0.49
(Expected Delivery Day: Sat 06/06)		
(ALBUQUERQUE, NM 87106)		
(Weight:0 Lb 0.80 Oz)		
Certified	1	$3.45
(@@USPS Certified Mail #)		
(70101870000027388321)		
Return Rcpt	1	$2.80
(@@USPS Return Rcpt #)		
(9590940301145077049333)		
First-Class Letter	1	$0.49
(Expected Delivery Day: Sat 06/06)		
(ALBUQUERQUE, NM 87106)		
(Weight:0 Lb 0.70 Oz)		
Certified	1	$3.45
(@@USPS Certified Mail #)		
(70101870000027388352)		
Return Rcpt	1	$2.80
(@@USPS Return Rcpt #)		
(9590940301145077049333)		
First-Class Letter	1	$0.49
(Expected Delivery Day: Sat 06/06)		
(ALBUQUERQUE, NM 87106)		
(Weight:0 Lb 0.85 Oz)		
Certified	1	$3.45
(@@USPS Certified Mail #)		
(70101870000027388338)		
Return Rcpt	1	$2.80
(@@USPS Return Rcpt #)		
(9590940301145077049333)		

Total	$26.96
Credit Card	$26.96

@@For tracking or inquiries go to USPS.com or call 1-800-222-1811.

Thank you!

Bill#: 1-14187-1-2095132-2

Clerk: CAT

All sales final on stamps and postage.

PERFECTLY LEGAL
5659 JEFFERSON ST NE STE A
ALBUQUERQUE, NM87109
505-345-8211

Merchant ID: 5044

Ref #: 0014

Sale

XXXXXXXXXXXX3252
VISA Entry Method: Manual

Total: $ 26.96

06/04/15 03:14:37
Inv #: 000014 Appr Code: 710245
Apprvd: Online Batch#: 000029

Customer Copy

THANK YOU
HAVE A GREAT DAY!

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 16, 2014

Project# 1006008
14DRB-70126VACATION/PUBLIC EASEMENTS
14DRB-70134 SUBDIVISION DESIGN VARIANCE
14DRB-70135 MINOR - TEMPORARY DEFERRAL SIDEWALK CONSTRUCTION
14DRB-70136 MAJOR - PRELIMINARY PLAT

BOHANNAN HUSTON INC agents for MESA DEL SOL, LLC request the referenced/ above actions for Tract A-6-B and a portion of Tract A-6-A, **MESA DEL SOL INNOVATION PARK** zoned PC, located souty of UNIVERSITY WEST BLVD SE between STRYKER RD SE and STIEGLITZ AV SE containing approximately 32.30 acres. (R-16 & S-16)) *[Deferred from 6/4/14, 6/18/14, 6/25/14, 7/9/14]*

At its July 16, 2014 meeting, the Development Review Board concluded an advertised public hearing(s) on the proposed vacations. The Board approved the vacations per sections 14-14-2-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following Conditions of Approval.

the Board also concluded an advertised public hearing(s) on the proposed subdivision per section 14-14-3-4 of the Subdivision Ordinance. With the Grading and Drainage plan (engineer stamp dated 6/6/14) approved for Preliminary Plat and with the signing of the infrastructure list dated May 2, 2014, the preliminary plat was approved based on the Findings below per sections 14-14-2-2 and -3, of the Fundamental Considerations of the Subdivision Ordinance.

The Design Variance was approved as shown on Exhibit A in the Planning file to allow a private access street to conform with Mesa del Sol Level A/B and not have direct access on connector streets (Strand Loop). The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit 'B' in the Planning file.

VACATION FINDINGS:

(A) 1The request was filed by the owners of all the frontage of the easement(s) proposed for vacation.

(B) (1) The public welfare is in no way served by retaining the easement(s); based on the proposed development and replat, the City of Albuquerque does not anticipate any need to utilize the existing easement(s).

(B) (3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right by the vacation. The affected franchised utilities will acknowledge the vacation(s) by their signature on the final plat.

SUBDIVISION FINDINGS:

2-2 The arrangement, character, extent, width, grade, and location of all streets and the general nature and extent of the lots and uses proposed do conform to the Albuquerque/Bernalillo County Comprehensive Plan and the PC zoning regulations of the adopted Mesa del Sol Level A and B plans.

2-3 With the approved Infrastructure List and dedications provided on the plat, the subject site is suitable for subdivision by providing adequate infrastructure improvements and adequate access, public safety, and other public services.

CONDITIONS:

1. The vacations 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.
2. Adequate easements shall be retained/ provided for public utilities and infrastructure; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the final plat.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period or the date of City Council action if appealed. The Preliminary Plat and Vacation approvals are effective one year from that date. The DRB must take action on a Final Plat or extension within one year or the Preliminary Plat approval is null and void; Vacations may not be extended. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

If you wish to appeal this decision, you must do so by 4:45 PM on July 31, 2014, in the manner described below per Part 14-14-8 of the Subdivision Ordinance.

Appeal is to the City Council via 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 with a total fee of $240, to the Planning Department, within 15 days of the Development Review Board's decision. The date of the determination in question is not included in the 15-day period for filing an appeal. Such appeal shall be heard within 60 days of its filing. Applications for an appeal shall clearly articulate the reasons for the appeal; appellants shall specifically cite and explain one or more alleged errors, as follows:

(A) Error in applying adopted city plans, policies. and ordinances;
(B) Error in the appealed action or decision, including its stated facts;
(C) Error in acting arbitrarily or capriciously or being manifestly abusive of discretion.

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:
Bohannon Houston, Inc.
Mesa Del Sol, LLC

Jim & Patti Thompson – 2227 Stieglitz Ave SE 87106
Andrew Church – 5716 Strand Loop SE 87106
Constantine Savas – 5743 Watkin St SE 87106

Current DRC
Project No. _____

ORIGINAL

Date Submitted: May 2, 2014
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub. Approved: _____
Date Preliminary Plat Approved: 7-16-14
Date Preliminary Plat Expires: 7-16-15

Figure 12

INFRASTRUCTURE LIST

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

DRB Project No. 1006008

MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 3B
(REPLAT OF TRACT A-6-B AND A PORTION OF TRACT A-6-A (TO BE KNOWN AS TRACT B, MONTAGE UNIT 3A), 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
			PUBLIC ROADWAY IMPROVEMENTS						
		48' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON WEST SIDE ONLY*	STRYKER RD	UNIVERSITY BLVD	DEKOONING AVE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRYKER RD	DEKOONING AVE	STRAND LOOP	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	DEKOONING AVE	STRAND LOOP	STRYKER ROAD	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON EAST SIDE ONLY*	STRAND LOOP	STIEGLITZ AVE	SCORSESE AVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	O'KEEFE AVE	STRAND LOOP	WITKIN ST	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	O'KEEFE AVE	WITKIN ST	STRYKER RD	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	WITKIN ST	MOTHERWELL DRIVE	DEKOONING AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	WITKIN ST	DEKOONING AVE	O'KEEFE AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	SCORSESE AVE	STRAND LOOP	DEKOONING AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	MOTHERWELL DRIVE	SCORSESE AVE	DEKOONING AVE	/	/	/

* 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
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	OLDENBERG DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	WYETH DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	HOUSER DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON SOUTH SIDE ONLY*	DEKOONING AVE	SCORSESE AVE	STRYKER ROAD	/	/	/
		* INCLUDING STREETLIGHTS; SIDEWALKS DEFERRED PER EXHIBIT; PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE AREAS WHERE BULBOUTS WILL BE CONSTRUCTED.					/	/	/
		PRIVATE ROADWAY IMPROVEMENTS							
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 12	WITKIN STREET	STRYKER RD	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 13 (N-S ALLEY)	DEKOONING AVE	O'KEEFE AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 13 (E-W ALLEY)	STRAND LOOP	BLOCK 13 (N-S ALLEY)	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 14	STRAND LOOP	MOTHERWELL DRIVE	/	/	/
		24' PRIVATE ACCESS STREET	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 14	BLOCK 14 ALLEY	LOT 21 BLOCK 14	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 15	MOTHERWELL DRIVE	DEKOONING AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 16	DEKOONING AVE	OLDENBERG DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 20	SCORSESE AVE	STRYKER RD	/	/	/
							/	/	/
							/	/	/

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	STRYKER RD	UNIVERSITY BLVD	DEKOONING AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STRYKER RD	DEKOONING AVE	STRAND LOOP	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEKOONING AVE	STRAND LOOP	SCORSESE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STRAND LOOP	STIEGLITZ AVE	SCORSESE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	O'KEEFE AVE	STRAND LOOP	WITKIN ST	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	O'KEEFE AVE	WITKIN ST	STRYKER RD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WITKIN ST	MOTHERWELL DRIVE	DEKOONING AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WITKIN ST	DEKOONING AVE	O'KEEFE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SCORSESE AVE	STRAND LOOP	DEKOONING AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOTHERWELL DRIVE	SCORSESE AVE	DEKOONING AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OLDENBERG DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WYETH DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HOUSER DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STRYKER RD	UNIVERSITY BLVD	DEKOONING AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STRYKER RD	DEKOONING AVE	STRAND LOOP	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEKOONING AVE	STRAND LOOP	SCORSESE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STRAND LOOP	STIEGLITZ AVE	SCORSESE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	O'KEEFE AVE	STRAND LOOP	WITKIN ST	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	O'KEEFE AVE	WITKIN ST	STRYKER RD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WITKIN ST	MOTHERWELL DRIVE	DEKOONING AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WITKIN ST	DEKOONING AVE	O'KEEFE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SCORSESE AVE	STRAND LOOP	DEKOONING AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOTHERWELL DRIVE	SCORSESE AVE	DEKOONING AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OLDENBERG DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WYETH DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HOUSER DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
			PUBLIC WASTEWATER REUSE IMPROVEMENTS						
		4" DIA	REUSE LINE W/ NEC. VALVES MJ'S & RJ'S	STRAND LOOP	STIEGLITZ AVE	DEKOONING AVE	/	/	/
		4" DIA	REUSE LINE W/ NEC. VALVES MJ'S & RJ'S	DEKOONING AVE	STRAND LOOP	MOTHERWELL DRIVE	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC STORM DRAIN IMPROVEMENTS							
		18"-48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STRAND LOOP	TRACT B	POND 3 (TRACT A-5)	/	/	/
		18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SCORSESE AVE	STRAND LOOP	DEKOONING AVE	/	/	/
		18"-60" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DEKOONING AVE	STRYKER ROAD	POND 4	/	/	/
		18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DEKOONING AVE	STRAND LOOP	50' WEST OF STRAND LP	/	/	/
		18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STRYKER ROAD	O'KEEFE AVE	DEKOONING AVE	/	/	/
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
			PRIVATE STORM DRAINAGE POND IMPROVEMENTS 10.1 AC-FT DRAINAGE POND EXPANSION W/ AGR. & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 2B TRACT A-5			/	/	/
			10.1 AC-FT DRAINAGE POND EXPANSION W/ AGR. & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 3 TRACT A-5			/	/	/
			10.2 AC-FT DRAINAGE POND W/ AGR. & COV AND DRAINAGE EASEMENT; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 4			/	/	/
							/	/	/
							/	/	/

NOTE: CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO RELEASE OF THE FINANCIAL GUARANTY, PONDS 2B AND 3 ACT AS ONE POND DUE TO EXISTING CONNECTOR PIPE; THEREFORE, POND VOLUME SHOWN FOR EACH POND IS TOTAL VOLUME OF PONDS 2B AND 3 ADDED TOGETHER.

AGENT/OWNER

CHRISTIAN J. SHOLTIS, PE — 5/1/2014
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 7-16-14	PARKS & ~~GENERAL SERVICES~~ Recreation	DATE 7-16-14
TRANSPORTATION DEVELOPMENT	DATE 07-16-14	AMAFCA	DATE
ABCWUA	DATE 07/16/14	CITY ENGINEER	DATE 7-16-14
			DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

APPLICATION NO. M-4961 PERMIT NO. _____

PERMIT FOR RIGHT-OF-WAY AND EASEMENT

THIS INDENTURE, made this 20th day of May, 1954, by and between the State of New Mexico, acting by and through _____, 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 towit:

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 [illegible] line of the SW¼SW¼, 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 SW¼SW¼, Sec. 14) continuing thence across State Lands S.41°46'W., 6186.0 feet to Sta. 320/45, running thence S.4°32'W., 303.0 feet to Sta. 323/48, running thence S.3°30'W., 7153.0 feet to Sta. 395/05, running thence S.85°50'E., 592 feet to Sta. 400/97, the Southerly terminus point of this easement, said point being N.17°04'E., 4503.4 feet from the brass capped section corner set as the SW corner of the above mentioned Section 34.

Also the following guy wire and anchor easements:

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

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

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

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

Lateral Northwesterly 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 successors for any of the purposes enumerated herein for the period of one (1) year, that part of the right-of-way herein granted which may no longer be used for such purposes shall ipso facto revert to and become revested in the party of the first part, free and clear from any claim, interest or demand of the said party of the second part or its successors.

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

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

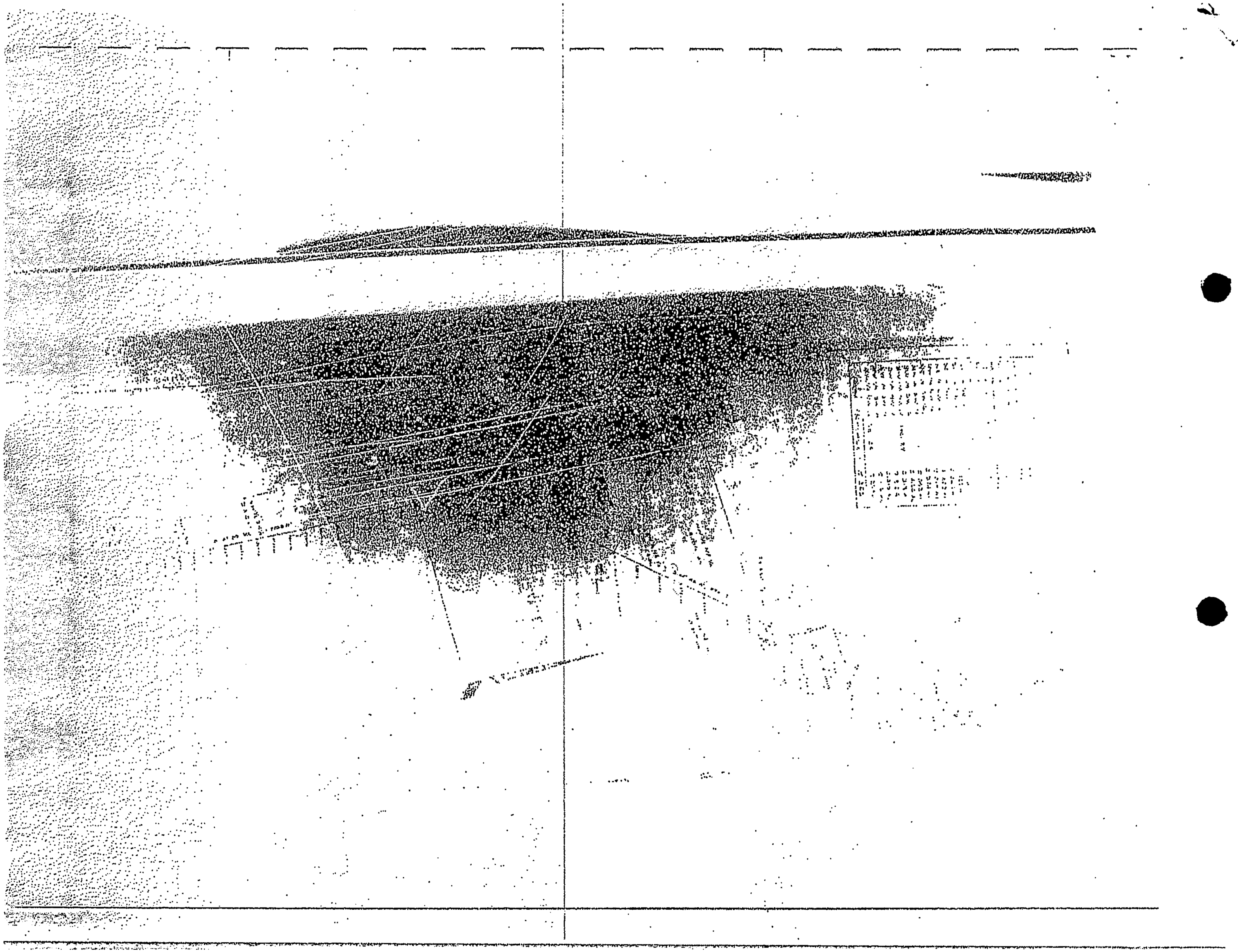
The party of the second part shall have the right to assign this Permit for Right-of-way and Easement, subject to the approval of the party of the first part.

This Permit is issued subject to all valid existing rights.

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

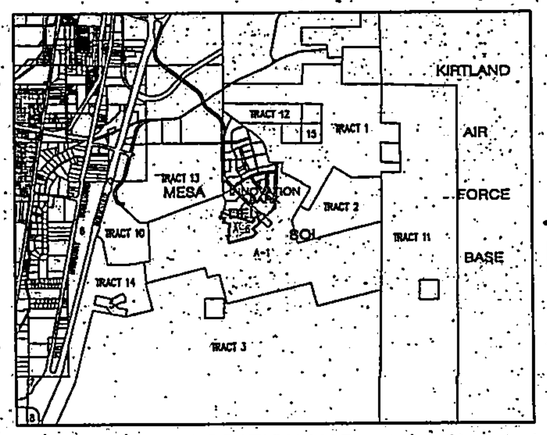
STATE OF NEW MEXICO

By [signature]
Commissioner of Public Lands



28421

State of New Mexico
County of Bernalillo } ss
This instrument was filed for record on
JUL 22 1954
At 10:02 o'clock a.m. Recorded in Vol. D-285
of records of said County Folio 217
Mary Clio Ion Clerk & Recorder
Deputy Clerk
7-22-54



LOCATION MAP

ZONE ATLAS INDEX MAP Nos. R-15, R-16 & S-16

NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Nos. R-15, R-16 and S-16.
3. Zoning: PC.
4. Gross Subdivision Acreage: 67.2830 Acres.
5. Total number of lots/tracts Created: Three (3) tracts.
6. No full width public street right-of-way created.
7. Date of Survey: April, 2011.
8. Plat is located within Sections 21, 22 and 27, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract A-6 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421 into three (3) tracts and to grant easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer:

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

DESCRIPTION

A certain tract of land situate within Sections 21, 22 and 27 Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract A-6 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.

Tract contains 67.2830 acres, more or less.

NOTICE OF SUBDIVISION PLAT CONDITIONS

Future subdivision of lands within this plat, zonig Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Control Stations "1-R16 and "3-Q16". Bearing = N12°15'05"E.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.
3. Distances are ground distances.
4. Record easements taken from search and report File No. FT000058876 dated Monday, September 27, 2010 from Fidelity National Title.
5. The location of pipeline, powerline, and communication line easements and/or right-of-ways shown hereon were plotted from the granting documents in conjunction with field ties of existing infrastructure.
6. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
7. Tracts A-1 thru A-6 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park filed December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421 are subject to an Easement Agreement filed June 21, 2006 in Book A-119, page 1052 as Document No. 2006-091310, records of Bernalillo County, New Mexico.
8. Tract A-6 is subject to an existing blanket Public Storm Drain Easement granted by plat filed December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421. This easement to be confined and further defined by future platting action.

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements as shown on the plat of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the City of Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: 4-21-11

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within Sections 21, 22 and 27, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract A-6 of the Bulk Land Plat Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421, now comprising Tracts A-6-A, A-6-B and A-6-C Mesa Del Sol Innovation Park is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby grant: All Access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and/or proprietor(s) affirm that the property described does lie within the platting jurisdiction of City of Albuquerque and do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

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:
Michael D. Daly
President

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on this 21 day of April, 2011 by Michael D. Daly, Chief Operating Officer of Forest City Commercial Group, Inc., an Ohio corporation, as Sole Member of 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, New Mexico limited liability company.

My Commission Expires: Oct 17, 2011 Polly E. Lydens

OFFICIAL SEAL
Polly E. Lydens
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10-17-11

PLAT OF
TRACTS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK

(A REPLAT OF TRACT A-6 MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2011

PROJECT NUMBER: 1006008

APPLICATION NUMBER:

PLAT APPROVAL

UTILITY APPROVALS:

QWEST TELECOMMUNICATIONS	06-30-11 DATE
COMCAST CABLEVISION	06-24-11 DATE
PNM ELECTRIC SERVICES	6-22-11 DATE
NEW MEXICO GAS COMPANY	6-22-2011 DATE

CITY APPROVALS:

CITY SURVEYOR	4-21-11 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	05-18-11 DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	05/18/11 DATE
PARKS & RECREATION DEPARTMENT	5/18/11 DATE
A.M.A.F.C.A.	5-18-11 DATE
CITY ENGINEER	5-18-11 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	7-11-11 DATE

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 101605027487807010 1

PROPERTY OWNER OF RECORD: mesa del sol LLC

07-11-11
BERNALILLO COUNTY TREASURER'S OFFICE DATE

DOCN 2011063035
07/11/2011 10:36 AM Page: 1 of 2
PLAT R 325.00 B: 2011C P: 0046 M. Toulous Olivere, Bernalillo Cour

SHEET 1 OF 2

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

JOB NO. 2012003

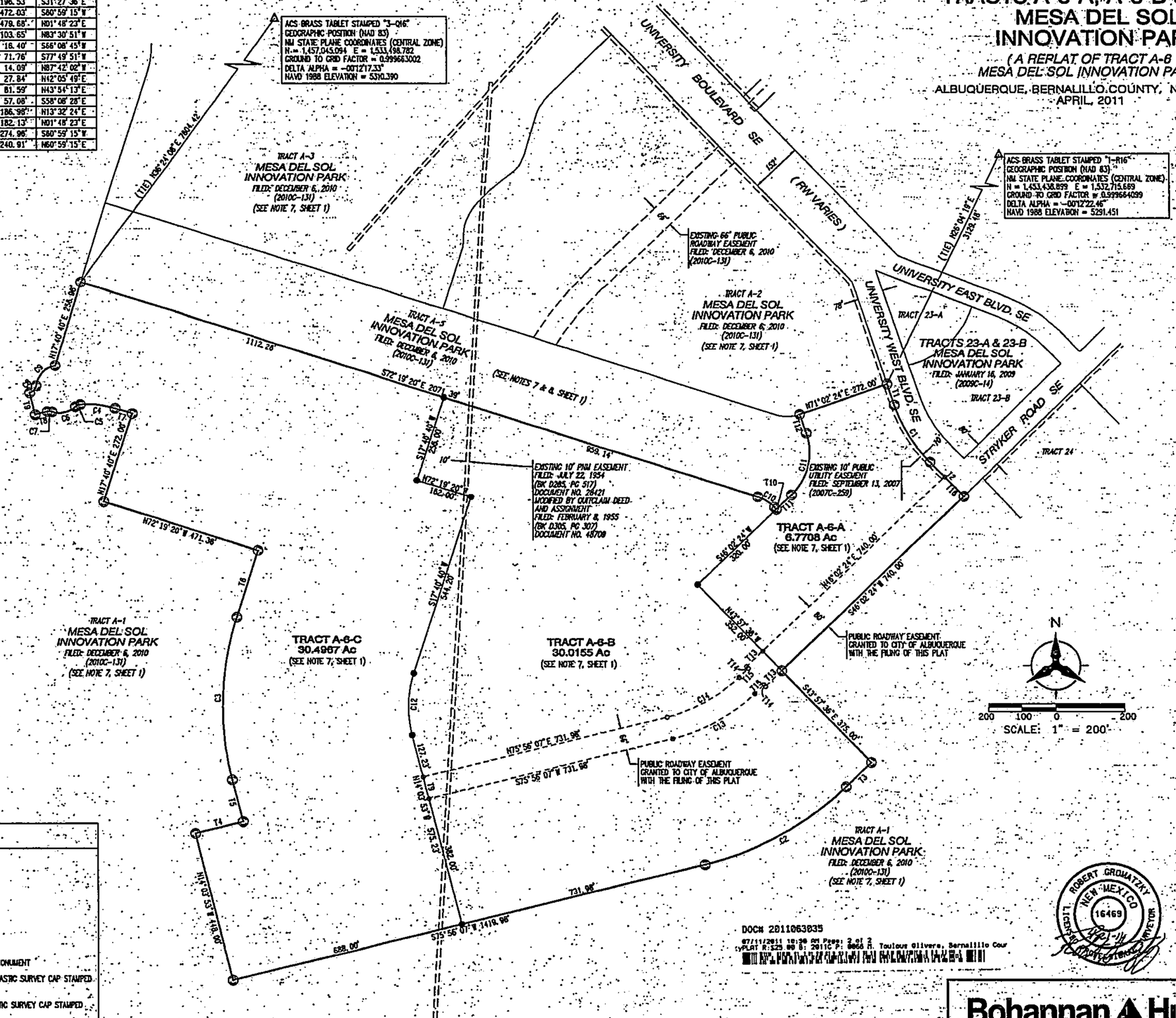
PLAT OF
TRACTS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK

(A REPLAT OF TRACT A-6 MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2011

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	25°00'00"	100.65'	198.09'	454.00'	196.53'	S31°27'36"E
C2	29°53'43"	244.28'	477.42'	915.00'	472.03'	S60°59'15"W
C3	31°44'33"	249.34'	485.87'	877.00'	479.68'	N01°48'23"E
C4	22°23'02"	52.83'	104.31'	267.00'	103.65'	N83°30'51"W
C5	38°17'46"	8.68'	16.71'	25.00'	16.40'	S66°08'45"W
C6	61°39'57"	41.78'	75.34'	70.00'	71.76'	S77°49'51"W
C7	32°43'42"	7.34'	14.28'	25.00'	14.09'	N87°42'02"W
C8	67°40'37"	16.76'	29.53'	25.00'	27.84'	N42°05'49"E
C9	71°17'38"	50.20'	87.10'	70.00'	81.59'	N43°54'13"E
C10	28°21'44"	29.44'	57.67'	116.50'	57.08'	S58°08'28"E
C11	65°00'00"	110.85'	197.40'	174.00'	186.98'	N13°32'24"E
C12	31°44'33"	94.68'	184.49'	333.00'	182.13'	N01°48'23"E
C13	29°53'44"	142.30'	278.11'	533.00'	274.98'	S60°59'15"W
C14	29°53'44"	124.68'	243.67'	467.00'	240.91'	N60°59'15"E

Tangent Data		
ID	BEARING	DISTANCE
T1	S18°57'36"E	64.40'
T2	S43°57'36"E	140.00'
T3	S46°02'24"W	103.38'
T4	N75°56'07"E	144.00'
T5	N14°03'53"W	127.23'
T6	N17°40'40"E	206.20'
T7	N72°19'20"W	50.89'
T8	S75°56'07"W	36.52'
T9	N14°03'53"W	66.00'
T10	S43°57'36"E	8.87'
T11	N46°02'24"E	60.95'
T12	N18°57'36"W	58.17'
T13	S46°02'24"W	66.00'
T14	N43°57'36"W	7.00'
T15	S46°02'24"W	37.36'
T16	S43°57'36"E	80.00'



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND ⅝ REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- ● SET ⅝ REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"

DOC# 2011063035
07/11/2011 10:36 AM Pages: 2 of 2
City:PLAT R:$25.00 B: 2011C P: 0056 M. Toulouse Oliver, Bernalillo Cour

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

SHEET 2 OF 2

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

P:\2012036\SURVEY\GRAPHICS\2012036 A-6 SubplatLdyn
21-APR-2011
13:30
dyabary

JOB NO. 2012036

"NOTICE OF SUBDIVISION PLAT CONDITIONS"

for TRACTS A-6-A, A-6-B, and A-6-C, MESA DEL SOL INNOVATION PARK

The plat of Mesa del Sol Innovation Park, Tracts A-6-A thru A-6-C has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

DocH 2011063034
07/11/2011 10:30 AM Page: 1 of 2
NOT R:$25.00 M. Toulouse Oliver, Bernalillo County

ACKNOWLEDGED:

DEVELOPER

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: Vice President

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

This instrument was acknowledged before me on this 20 day of June, 2011, ~~2010~~, by Brent Dykes, VP of Forest City Commercial Group, Inc., an Ohio corporation, Sole Member of Forest City NM, LLC, a New Mexico limited liability company, Member of FC Covington Manager, LLC, a New Mexico limited liability company, as Member of Mesa del Sol, LLC, a New Mexico limited liability company.

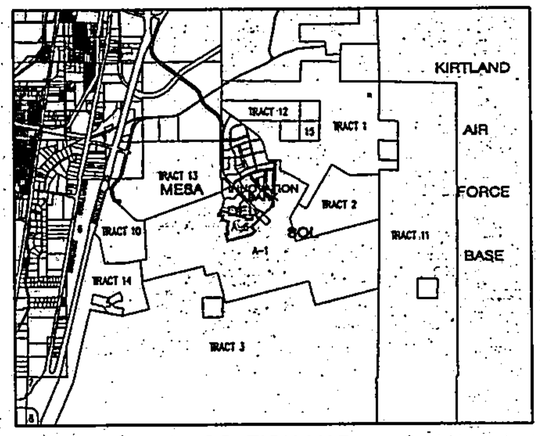
_____
Notary Public

My Commission Expires:
Oct 17, 2011

CITY OF ALBUQUERQUE

By: _____
Chairman, Development Review Board

Date: 7-11-11



LOCATION MAP

ZONE ATLAS INDEX MAP Nos. R-15, R-16 & S-16

NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Nos. R-15, R-16 and S-16.
3. Zoning: PC.
4. Gross Subdivision Acreage: 67.2830 Acres.
5. Total number of lots/tracts Created: Three (3) tracts.
6. No full width public street right-of-way created.
7. Date of Survey: April, 2011.
8. Plat is located within Sections 21, 22 and 27, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract A-6 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 201012342I into three (3) tracts and to grant easements.

DESCRIPTION

A certain tract of land situate within Sections 21, 22 and 27 Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract A-6 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.

Tract contains 67.2830 acres, more or less.

NOTICE OF SUBDIVISION PLAT CONDITIONS

Future subdivision of lands within this plat, zonig Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Control Stations "1-R16 and "3-Q16". Bearing = N12°15'06"E.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.
3. Distances are ground distances.
4. Record easements taken from search and report File No. FT000059876 dated Monday, September 27, 2010 from Fidelity National Title.
5. The location of pipeline, powerline, and communication line easements and/or right-of-ways shown hereon were plotted from the granting documents in conjunction with field ties of existing infrastructure.
6. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
7. Tracts A-1 thru A-6 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park filed December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421 are subject to an Easement Agreement filed June 21, 2006 in Book A-119, page 1052 as Document No. 2006-091310, records of Bernalillo County, New Mexico.
8. Tract A-6 is subject to an existing blanket Public Storm Drain Easement granted by plat filed December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421. This easement to be confined and further defined by future platting action.

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within Sections 21, 22 and 27, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract A-6 of the Bulk Land Plat Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421, now comprising Tracts A-6-A, A-6-B and A-6-C Mesa Del Sol Innovation Park is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby grant: All Access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and/or proprietor(s) affirm that the property described does lie within the platting jurisdiction of City of Albuquerque and do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

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: _____
Michael D. Daly
President

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on this 21 day of April, 2011 by Michael D. Daly, Chief Operating Officer of Forest City Commercial Group, Inc., an Ohio corporation, as Sole Member of 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, New Mexico limited liability company.

My Commission Expires: Oct 17, 2011 Polly E. Lydens

OFFICIAL SEAL
Polly E. Lydens
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10-17-11

PLAT OF
TRACTS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK

(A REPLAT OF TRACT A-6 MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2011

PROJECT NUMBER 1006008

APPLICATION NUMBER _____

PLAT APPROVAL

UTILITY APPROVALS:

QWEST TELECOMMUNICATIONS	06-30-11 DATE
COMCAST CABLE	06-24-11 DATE
PNM ELECTRIC SERVICES	6-22-11 DATE
NEW MEXICO GAS COMPANY	6-22-2011 DATE

CITY APPROVALS:

CITY SURVEYOR	4-21-11 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	05-18-11 DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	05/18/11 DATE
PARKS & RECREATION DEPARTMENT	5/18/11 DATE
A.M.A.F.C.A.	5-18-11 DATE
CITY ENGINEER	5-18-11 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	7-11-11 DATE

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements as shown on the plat of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the City of Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: 4-21-11

ROBERT GROMATZKY
NEW MEXICO
16469
LICENSED PROFESSIONAL SURVEYOR

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
101605024828070101

PROPERTY OWNER OF RECORD mesa del sol LLC

07-11-11
BERNALILLO COUNTY TREASURER'S OFFICE DATE

DOCH 2011063035
07/11/2011 10:36 AM Page: 1 of 2
PLAT R $25.00 B: 2011C P: 0056 M. Toulous Olivere, Bernalillo Cou

SHEET 1 OF 2

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

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JOB NO. 2012003

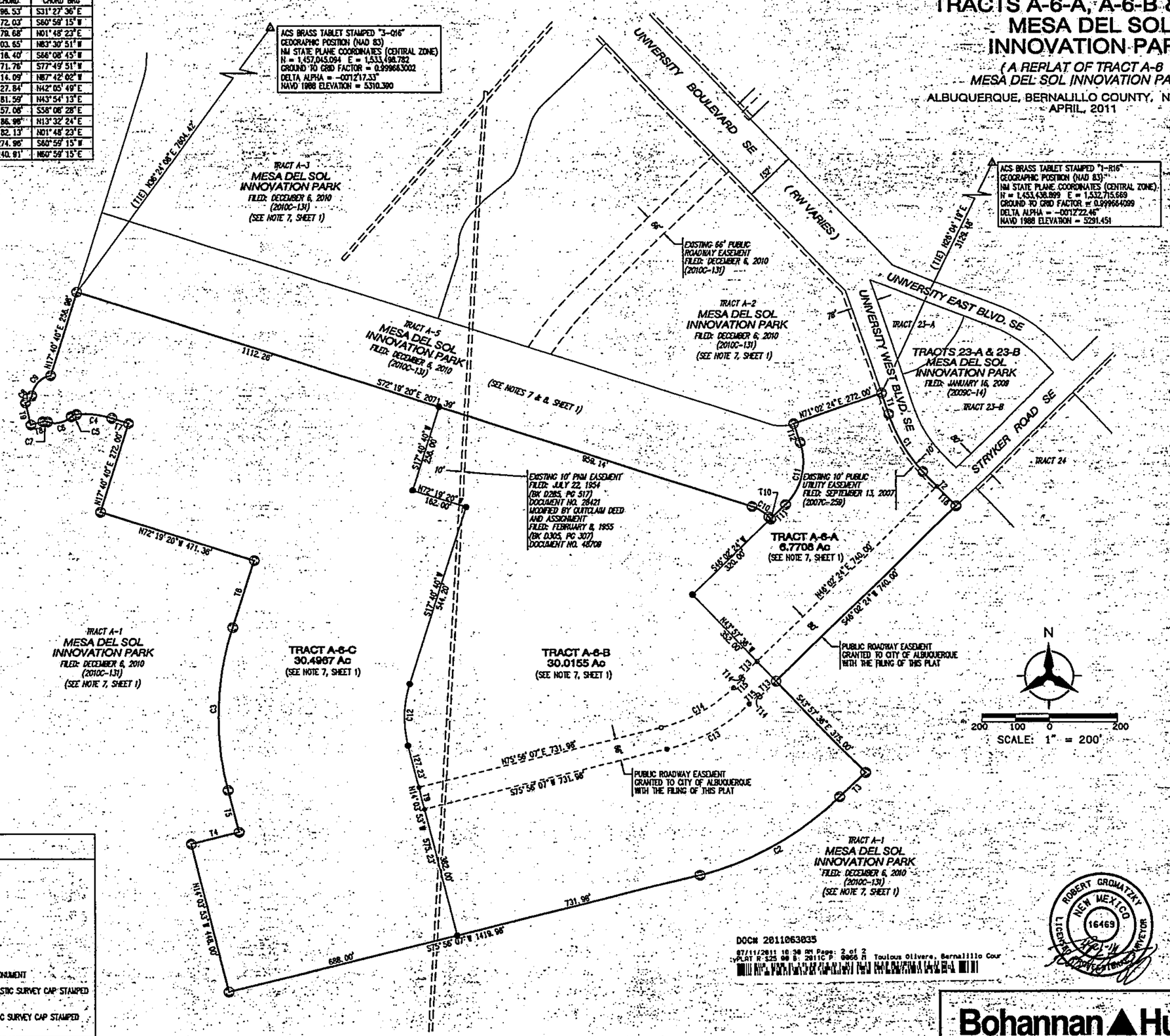
PLAT OF
TRACTS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK

(A REPLAT OF TRACT A-8 MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2011

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	25°00'00"	100.65'	198.09'	454.00'	196.53'	S31°27'36"E
C2	29°53'43"	244.28'	477.42'	915.00'	472.03'	S60°59'15"W
C3	31°44'33"	249.34'	485.87'	877.00'	479.68'	N01°48'23"E
C4	22°23'02"	52.83'	104.31'	267.00'	103.65'	N83°30'51"W
C5	38°17'46"	8.68'	16.71'	25.00'	16.40'	S66°08'45"W
C6	61°39'57"	41.78'	75.34'	70.00'	71.76'	S77°49'51"W
C7	32°43'42"	7.34'	14.28'	25.00'	14.09'	N87°42'02"W
C8	67°40'37"	16.76'	29.53'	25.00'	27.84'	N42°05'49"E
C9	71°17'38"	50.20'	87.10'	70.00'	81.59'	N43°54'13"E
C10	28°21'44"	29.44'	57.67'	116.50'	57.08'	S38°08'28"E
C11	65°00'00"	110.85'	197.40'	174.00'	186.98'	N13°32'24"E
C12	31°44'33"	94.68'	184.49'	333.00'	182.13'	N01°48'23"E
C13	29°53'44"	142.30'	278.11'	533.00'	274.96'	S60°59'15"W
C14	29°53'44"	124.68'	243.67'	467.00'	240.91'	N60°59'15"E

Tangent Data		
ID	BEARING	DISTANCE
T1	S18°57'36"E	64.40'
T2	S43°57'36"E	140.00'
T3	S46°02'24"W	103.38'
T4	N75°56'07"E	144.00'
T5	N14°03'53"W	127.23'
T6	N17°40'40"E	206.20'
T7	N72°19'20"W	50.89'
T8	S75°56'07"W	36.52'
T9	N14°03'53"W	66.00'
T10	S43°57'36"E	8.67'
T11	N46°02'24"E	60.95'
T12	N16°57'36"W	58.17'
T13	S46°02'24"W	66.00'
T14	N43°57'36"W	7.00'
T15	S46°02'24"W	37.36'
T16	S43°57'36"E	80.00'



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"

DOC# 2011063035
07/11/2011 10:30 AM Page: 2 of 2
PLAT R:525 00 B: 2011C P: 0066 M Toulous Olivere, Bernalillo Cour

ROBERT GROMATZKY
NEW MEXICO
16469
LICENSED PROFESSIONAL SURVEYOR

SHEET 2 OF 2

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

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JOB NO. 20120038

"NOTICE OF SUBDIVISION PLAT CONDITIONS"

for TRACTS A-6-A, A-6-B, and A-6-C, MESA DEL SOL INNOVATION PARK

The plat of Mesa del Sol Innovation Park, Tracts A-6-A thru A-6-C has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

DocH 2011063034
07/11/2011 10:30 AM Page: 1 of 2
NOT R:$25.00 M. Toulouse Oliver, Bernalillo County

ACKNOWLEDGED:

DEVELOPER

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: Vice President

STATE OF NEW MEXICO)

) ss.

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 30 day of June, 2011, ~~2010~~, by Brent Dryes, VP of Forest City Commercial Group, Inc., an Ohio corporation, Sole Member of Forest City NM, LLC, a New Mexico limited liability company, Member of FC Covington Manager, LLC, a New Mexico limited liability company, as Member of Mesa del Sol, LLC, a New Mexico limited liability company.

_____

Notary Public

My Commission Expires:

Oct 17, 2011

CITY OF ALBUQUERQUE

By: _____

Chairman, Development Review Board

Date: 7-11-11

APPLICATION NO. N-4961 PERMIT NO. _____

PERMIT FOR RIGHT-OF-WAY AND EASEMENT

THIS INDENTURE, made this 20th day of May, 1954, by and between the State of New Mexico, acting by and through Ben 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 North line of the SW¼SW¼, 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 SW¼SW¼, Sec. 14) continuing thence across State Lands S.41°46'W., 6186.0 feet to Sta. 320/45, running thence S.4°32'W., 303.0 feet to Sta. 323/48, running thence S.3°30'W., 7153.0 feet to Sta. 395/05, running thence S.85°50'E., 592 feet to Sta. 400/97, the Southerly terminus point of this easement, said point being N.17°04'E., 4503.4 feet from the brass capped section corner set as the SW corner of the above mentioned Section 34.

Also the following guy wire and anchor easements:

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

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

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

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

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

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

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

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

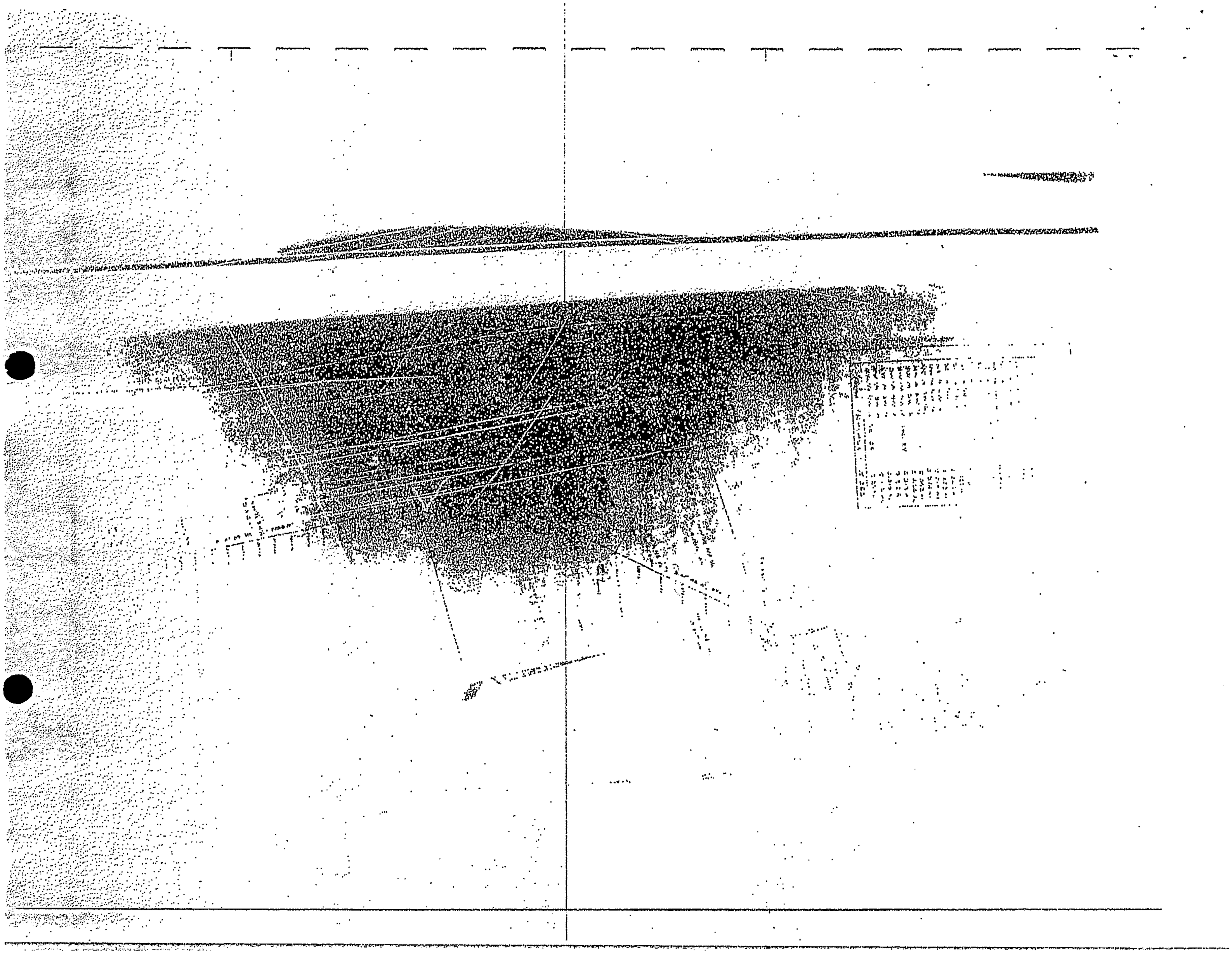
This Permit is issued subject to all valid existing rights.

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

STATE OF NEW MEXICO

By J. Walker

Commissioner of Public Lands



28421

State of New Mexico
County of Bernalillo } ss
This instrument was filed for record on
JUL 22 1954
At o'clock m. Recorded in Vol. D-285
of records of said County Folio 217
Clerk & Recorder
Deputy Clerk
7-22-54

PROJECT #

10006008

VPE
EAP

July 8. 2015

Chris Sholtis

From: Robert Gromatzky
Sent: Monday, February 09, 2015 10:26 AM
To: tgaulden@cabq.gov
Cc: Chris Sholtis
Subject: DXF files for Mesa Del Sol Unit 3A & 3B
Attachments: 1006008_1.dxf; 1006008_2.dxf; MDS Unit 3A 1-16-15.pdf; MDS Unit 3B 1-16-15.pdf

Hello Tim,

Attached are two DXF files and two PDF files for MDS Unit 3A and 3B, respectively. Please let me know if you have any questions or need additional information.

Thank you

Robert Gromatzky
Survey Project Manager
Surveying Dept.
Direct line: 505-798-7929

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- X Major subdivision action
- ____ Minor subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment/Approval (AA)
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ____ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ____ Annexation
- **V** ____ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- **P** ____ Adoption of Rank 2 or 3 Plan or similar
- ____ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- **D** ____ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
- ____ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston Inc. PHONE: 505.823.1000
ADDRESS: 7500 Jefferson Street NE FAX: 505.798.7988
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: cscholtis@BHINC.COM

APPLICANT: Mesa Del Sol, LLC PHONE: 505.400.3021
ADDRESS: 801 University Blvd., Suite 200 FAX: 505.242.7978
CITY: Albuquerque STATE NM ZIP 87106 E-MAIL:
Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: Final Plat Approval for Unit 3A

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

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

Lot or Tract No. Tracts A-6-A, A-6-B Block: Unit:
Subdiv/Addn/TBKA: Mesa Del Sol, Innovation Park
Existing Zoning: PC Proposed zoning: Proposed Development Residential MRGCD Map No
Zone Atlas page(s): R-16 & S-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.): 1006008, 1006516

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 2 No. of **proposed** lots: 13 Total site area (acres): 6.77 AC.
LOCATION OF PROPERTY BY STREETS: On or Near: University Blvd
Between: Stryker and Stieglitz

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE 2-9-15
(Print Name) Christian J. Sholtis Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

- ☒ **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
15DRB - 70056	FP		$ Ø
-	CMF		$ 20.00
-			$
-			$
-			$
			Total $ 20.00

Hearing date Feb. 18, 2015

2-10-15
Staff signature & Date

Project # 1006008

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
N/A 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
N/A 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
Applicant name (print)

Applicant signature / date

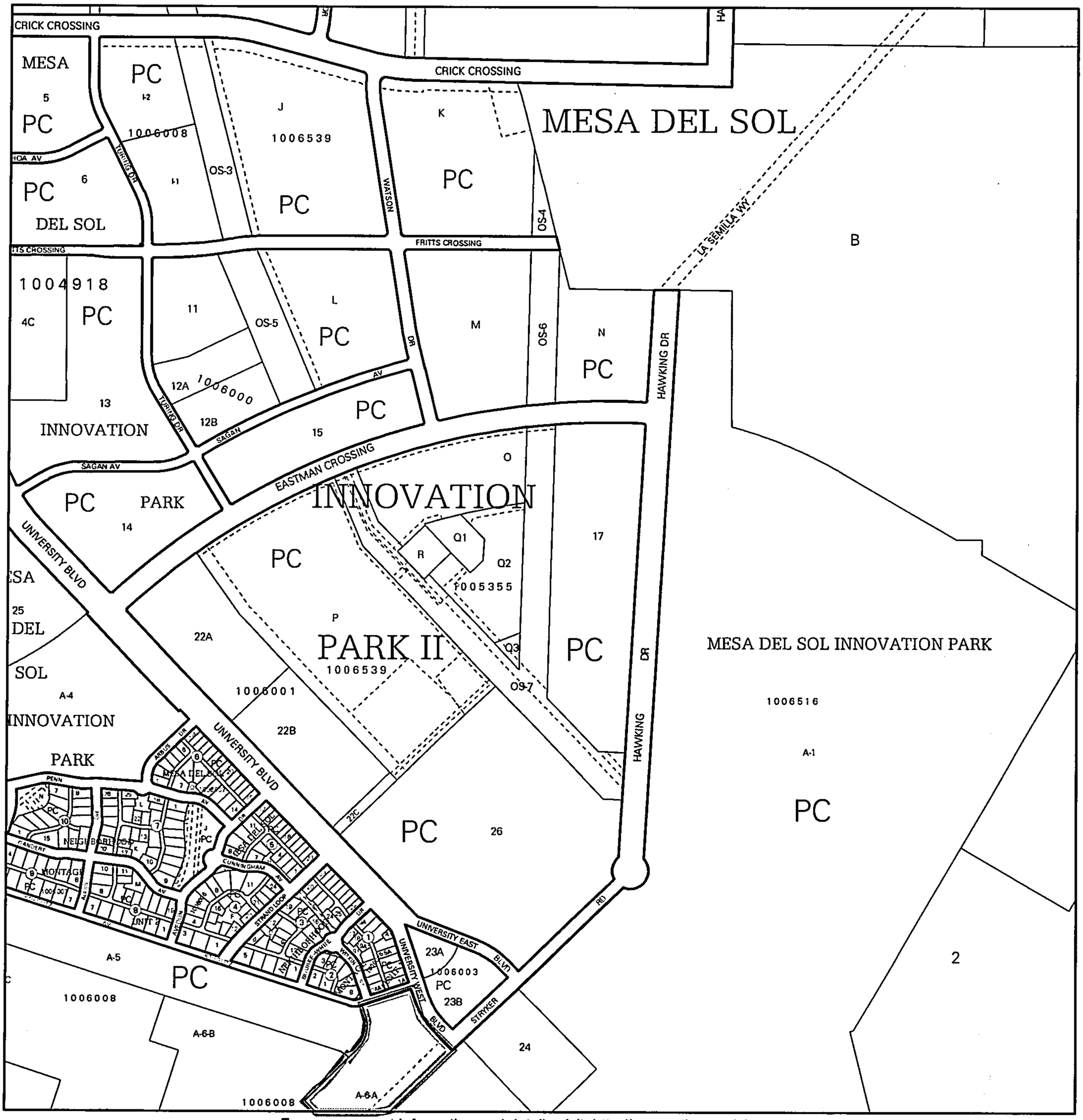
Form revised **October 2007**

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

Application case numbers
15 - DRB - 70056
- -
- -

2-10-15
Planner signature / date

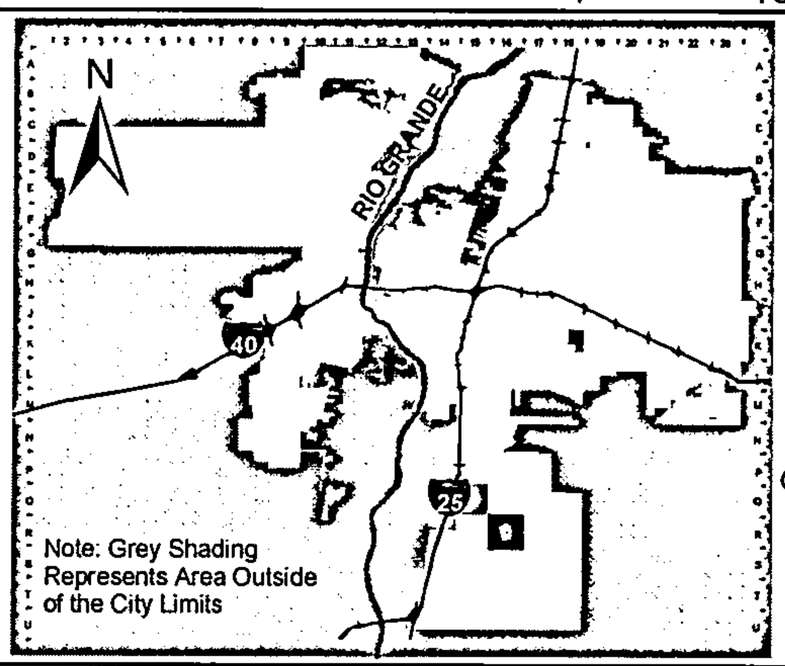
Project # 1001008



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

Albuquerque Geographic Information System

Map amended through: 6/7/2013



Zone Atlas Page:

R-16-Z

Selected Symbols

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

0 750 1,500 Feet

DRB Project # 1006008

APS Cluster Albuquerque

EXHIBIT B

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 Mesa del Sol, LLC, a New Mexico limited liability company ("Developer") effective as of this 9th day of December, 2014, and pertains to the subdivision commonly known as Tract A-6-A and Tract A-6-B, Mesa del Sol, Innovation Park, and more particularly described as Mesa del Sol, Montage Units 3A and 3B

(the "Subdivision".) The following individual lots comprise the subdivision:
Lots 1-13, Block 11, Mesa del Sol, Montage Unit 3A,

Lots 1-10, Block 12,
Lots 1-20, Block 13,
Lots 1-21, Block 14,
Lots 1-16, Block 15,
Lots 1-7, Block 16,
Lots 1-6, Block 17,
Lots 1-15, Block 18,
Lots 1-15, Block 19, and
Lots 1-20, Block 20, Mesa del Sol, Montage Unit 3B

WHEREAS, 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;

Doc# 2014099631
12/16/2014 10:12 AM Page. 1 of 4
AGRE R:$25.00 M Toulouse Oliver, Bernalillo County

B Project # 1006008

APS Cluster Albuquerque

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).

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 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 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.

B Project # 1006008

APS Cluster Albuquerque

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: Authorized Signatory

Date: 12/9/14

SUBDIVIDER'S NOTARY

STATE OF COLORADO)

) ss.

COUNTY OF DENVER)

This instrument was acknowledged before me on this 9th day of December by Brian Fennelly, [title or capacity, for instance, "President" or "Owner":] Authorized Signatory of Forest City Commercial Group, Inc., an Ohio corporation, as Sole Member of 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, New Mexico limited liability company [Subdivider:].

[signature]

Notary Public

My Commission Expires:

August 31, 2015

STACEY TAYLOR
NOTARY PUBLIC
STATE OF COLORADO

DRB Project # 1006008

APS Cluster Albuquerque

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters Signature

April L. Winters, Facility Fee Planner
Name (typed or printed) and title

STATE OF NEW
MEXICO COUNTY OF
BERNALILLO

This instrument was acknowledged before me on Dec. 12 2014, by April L. Winters _____ as Facility Fee Planner of the 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.

Seal
OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2016

Notary Public

My commission expires: 6/17/2016

Figure 19

No. of Lots: 13

Nearest Major Streets:
University Blvd. SE
Stryker Road SE

SIDEWALK DEFERRAL AGREEMENT

PROJECT NO 7757.81

THIS AGREEMENT is made this 10 day of February 2015 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 **Mesa del Sol, LLC**, a ("Subdivider"), whose address is c/o Mesa del Sol, 5600 University West Blvd., SE, Suite 310, Albuquerque, New Mexico, 87106, and whose telephone number is (505)452-2600, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) a New Mexico limited liability company, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Subdivider is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as Tract A-6-A, 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 3A; 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# 2015011085
02/10/2015 09:58 AM Page: 1 of 9
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

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 January 9th, 2017 ("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 that 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. CMS0274447**
Amount: **$12,064.59**
Name of Financial Institution or Surety providing Guaranty: **RLI Insurance Company**
Date City first able to call Guaranty (Sidewalk Construction Deadline):
January 9, 2017
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 meeting or construction of any of its provisions.

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

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

County Clerk's Recording Label

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

SUBDIVIDER:

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: Authorized Signatory
Date: 1-5-15

CITY OF ALBUQUERQUE

By: _____
City Engineer
Dated: 2/10/15

02/09/15 01-13-15

County Clerk's Recording Label

SUBDIVIDER'S NOTARY

STATE OF ~~NEW MEXICO~~ COLORADO)
) ss.
COUNTY OF ~~BERNALILLO~~ DENVER)

This instrument was acknowledged before me on this 5th day of ~~December, 2014~~ January, 2015 by Brian Fennelly [title or capacity, for instance, "President" or "Owner":] _____ of **Forest City Commercial Group, Inc., an Ohio corporation, as Sole Member of 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, New Mexico limited liability company** [Subdivider:].

Notary Public

My Commission Expires:
08/31/2015

STACEY TAYLOR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994024481
MY COMMISSION EXPIRES AUGUST 31, 2015

CITY'S NOTARY

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

This instrument was acknowledged before me on 10th day of, February, 2014 by Shahab Biazar, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My Commission Expires:
10-17-16

LINDA C. EVANS
NOTARY
PUBLIC
STATE OF NEW MEXICO

County Clerk's Recording Label

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 16, 2014

EXHIBIT 19

Project# 1006008
14DRB-70119 MAJOR - PRELIMINARY PLAT APPROVAL
14DRB-70120 MINOR - TEMPORARY DEFERRAL SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for MESA DEL SOL, LLC request the referenced/ above actions for Tract A-6-A, **MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY WEST BLVD SE between STRYKER RD SE and STIEGLITZ AV SE containing approximately 6.7708 acres. (R-16 & S-16) *[Deferred from 5/21/14, 6/4/14, 6/18/14, 6/25/1, 7/9/14]*

At its July 16, 2014 meeting, the Development Review Board concluded an advertised public hearing(s) on the proposed subdivision per section 14-14-3-4 of the Subdivision Ordinance. With the Grading and Drainage plan (engineer stamp dated 6/6/14) approved for Preliminary Plat and with the signing of the infrastructure list dated April 25, 2014, the preliminary plat was approved based on the Findings below per sections 14-14-2-2 and -3, of the Fundamental Considerations of the Subdivision Ordinance.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit 'B' in the Planning file.

FINDINGS:

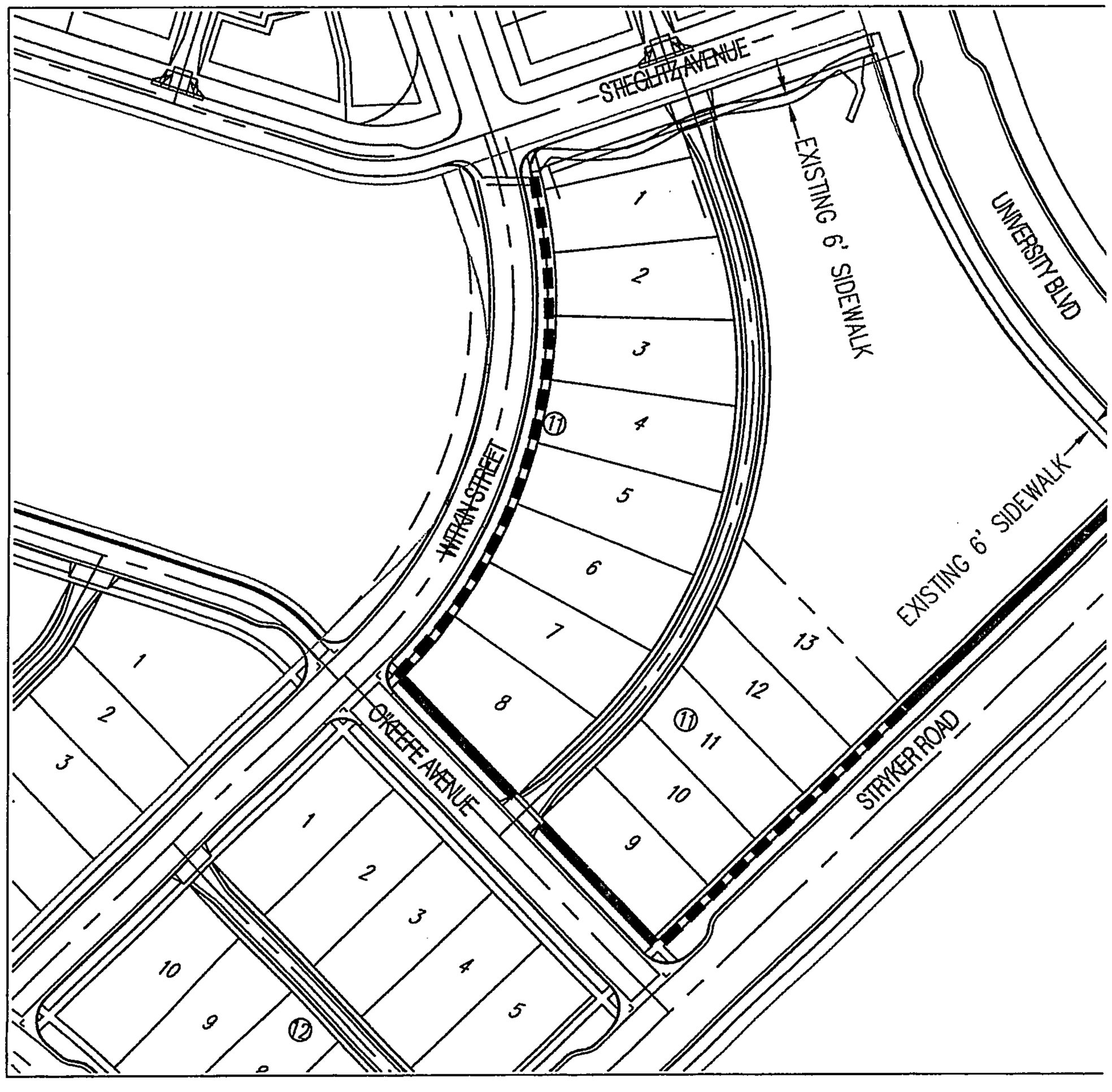
2-2 The arrangement, character, extent, width, grade, and location of all streets and the general nature and extent of the lots and uses proposed do conform to the Albuquerque/Bernalillo County Comprehensive Plan and the PC zoning regulations of the adopted Mesa del Sol Level A and B plans.

2-3 With the approved Infrastructure List and dedications provided on the plat, the subject site is suitable for subdivision by providing adequate infrastructure improvements and adequate access, public safety, and other public services.

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

If you wish to appeal this decision, you must do so by 4:45 PM on July 31, 2014, in the manner described below per Part 14-14-8 of the Subdivision Ordinance.

Appeal is to the City Council via the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an


STEGLITZ AVENUE
EXISTING 6' SIDEWALK
UNIVERSITY BLVD
EXISTING 6' SIDEWALK
STRYKER ROAD
O'KEEFE AVENUE
WITRAN STREET
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AMENDMENT TO AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS

City Project # 7757.81
City Engineer's Signature Date February 10, 2015

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on October 29, 2014, which was recorded on October 31, 2014, as Document No. 2014087321 in the records of the Bernalillo County Clerk, State of New Mexico, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

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

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

THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

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

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

   Type of Financial Guaranty: **Subdivision Bond No. CMS0274446**
   Amount: **$812,943.39**
   Name of Financial Institution or Surety providing Guaranty: **RLI Insurance Company**
   Date City first able to call Guaranty (Construction Completion Deadline): **January 9, 2017**

   If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
   Additional information: _____
   _____

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

DocH 2015011084
02/10/2015 09:58 AM Page. 1 of 3
AMND R:$25.00 M. Toulouse Oliver, Bernalillo County

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

SUBDIVIDER:

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: Authorized Signatory
Date: 12/9/14

Dated: _____

CITY OF ALBUQUERQUE

By: _____
City Engineer
Dated: 2/10/15

01/15/05 01-1315

SUBDIVIDER'S NOTARY

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

This instrument was acknowledged before me on this 9 day of December, 2014 by Brian Fennelly [title or capacity, for instance, "President" or "Owner":] Authorized Signatory of **Forest City Commercial Group, Inc., an Ohio corporation, as Sole Member of 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, New Mexico limited liability company** [Subdivider:].

Stacey Taylor
Notary Public

My Commission Expires:

August 31, 2015

STACEY TAYLOR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994024481
MY COMMISSION EXPIRES AUGUST 31, 2015

CITY'S NOTARY

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

This instrument was acknowledged before me on 10th day of, February, 2014 by Shahab Biazer, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Linda C. Evans
Notary Public

My Commission Expires:
10-17-16

LINDA C. EVANS
NOTARY
PUBLIC
STATE OF NEW MEXICO

PROJECT #

10016008

February 18. 2015

FP

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- X Major subdivision action
- ___ Minor subdivision action
- X Vacation
- X Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S	Z	ZONING & PLANNING
		___ Annexation
V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
P		___ Adoption of Rank 2 or 3 Plan or similar
		___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
D		___ Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**
		___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston Inc. PHONE: 505.823.1000
ADDRESS: 7500 Jefferson Street NE FAX: 505.798.7988
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: csholtis@BHINC.COM

APPLICANT: Mesa Del Sol, LLC PHONE: 505.400.3021
ADDRESS: 801 University Blvd., Suite 200 FAX: 505.242.7978
CITY: Albuquerque STATE NM ZIP 87106 E-MAIL:
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Preliminary Plat, Vacation of Public Utility and Roadway Easements, Sidewalk/Waiver and Deferral, Design Variance

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

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

Lot or Tract No. Tract A-6-B and a portion of Tract A-6-A Block: Unit:
Subdiv/Addn/TBKA: Mesa Del Sol, Innovation Park
Existing Zoning: PC Proposed zoning: Proposed Development Residential MRGCD Map No
Zone Atlas page(s): R-16 & S-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.): 1006008, 1006516

CASE INFORMATION:
Within city limits? ___Yes Within 1000FT of a landfill? X
No. of existing lots: 2 No. of proposed lots: 130 Total site area (acres): 32.3 AC.
LOCATION OF PROPERTY BY STREETS: On or Near: University Blvd
Between: Stryker and Stieglitz
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE May 8, 2014
(Print Name) Christian J. Sholtis Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

- ☐ 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
14DRB - 70126	VPE		$ 345.00
-	CMF		$ 20.00
-	ADV		$ 75.00
- 70134	SPV		$ Ø
- 70135	TDS		$ Ø
70136	PP		$ 2,515.00
		Total	$ 2,955.00

Hearing date June 4, 2014

5-9-14 Staff signature & Date

Project # 1006008

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
- X Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- X Proposed Infrastructure List
- N/A 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)
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Property owner's and City Surveyor's signature on the proposed plat
- X FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- N/A **Signed** Pre-Annexation Agreement if Annexation required.
- ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- X Fee (see schedule)
- X 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.

Applicant name (print)

Christian J. Sholtis
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14 - DRB -
- -
- -

5-2-14
Planner signature / date

Project # 1006008

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)** - 2

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- X 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.)
- X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X Fee (see schedule)
- X 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)**
- X Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the variance
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X Fee (see schedule)
- X 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)**
- X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the deferral or extension
- X 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.

Applicant name (print)

Christian J. Sholtis
Applicant signature / date

Form revised 4/07

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

Application case numbers
14 - DRB - 70126
- -
- -

5-2-14
Planner signature / date

Project # 1006008

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 o the property which the application describes. Vacations of public rights-of-way (if the way has been in use) als 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 leas 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 unpavec 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 tear out less easily.

4. TIME

Signs must be posted from May 13, 2014 To May 28, 2014

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) m obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being give a copy of this sheet.

Becky Harris BHI — 5/2/14
(Applicant or Agent) (Date)

I issued 1 signs for this application, 5-2-14 (Date) (Staff Member)

DRB PROJECT NUMBER: 1006008

Rev. 1/11/05

Current DRC
Project No. _____

Date Submitted: May 2, 2014
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 3B
(REPLAT OF TRACT A-6-A AND A-6-B, 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
			PUBLIC ROADWAY IMPROVEMENTS						
		48' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRYKER RD	UNIVERSITY BLVD	DEKOONING AVE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRYKER RD	DEKOONING AVE	STRAND LOOP	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	DEKOONING AVE	STRAND LOOP	SCORSESE AVE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRAND LOOP	STIEGLITZ AVE	SCORSESE AVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	O'KEEFE AVE	STRAND LOOP	WITKIN ST	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	O'KEEFE AVE	WITKIN ST	STRYKER RD	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	WITKIN ST	MOTHERWELL DRIVE	DEKOONING AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	WITKIN ST	DEKOONING AVE	O'KEEFE AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	SCORSESE AVE	STRAND LOOP	DEKOONING AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	MOTHERWELL DRIVE	SCORSESE AVE	DEKOONING AVE	/	/	/

* 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
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	OLDENBERG DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	WYETH DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	HOUSER DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		* INCLUDING STREETLIGHTS; SIDEWALKS DEFERRED PER EXHIBIT; PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE AREAS WHERE BULBOUTS WILL BE CONSTRUCTED.					/	/	/
							/	/	/
		PRIVATE ROADWAY IMPROVEMENTS							
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 12	WITKIN STREET	STRYKER RD	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 13 (N-S ALLEY)	DEKOONING AVE	O'KEEFE AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 13 (E-W ALLEY)	STRAND LOOP	BLOCK 13 (N-S ALLEY)	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 14	STRAND LOOP	MOTHERWELL DRIVE	/	/	/
		24' PRIVATE ACCESS STREET	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 14	BLOCK 14 ALLEY	LOT 21 BLOCK 14	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 15	MOTHERWELL DRIVE	DEKOONING AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 16	DEKOONING AVE	OLDENBERG DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 20	SCORSESE AVE	STRYKER RD	/	/	/
							/	/	/
							/	/	/

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	STRYKER RD	UNIVERSITY BLVD	DEKOONING AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STRYKER RD	DEKOONING AVE	STRAND LOOP	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEKOONING AVE	STRAND LOOP	SCORSESE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STRAND LOOP	STIEGLITZ AVE	SCORSESE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	O'KEEFE AVE	STRAND LOOP	WITKIN ST	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	O'KEEFE AVE	WITKIN ST	STRYKER RD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WITKIN ST	MOTHERWELL DRIVE	DEKOONING AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WITKIN ST	DEKOONING AVE	O'KEEFE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SCORSESE AVE	STRAND LOOP	DEKOONING AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOTHERWELL DRIVE	SCORSESE AVE	DEKOONING AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OLDENBERG DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WYETH DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HOUSER DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STRYKER RD	UNIVERSITY BLVD	DEKOONING AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STRYKER RD	DEKOONING AVE	STRAND LOOP	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEKOONING AVE	STRAND LOOP	SCORSESE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STRAND LOOP	STIEGLITZ AVE	SCORSESE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	O'KEEFE AVE	STRAND LOOP	WITKIN ST	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	O'KEEFE AVE	WITKIN ST	STRYKER RD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WITKIN ST	MOTHERWELL DRIVE	DEKOONING AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WITKIN ST	DEKOONING AVE	O'KEEFE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SCORSESE AVE	STRAND LOOP	DEKOONING AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOTHERWELL DRIVE	SCORSESE AVE	DEKOONING AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OLDENBERG DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WYETH DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HOUSER DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
							/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC STORM DRAIN IMPROVEMENTS							
		18"-48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STRAND LOOP	TRACT B	POND 3 (TRACT A-5)	/	/	/
		18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SCORSESE AVE	STRAND LOOP	DEKOONING AVE	/	/	/
		18"-60" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DEKOONING AVE	STRYKER ROAD	POND 4	/	/	/
		18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STRYKER ROAD	O'KEEFE AVE	DEKOONING AVE	/	/	/
							/	/	/
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
			PRIVATE STORM DRAINAGE POND IMPROVEMENTS				/	/	/
			5.54 AC-FT DRAINAGE POND EXPANSION W/ AGR. & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 2B TRACT A-5			/	/	/
			10.77 AC-FT DRAINAGE POND EXPANSION W/ AGR. & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 3 TRACT A-5			/	/	/
			13.27 AC-FT DRAINAGE POND W/ AGR. & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 4			/	/	/
			NOTE: CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO RELEASE OF THE FINANCIAL GUARANTEE				/	/	/

AGENT/OWNER

CHRISTIAN J. SHOLTIS, PE — 5/1/2014
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

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT .....*John MacKenzie*
TRANSIT & PARKING DEPARTMENT .....*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*David Kilpatrick*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE..... *Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD)..... *Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

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

PROJECT # 1006008

WEDNESDAY, June 4, 2014

Comments must be received by:

Friday, May 30, 2014

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

		S	Z	
SUBDIVISION				**ZONING & PLANNING**
X	Major subdivision action			___ Annexation
___	Minor subdivision action			
X	Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
X	Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN		P		___ Adoption of Rank 2 or 3 Plan or similar
___	for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___	for Building Permit			
___	Administrative Amendment/Approval (AA)			
___	IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___	Cert. of Appropriateness (LUCC)			
		L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)				___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___	Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston Inc. PHONE: 505.823.1000
ADDRESS: 7500 Jefferson Street NE FAX: 505.798.7988
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: csholtis@BHINC.COM

APPLICANT: Mesa Del Sol, LLC PHONE: 505.400.3021
ADDRESS: 801 University Blvd., Suite 200 FAX: 505.242.7978
CITY: Albuquerque STATE NM ZIP 87106 E-MAIL:
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Preliminary Plat, Vacation of Public Utility and Roadway Easements, Sidewalk/Waiver and Deferral, Design Variance

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

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

Lot or Tract No. Tract A-6-B and a portion of Tract A-6-A Block: Unit:
Subdiv/Addn/TBKA: Mesa Del Sol, Innovation Park
Existing Zoning: PC Proposed zoning: Proposed Development Residential MRGCD Map No
Zone Atlas page(s): R-16 & S-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.): 1006008, 1006516

CASE INFORMATION:

Within city limits? ___Yes Within 1000FT of a landfill? X
No. of existing lots: 2 No. of proposed lots: 130 Total site area (acres): 32.3 AC.
LOCATION OF PROPERTY BY STREETS: On or Near: University Blvd
Between: Stryker and Stieglitz

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE May 8, 2014
(Print Name) Christian J. Sholtis Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

☐ 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
MDRB - 70126	VPE		$ 345.00
-	CMF		$ 20.00
-	ADV		$ 75.00
- 70134	SPV		$ Ø
- 70135	TDS		$ Ø
70136	PP		$ 2,515.00
		Total	$ 2,955.00

Hearing date June 4, 2014

5-9-14
Staff signature & Date

Project # 1006008

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
- X Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- X Proposed Infrastructure List
- N/A 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)
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Property owner's and City Surveyor's signature on the proposed plat
- X FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- N/A **Signed** Pre-Annexation Agreement if Annexation required.
- ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- X Fee (see schedule)
- X 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.

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

Form revised **October 2007**

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

Application case numbers
14 - DRB - ____
____ - ____ - ____
____ - ____ - ____

5-2-14
Planner signature / date
Project # 1006008

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)** - 2

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- X 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.)
- X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X Fee (see schedule)
- X 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)**
- X Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the variance
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X Fee (see schedule)
- X 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)**
- X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the deferral or extension
- X 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.

Applicant name (print)

Christian J. Sholtis
Applicant signature / date

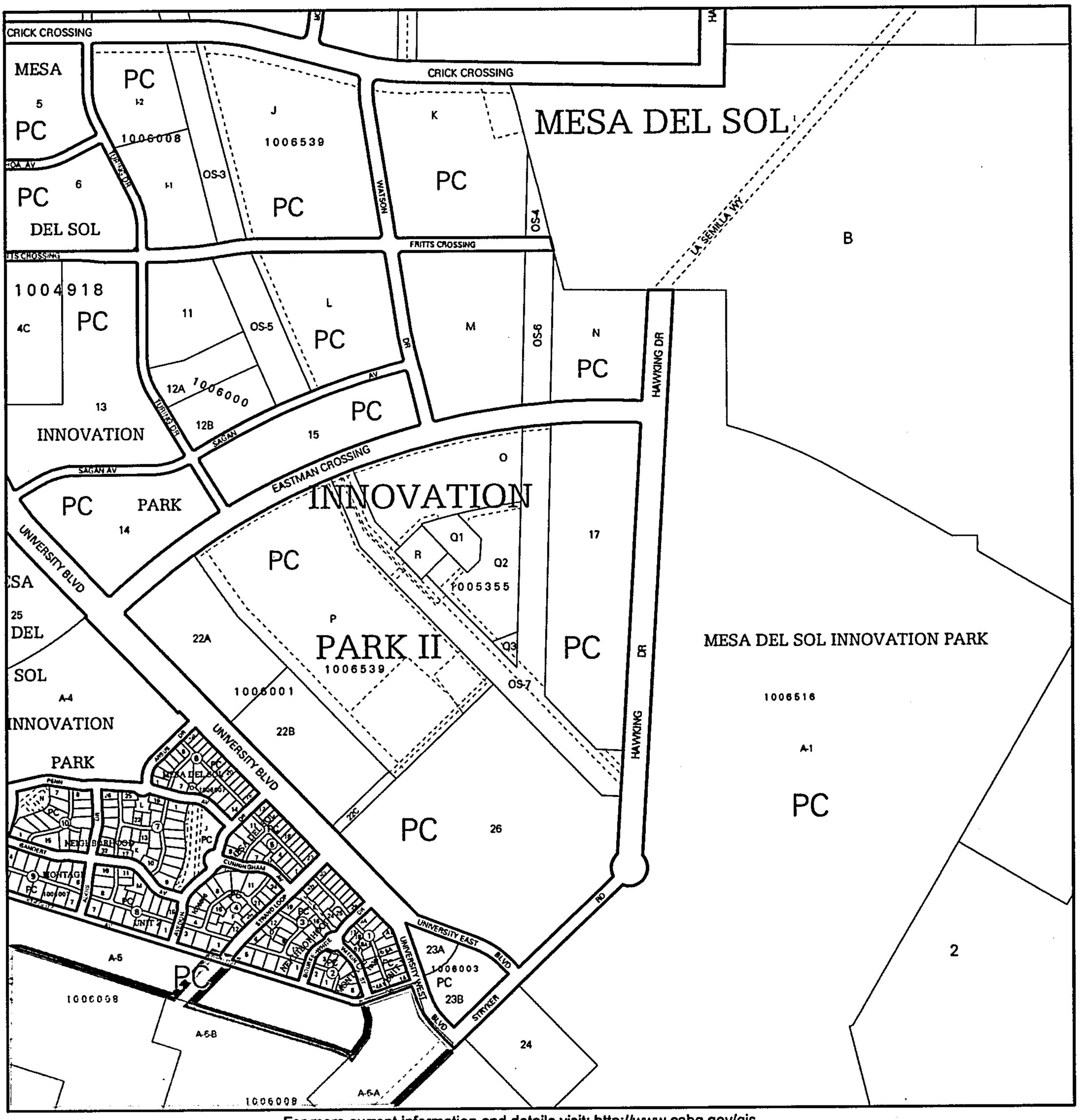
Form revised 4/07

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

Application case numbers
14 - DRB - 70126
- -
- -

5-2-14
Planner signature / date

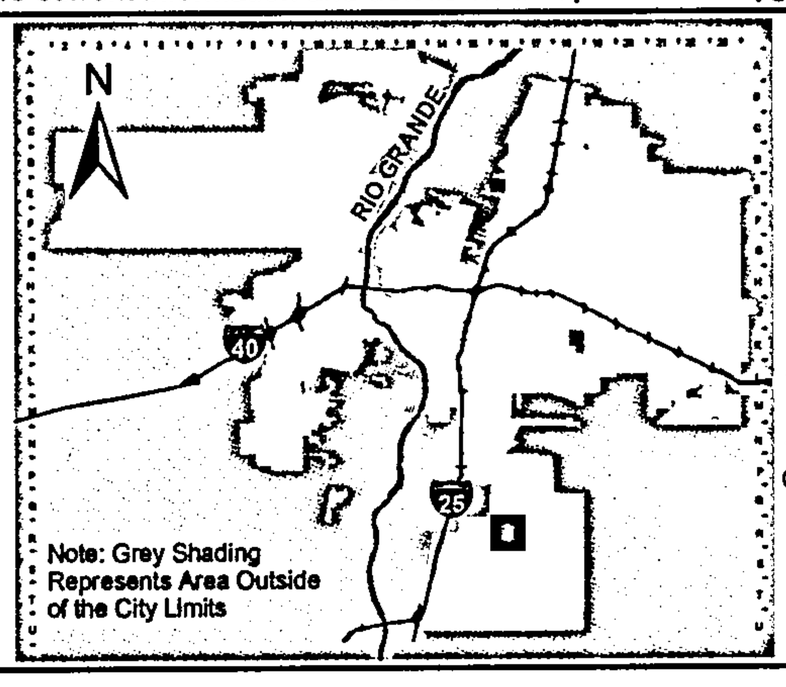
Project # 1006008



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

Albuquerque Geographic Information System

Map amended through: 6/7/2013



Zone Atlas Page:

R-16-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

May 8, 2014

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

Re: Mesa del Sol Neighborhood Montage Unit 3B – Preliminary Plat, Sidewalk Deferral, Design Variance, and Public Easement Vacations (DRB 1006008)

Dear Mr. Cloud:

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

- Application for Development Review and Checklist Items
- Twenty-four (24) copies of each of the Preliminary Plat and Grading Plan
- Six (6) copies of Sidewalk Deferral and Waiver (Exhibit B)
- Twenty four (24) copies of the Easement Vacation Exhibit
- Twenty four (24) copies of the Design Variance Exhibit

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents the second sub-phase of the Unit 3 residential development at Mesa Del Sol and encompasses approximately 32 acres subdivided into approximately 130 lots of varying sizes. Roadway right-of-way and pavement widths are indicated on the plan.

We are also requesting to vacate a Public Utility Easement which is no longer occupied by PNM (the portion to the north has already been vacated as part of the Unit 1 and Unit 2 development), as well as an existing Public Roadway Easement, which we are proposing to reconfigure as public right-of-way in order to accommodate the new lot layout.

Additionally, we are requesting a design variance to allow for the use of a 24' private access street within Block 14. This street section which is not part of the Level A/B plans is needed to provide front access to the adjacent lots as well as meet the Level A/B requirements which prohibit single lot direct access to connector streets (Strand Loop in this case).

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

Sincerely,

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

CJS/jcm
Enclosures

cc: Manny Barrera, Mesa Del Sol, LLC.

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 __X__ 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 #1006008

APS Cluster Albuquerque

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 ("Developer") effective as of this 12 day of May, 2014, and pertains to the subdivision commonly known as Montage Units 3A and 3B, and more particularly described as *[use current legal description]* Tract A-6-B Mesa del Sol Innovation Park, and a portion of Tract A-6-A (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.

Doc# 2014038058
05/13/2014 02:05 PM Page: 1 of 3
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

- 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.

DRB Project # 1006008

APS Cluster Albuquerque

Signature

Brian Fennelly Authorized Signatory

Name (typed or printed) and title

Mesa del Sol

Developer

STATE OF Colorado

COUNTY OF Denver

This instrument was acknowledged before me on May 12, 2014, by Brian Fennelly as Authorized Signatory of Mesa del Sol, a corporation.

(Seal) SAMANTHA J. YOUNG NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20064012879 MY COMMISSION EXPIRES APRIL 4, 2018

Notary Public

My commission expires: 4-4-2018

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters

Signature

April L. Winters, Facility Fee Planner

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 5/13/14, by April Winters as Facility Fee Planner of the 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.

(Seal) OFFICIAL SEAL Anastasia Wolfe NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 6/17/2016

Notary Public

My commission expires: 6/17/2016

Rev 11/13/06

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.

April 1, 2014

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

This letter will serve to notify you that on **April 1, 2014:**

Contact Name:	BECKY GUANA
Company or Agency:	BOHANNAN HUSTON, INC. 7500 JEFFERSON ST. NE, COURTYARD I/87109-4335 PHONE: 505-823-1000, ext. 7879/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 *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – TRACTS A-6-A, A-6-B, A-6-C, MESA DEL SOL INNOVATION PARK, LOCATED ON UNIVERSITY BOULEVARD SE BETWEEN STRYKER SE AND STIEGLITZ SE** zone map **R-16, S-15-16.**

Our records indicate that as of April 1, 2014, there were no Neighborhood and/or Homeowner Associations in this area.

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(04/01/14)

!!!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 <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[ ] ONC's "Official" Letter to the applicant *(if there are associations)*. A copy must be submitted with application packet -OR-

[X] **The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.**

[ ] Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.

[ ] Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.

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

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

Thank you for your cooperation on this matter.

***

June 4. 2014

VPE
SDV
TDS
PP

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT .....*John MacKenzie*
TRANSIT & PARKING DEPARTMENT .....*Shabih Risvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*David Kilpatrick*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE..... *Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD)..... *Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

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

PROJECT # 1006008

WEDNESDAY, May 21, 2014

Comments must be received by:

Friday, May 16, 2014

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
X Major subdivision action			___ Annexation
___ Minor subdivision action			
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar
___ for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)			
	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___ Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston Inc. PHONE: 505.823.1000
ADDRESS: 7500 Jefferson Street NE FAX: 505.798.7988
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: cscholtis@BHINC.COM

APPLICANT: Mesa Del Sol, LLC PHONE: 505.400.3021
ADDRESS: 801 University Blvd., Suite 200 FAX: 505.242.7978
CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: ___
Proprietary interest in site: Owner List all owners: ___

DESCRIPTION OF REQUEST: Preliminary Plat, Sidewalk/Waiver and Defferal.

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

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

Lot or Tract No. Tract A-6-A Block: ___ Unit: ___
Subdiv/Addn/TBKA: Mesa Del Sol, Innovation Park
Existing Zoning: PC Proposed zoning: Proposed Development Residential MRGCD Map No ___
Zone Atlas page(s): R-16 & S-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.): 1006008, 1006516

CASE INFORMATION:

Within city limits? ___Yes Within 1000FT of a landfill? X
No. of existing lots: 1 No. of proposed lots: 13 Total site area (acres): 6.77 AC.
LOCATION OF PROPERTY BY STREETS: On or Near: University Blvd
Between: Stryker and Stieglitz

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE [signature] DATE April 25, 2014
(Print Name) Christian J. Sholtis Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

☐ 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
14DRB - 70119	PP		$ 950.00
14DRB - 70120	TDS		$
-	ADV		$ 75.00
-	CMF		$ 20.00
-			$
			Total $1045.00

Hearing date May 21, 2014

[signature] 4-25-14
Staff signature & Date

Project # 1006008

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
- N/A 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 (Agent)
Applicant name (print)

4-24-14
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14DRB-_____-70149
_____-_____-_____
_____-_____-_____

4-25-14
Planner signature / date

Project # 1006008

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.

☐ **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. Sholts
Applicant name (print)

4-24-14
Applicant signature / date

Form revised 4/07

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

Application case numbers
14DRB-_____-70120
____-____-____
____-____-____

4-25-14
Planner signature / date

Project # 1006008

Bohannan ▲ Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

April 24, 2014

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

Re: Mesa del Sol Neighborhood Montage Unit 3A – Preliminary Plat, and Sidewalk Deferral (DRB 1006006)

Dear Mr. Cloud:

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

- Application for Development Review
- Twenty-four (24) copies of each of the Preliminary Plat and Grading Plan
- One (1) copy of the Infrastructure List
- Six (6) copies of Sidewalk Deferral and Waiver (Exhibit B)
- Letter from the Office of Neighborhood Coordination
- Submittal Fees

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents the first sub-phase of the Unit 3 residential development at Mesa Del Sol and encompasses approximately 17 acres subdivided into approximately 120 lots of varying sizes. Roadway right-of-way and pavement widths are indicated on the plan.

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

Sincerely,

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

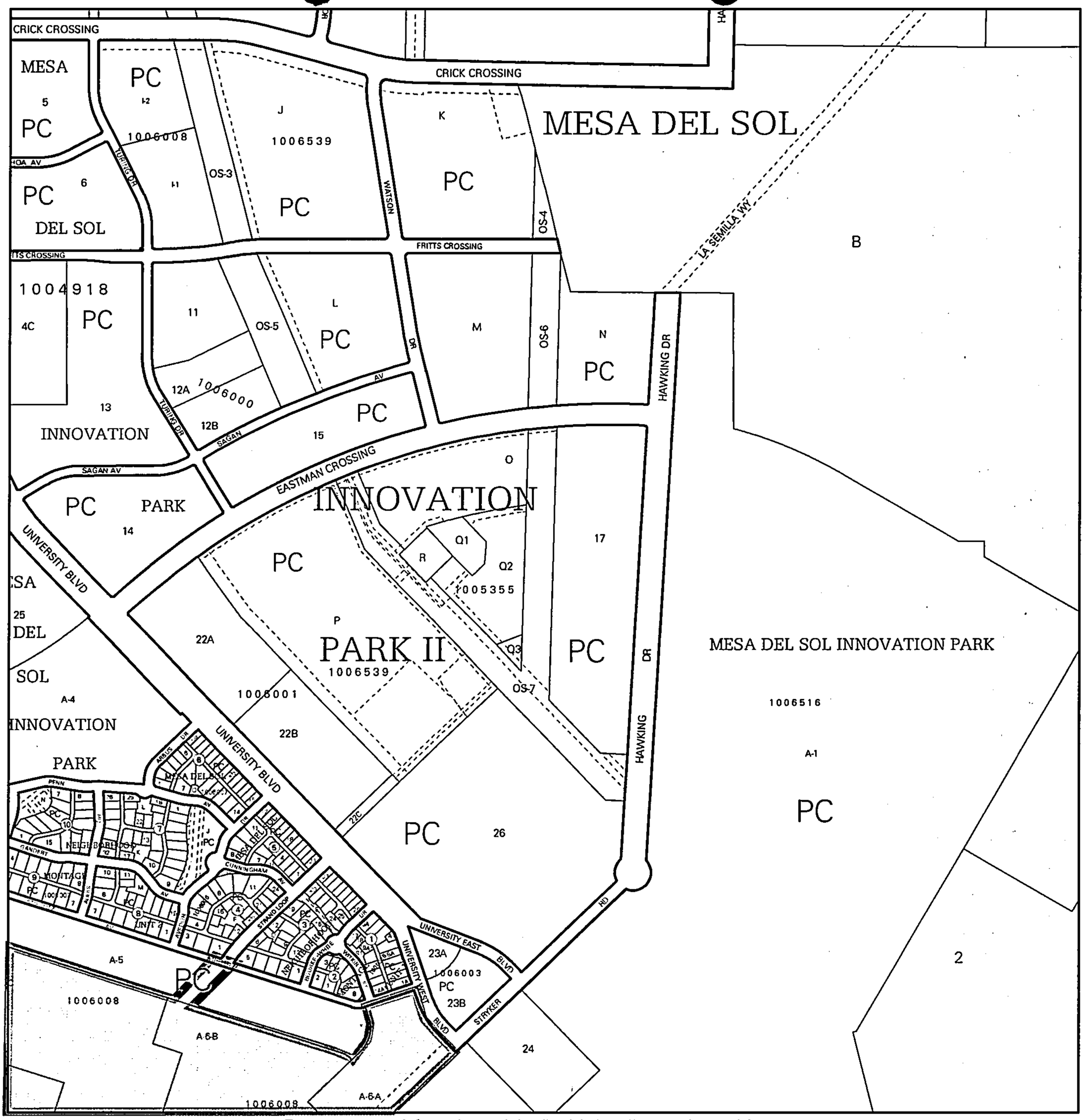
CJS/jcm
Enclosures

cc: Manny Barrera, Mesa Del Sol, LLC.

Engineering ▲

Spatial Data ▲

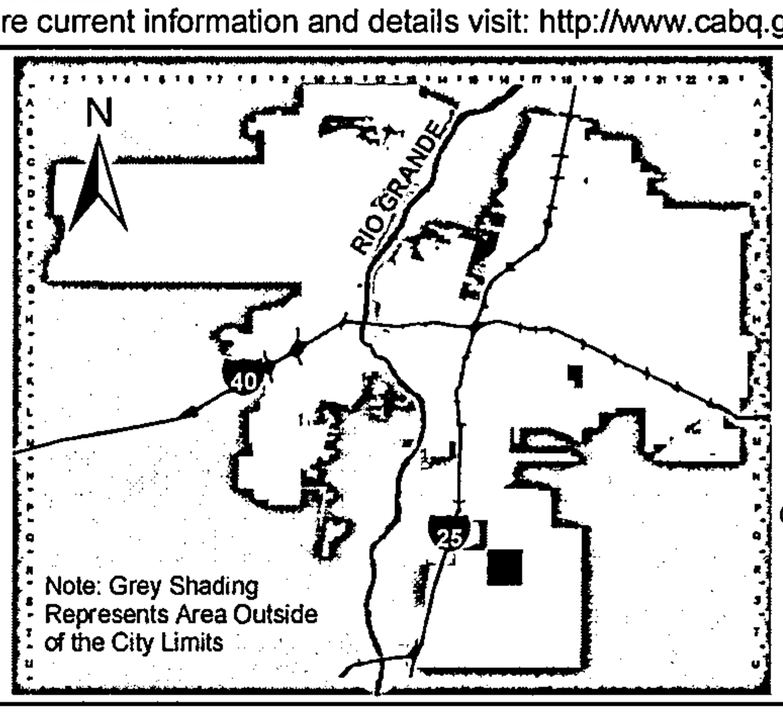
Advanced Technologies ▲



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

Albuquerque Geographic Information System

Map amended through: 6/7/2013



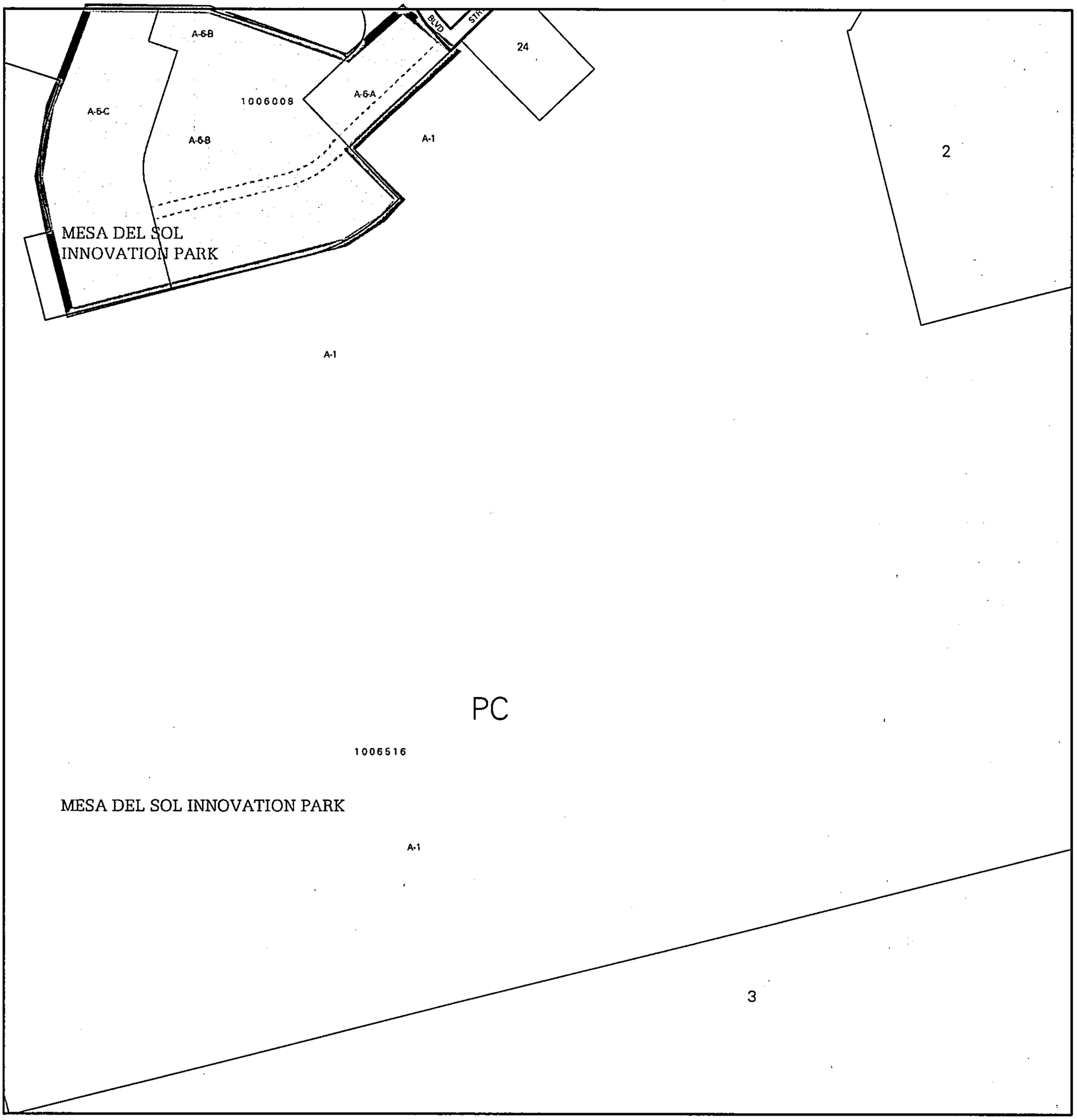
Zone Atlas Page:

R-16-Z

Selected Symbols

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

0 750 1,500 Feet



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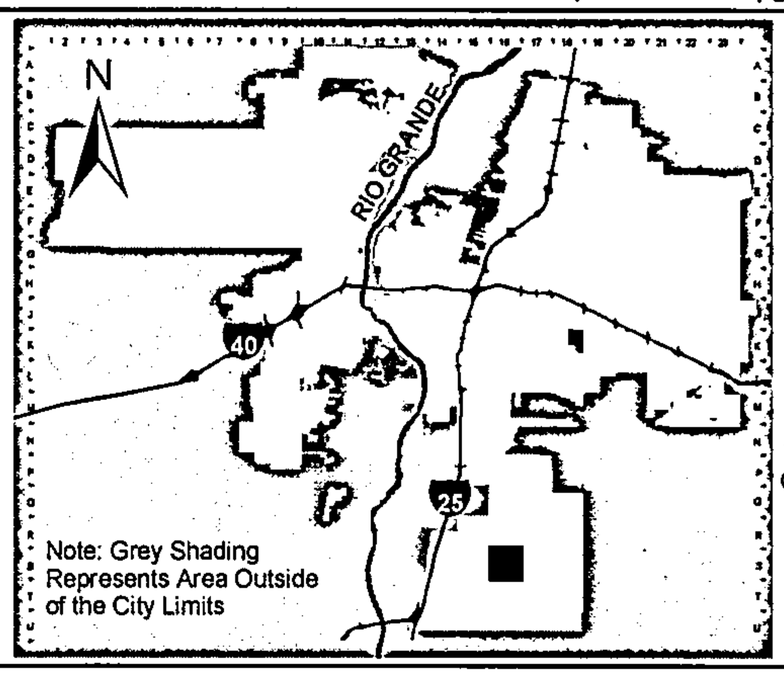

Zone Atlas Page:

S-16-Z

Selected Symbols

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

0 750 1,500 Feet

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 __X__ No _____

CERTIFICATE OF NO EFFECT: Yes ____ No _____

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

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

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

April 1, 2014

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

This letter will serve to notify you that on **April 1, 2014:**

Contact Name:	BECKY GUANA
Company or Agency:	BOHANNAN HUSTON, INC. 7500 JEFFERSON ST. NE, COURTYARD I/87109-4335 PHONE: 505-823-1000, ext. 7879/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 *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – TRACTS A-6-A, A-6-B, A-6-C, MESA DEL SOL INNOVATION PARK, LOCATED ON UNIVERSITY BOULEVARD SE BETWEEN STRYKER SE AND STIEGLITZ SE** zone map **R-16, S-15-16.**

Our records indicate that as of April 1, 2014, there were no Neighborhood and/or Homeowner Associations in this area.

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(04/01/14)

!!!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.").
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   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

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[X] **The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.**

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[ ] Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.

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

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

Thank you for your cooperation on this matter.

***

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- X Major subdivision action
- ___ Minor subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
- V ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D ___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston Inc. PHONE: 505.823.1000
ADDRESS: 7500 Jefferson Street NE FAX: 505.798.7988
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: cscholtis@BHINC.COM

APPLICANT: Mesa Del Sol, LLC PHONE: 505.400.3021
ADDRESS: 801 University Blvd., Suite 200 FAX: 505.242.7978
CITY: Albuquerque STATE NM ZIP 87106 E-MAIL:
Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: Preliminary Plat, Sidewalk/Waiver and Defferal,

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

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

Lot or Tract No. Tract A-6-A Block: Unit:
Subdiv/Addn/TBKA: Mesa Del Sol, Innovation Park
Existing Zoning: PC Proposed zoning: Proposed Development Residential MRGCD Map No
Zone Atlas page(s): R-16 & S-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.): 1006008, 1006516

CASE INFORMATION:
Within city limits? ___Yes Within 1000FT of a landfill? X
No. of **existing** lots: 1 No. of **proposed** lots: 13 Total site area (acres): 6.77 AC.
LOCATION OF PROPERTY BY STREETS: On or Near: University Blvd
Between: Stryker and Stieglitz

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE April 25, 2014
(Print Name) Christian J. Sholtis Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **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
14DRB	- 70119	PP		$ 950.00
14DRB	- 70120	TDS		$
	-	ADV		$ 75.00
	-	CMF		$ 20.00
	-			$
				Total $1045.00

Hearing date May 21, 2014

4-25-14
Staff signature & Date

Project # 1006008

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
N/A 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 (Agent)
Applicant name (print)

4-24-14
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14DRB - ____ - 70149
____ - ____ - ____
____ - ____ - ____

4-25-14
Planner signature / date

Project # 1006008

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.

☐ **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. Sholts
Applicant name (print)

4-24-14
Applicant signature / date

Form revised 4/07

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

Application case numbers
14DRB - ____ - 70120
____ - ____ - ____
____ - ____ - ____

4-25-14
Planner signature / date

Project # 1006808

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 o the property which the application describes. Vacations of public rights-of-way (if the way has been in use) als 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 leas 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 unpavec 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 tear out less easily.

4. TIME

Signs must be posted from May 6, 2014 To May 21, 2014

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) m obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being give a copy of this sheet.

Becky Lemmas - BHI
(Applicant or Agent)

4/25/14
(Date)

I issued 2 signs for this application, 4-25-14 (Date) (Staff Member)

DRB PROJECT NUMBER: 1006008

Rev. 1/11/05

PP
TDS
***

May 21. 2014

Current DRC
Project No. _____

Date Submitted: March 1, 2010
Date Site Plan for Bldg Permit Appr: _____
Date Site Plan for Sub. Approved: _____
Date Preliminary Plat Approved: 3-2-11
Date Preliminary Plat Expires: 3-2-12

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

DRB Project No. 1006008

TRACT I-1 AND I-2
(Mesa del Sol, Innovation Park II)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS							
		36' FC-FC PLUS HALF OF MEDIAN (9FT)	PAVED ROADWAY, STRIPING, CURB AND GUTTER, STREET LIGHTS (1/2 STREET IMPROVEMENT - 525 LF APPROX.; 90' F TO F AT FULL BUILD OUT)	CRICK CROSSING (SOUTH SIDE OF ROW).	TURING DR.	EASTERN BOUNDARY OF TRACT OS-3 MESA DEL SOL INNOVATION PARK II	/	/	/
		28' FC-FC	PAVED ROADWAY, STRIPING, CURB AND GUTTER, STREET LIGHTS (APPROX.1,120 LF)	TURING DR.	CRICK CROSSING	FRITTS CROSSING	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8" DIA	SANITARY SEWER LINE, AS REQ'D (APPROX 875LF)	TURING DR.	FRITTS CROSSING	JUST SOUTH OF CRICK CROSSING	/	/	/
		PUBLIC STORM DRAIN IMPROVEMENTS							
		24" DIA-SD	RCP STORM DRAIN W/ NEC. INLET	CRICK CROSSING	SUMP IN CRICK CROSSING	TRACT OS-3	/	/	/
		18"-24" DIA-SD	RCP STORM DRAIN W/ NEC. MH'S, LATERALS & INLETS (APPROX. 130LF)	TURING DR.	SUMP	EASTERN ROW OF TURING DR.	/	/	/
		24"-42" DIA-SD	RCP OR HDPE/HP (W/APPROPRIATE FINANCHIAL GUARANTEE) STORM DRAIN W/ NEC. MH'S, LATERALS & INLETS	PUBLIC DRAINAGE EASEMENT WITHIN PROPOSED TRACT I-2	EASTERN ROW OF TURING DR.	TRACT OS-3	/	/	/

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

AGENT/OWNER

MICHAEL J. BALASKOVITS — 3/1/2011
PREPARED BY: PRINT NAME — DATE

BOHANNAN HUSTON INC.
FIRM:

SIGNATURE

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

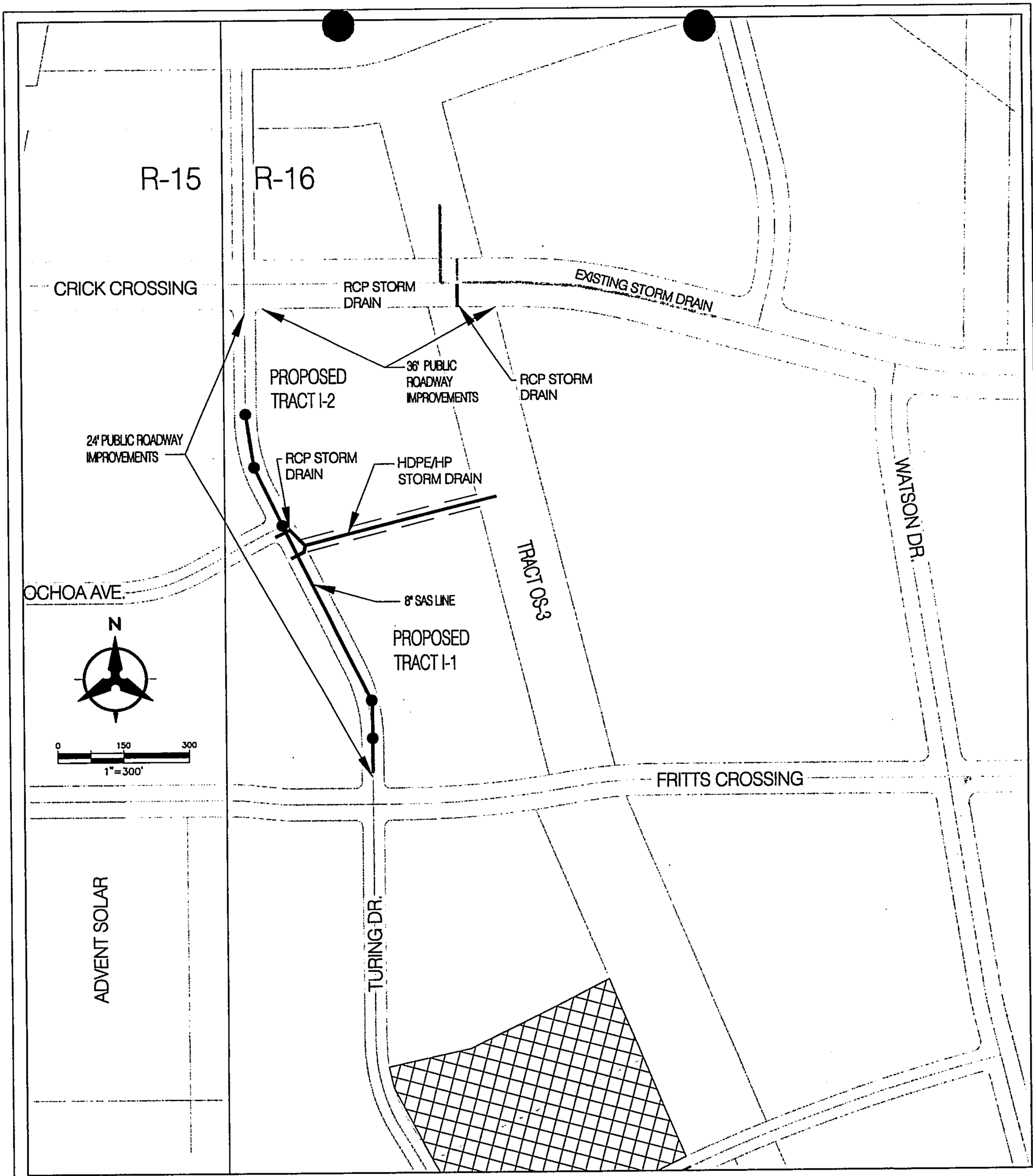
DRB CHAIR	3-2-11 DATE	PARKS & GENERAL SERVICES	3/2/11 DATE
TRANSPORTATION DEVELOPMENT	03-02-11 DATE	AMAFCA	DATE
UTILITY DEVELOPMENT	03/02/11 DATE	CITY ENGINEER	3-2-11 DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



TRACT I EXHIBIT - DRB #1006008
ZONE ATLAS MAP R-16

Bohannan ▲ Huston INC.

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

DRAWN BY: MJB	DATE: 03/02/2011
	PROJECT NO. 20110249 SHEET NO.

6008

DXF Electronic Approval Form

DRB Project Case #: 1006008

Subdivision Name: MESA DEL SOL INNOVATION PARK TRACTS A6A A6B & A6C

Surveyor: ROBERT GROMATZKY

Contact Person: DARRELL YABENY

Contact Information: 823-1000

DXF Received: 4/29/2011 Hard Copy Received: 4/29/2011

Coordinate System: NMSP Grid (NAD 83)

Approved 05-04-2011 Date

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

AGIS Use Only

Copied fc**6008** to agiscov on **5/2/2011** Contact person notified on **5/2/2011**

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

04/22/2011 Issued By: E08375 107101

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2011 070 099** **Category Code 910**

Application Number: 11DRB-70099, Bulk Land Variance

Address:

Location Description: STRYKER RD/UNIVERSITY BLVD SW

Project Number: 1006008

Applicant
MESA DEL SOL, LLC

801 UNIVERSITY BLVD., SUITE 200
ALBUQUERQUE NM 87106
400-3021

Agent / Contact
Bohannan Huston Inc

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	$145.00
	TOTAL:	**$240.00**

City Of Albuquerque
Treasury Division

4/22/2011 9:49AM LOC: ANNX
WS# 007 TRANS# 0005
RECEIPT# 00143303-00143303
PERMIT# 2011070099 TRSCCS
Trans Amt $595.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $145.00
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

04/22/2011 Issued By: E08375 107104

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2011 070 100** **Category Code 910**

Application Number: 11DRB-70100, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: STRYKER RD/UNIVERSITY BLVD SW

Project Number: 1006008

Applicant
MESA DEL SOL, LLC

801 UNIVERSITY BLVD., SUITE 200
ALBUQUERQUE NM 87106
400-3021

Agent / Contact
Bohannan Huston Inc

7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	
441006/4958000	DRB Actions	$355.00
	TOTAL:	**$355.00**

City Of Albuquerque
Treasury Division

4/22/2011 9:49AM LOC: ANNX
WS# 007 TRANS# 0005
RECEIPT# 00143303-00143304
PERMIT# 2011070100 TRSCCS
Trans Amt $595.00
DRB Actions $355.00
CK $595.00
CHANGE $0.00

Thank You

1006008

(7)

215491SD LandAmerica Albq Title DT

EASEMENT AGREEMENT

This Easement Agreement ("Agreement") is made as of the 20th day of June, 2006, by the State of New Mexico, acting by and through its Commissioner of Public Lands ("SLO"), joined by Forest City Covington, NM, L.L.C., a New Mexico limited liability company ("FCC"), and the University of New Mexico, a constitutionally created institution of the State of New Mexico ("UNM"). The SLO and UNM are sometimes jointly referred to herein as the Grantors.

RECITALS:

A. SLO is the owner in fee simple, in trust, of all of the land (the "SLO Land") except for the UNM Land, as hereinafter defined, as shown and described on the unrecorded Mesa del Sol Bulk Plat, a copy of which is attached hereto as **Exhibit "A"** (the "Plat");

B. The Plat creates fifteen (15) parcels of property (the "Parcels");

C. FCC is the lessee of all of the SLO Land except for Tracts 11, 12, 13 and 15 shown on the Plat (the "FCC Lease Land"), pursuant to the First Amended and Restated Business Ground Lease entered into by and between FCC and the SLO dated September 4, 2002, as amended by the First Amendment to First Amended and Restated Business Ground Lease dated February 25, 2003 (the "FCC Lease");

D. UNM is the owner of the portion of the Property shown on the Plat described on **Exhibit "B"** (the "UNM Land"). The SLO Land and the UNM Land are jointly referred to herein as the Grantors' Land;

E. Third parties are the owners of the five (5) 40 acre parcels identified on the Plat as Patent #3948, Patent #3944, Patent #3957, Patent #3943 and Patent #3972 and shown as NOT PART OF THIS PLAT (the "Out-Parcels");

F. The Grantors have made application to the City of Albuquerque (the "City") for approval of the Plat, which approval requires that each of the Parcels and the Out-Parcels have legal access to the public street system and utility easements providing for access to public and private utilities ("Utilities") located, or to be located, in or adjacent to, the public street system;

G. Once created by the Plat, Parcels 4, 6, 7, 8, 9, 10, 12, and 13 will have access to the public street system and to Utilities (the "Accessed Parcels") and Parcels 1, 2, 3, 5, 11, 12, 14 and 15 and the Out-Parcels will not have access to the public street system nor the Utilities (the "Non-Accessed Parcels");

H. Immediately upon the filing of the Plat, as a result of certain conveyances which are conditioned upon the filing of the Plat, the SLO will own Parcels 1, 3, 10, 11,

Mary Herrera Bern. Co. EASE R 23.00
2006091310
6478873
Page: 1 of 8
06/21/2006 08:54A
Bk-A119 Pg-1052

12, 13, 14 and 15 (the "SLO Parcels"), UNM will own Parcels 2 and 5 (the "UNM Parcels") and FCC will own Parcels 4, 6, 7, 8 and 9 (the "FCC Parcels");

I. It is premature to locate and dedicate public street rights-of-way and utility easements until the Parcels are further developed, however to satisfy the City's requirement for approval of the Plat the Grantors agree to grant the Easements defined herein pursuant to the terms hereof.

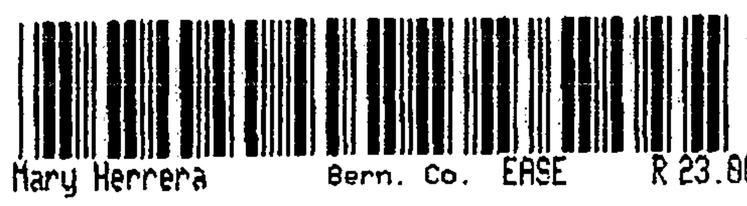
NOW, THEREFORE, for good and valuable consideration the Grantors agree as follows:

1. Grants of Easements. The Grantors grant to the owners of the Non-Accessed Parcels easements for ingress and egress and for the installation, maintenance, and operation of Utilities over, under and across the Grantor's Land (the "Easements") subject to the following terms:

1.1. The Easements shall be "floating", that is they are not currently located, but will be located pursuant to the terms hereof.

1.2. Upon further subdivision of each of the Parcels (the "Specific Parcels"), public rights-of-way shall be dedicated exclusively to the City within the Specific Parcels which will locate specific rights-of-way eventually providing access to all of the Non-Accessed Parcels at which time this floating easement shall terminate to the extent that it encumbers any of the Specific Parcels, or portions thereof, which have had rights-of-way dedicated through them, subject to the determination of the City that additional fixed easements are not required across the Specific Parcels to serve other Parcels. ~~The termination of the floating easement shall be noted on the plat which dedicates the specific rights-of-way.~~

1.3. In the event that the owner of any of the Non-Accessed Parcels (the "Developing Owner") desires to develop or put its parcel to use, prior to rights-of-way having been dedicated from the public street system to the Developing Owner's parcel (the "Developing Parcel"), the Developing Owner shall give written notice to the owner(s) (the "Crossed Owner") of the Grantors' Parcel(s) (the "Crossed Parcel") located between the Developing Parcel and the public street system (the "Access Notice"). The Crossed Owner shall have sixty (60) days following the Access Notice to dedicate a reasonably non-circuitous right-of-way from the public road system to the Developing Parcel which right-of-way shall be of a width and location acceptable to the City (the "Fixed ROW"). The Crossed Owner shall have no obligation to improve the Fixed ROW with roadway or utility improvements. Upon dedication of the Fixed ROW, the floating easement shall terminate to the extent that it encumbers the Crossed Parcel(s) through which the Fixed ROW has been dedicated subject to the determination by the City that additional fixed easements are not required to serve other Parcels. In the event that the Crossed Owner has not dedicated the Fixed ROW within the sixty (60) day period the Developing Owner shall have the right to locate the Fixed ROW across the Crossed Parcel(s) having a width and location acceptable to the City.



Mary Herrera Bern. Co. EASE R 23.00
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The Fixed ROW, whether its alignment is fixed by the Crossed Owner or by the Developing Owner, shall be fixed in a location reasonably consistent with any adopted City plans for the Parcels. The dedication of the fixed right-of-way shall be by plat or by a grant of easement in the form as attached as **Exhibit "C"**. Following the location of the Fixed ROW the owner of the Crossed Parcel(s) encumbered with the Fixed ROW shall have the right to relocate the Fixed ROW so long as: (a) the Crossed Owner bears all expense associated with such relocation, including removal of then existing improvements to the Fixed ROW and construction of replacement improvements of at least a comparable quality, (b) the relocated Fixed ROW enters and leaves the Crossed Parcel(s) in the same locations as it did prior to relocation, (c) there is at all times uninterrupted access to the Parcel(s) served by the Fixed ROW, and (d) the relocated ROW is of a width and location acceptable to the City and is reasonably consistent with any adopted City plans for the Parcels. In the event that the Fixed ROW is relocated the Easement in the location of the original Fixed ROW shall automatically terminate, subject to the City's subdivision ordinance requirements.

1.4. This Easement includes the right to enter upon the Grantors' Parcel(s) following establishment of the Fixed ROW at any time that it may become reasonably necessary to construct, maintain and repair the Fixed ROW, together with the right to remove trees, brush, undergrowth, and other obstructions interfering with the location, construction, and maintenance of said rights-of-way.

1.5. Grantors reserve the right to authorize or grant rights-of-way or other easements to third parties, which may be parallel to, cross over or bisect the Fixed ROWs.

1.6. In clearing the Fixed ROWs, the Developing Owner agrees to dispose of brush and other debris so as not to interfere with the movement of livestock of State agriculture lessees or the FCC Lease, and so as not to obstruct or interfere with any development of the SLO adjacent lands.

1.7 FCC shall have the right to dedicate to the City the Fixed ROWs, to the extent permitted by the FCC Lease.

1.8. The Developing Owner hereby agrees to carefully avoid destruction or injury to any improvements or livestock lawfully upon the Parcels, to close all gates immediately upon passing through same, and to pay promptly the reasonable and just damages for any injury or destruction arising from construction or maintenance of these Easements.

1.9. The rights granted herein are subject to valid existing rights.

1.10. SLO reserves the right to execute leases of the Parcels for oil and gas, coal, and minerals of whatsoever kind and for geothermal resources development and operation, the right to sell or dispose of same and the right to grant rights-of-way and easements related to such leasing.

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Mary Herrera Bern. Co. EASE R 23.00

1.11. In all matter affecting the Parcels or operations thereon, the beneficiaries of the Easements (the "Grantees"), their employees, agents and contractors shall, at their own expense, fully comply with all laws, regulations, rules, ordinances, and requirements of any governmental authority or agency, which may be enacted or promulgated, including, but not limited to, requirements or enactment's pertaining to conservation, sanitation, aesthetics, pollution, cultural properties, fire, or ecology, including those provisions of the New Mexico Cultural Properties Act, §§18-6-1 through 17, NMSA 1978, that attach criminal penalties to the appropriation, excavation, injury or destruction of any site or object of historical, archaeological, architectural, or scientific value located on state lands. In addition, Grantees, their employees, agents and contractors must comply with the provisions of the Pipeline Safety Act, §§ 70-3-11 through 20, NMSA 1978, and rules enacted pursuant to the Act, and agree to provide the Public Regulation Commission access to records of compliance.

1.12. Each Grantee, agrees to save and hold harmless, defend and indemnify the State of New Mexico, the Commissioner of Public Lands, and his agents or employees, in their official and individual capacities, of and from any and all liability, claims, losses, or damages arising out of or alleged to arise out of or indirectly arising from the negligence or wrongful intentional acts of their employees, agents, or contractors hereunder.

1.13. Each Grantee agrees to preserve and protect the natural environmental conditions of the land encompassed in this Easement, and to take those reclamation or corrective actions that are accepted soil and water conservation practices and that are deemed necessary by the SLO to protect the land from pollution, erosion, or other environmental degradation.

1.14. Each Grantee agrees to reclaim by grading, leveling, or terracing all areas disturbed by the construction or maintenance of the rights-of-way or operations thereon and to landscape such areas at its own cost and expense. Landscaping shall include the planting of native grasses, shrubs, or other vegetation so as to return disturbed areas to their natural state and prevent water and wind erosion.

1.15. These Easements shall become effective upon its execution by Grantors and filing in the Bernalillo County, New Mexico real estate records.

2. FCC Consent. FCC, as lessee of the FCC Lease Property pursuant to the FCC lease, consents to the terms of this Easement.

3. Expenses. Under no circumstances shall the terms of this Agreement obligate the State of New Mexico or the New Mexico Commissioner of Public Lands to construct any roadway or utility to improvements or to encumber its property except as expressly set out herein. In the event that pursuant to applicable law the Grantor is obligated to receive compensation for any rights-of-way granted pursuant to the terms

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Mary Herrera Bern. Co. EASE R 23.00

hereof, it shall be the obligation of the owner of the Non-Accessed Parcel requiring such right-of-way to pay such compensation.

4. Appurtenant. All rights and obligations contained in this Agreement shall run with, be appurtenant to, benefit and burden the Parcels described herein.

5. Subject to. This Agreement is subject to all matters of record and subject to the lease entered into by and between the SLO and the U.S. Department of Energy dated November 1, 2001.

6. Third Party Beneficiary. It is the intent of the parties that the City is a third party beneficiary of this Agreement. This Agreement may not be amended without the consent of the City.

7. Counterparts. This Agreement may be executed in counterparts.

Executed as of the day and year first set out above.

_____
Pat Lyons, Commissioner Of Public Lands Of
The State Of New Mexico

FOREST CITY COVINGTON NM, LLC, a
New Mexico limited liability company

By:_____
Michael Daly, Chief Operating Officer

THE REGENTS OF THE UNIVERSITY
OF NEW MEXICO, a constitutionally created
educational institution of the State of New Mexico

By: _____
David W. Harris, Acting President
University of New Mexico

Mary Herrera Bern. Co. EASE R 23.00
2006091310
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06/21/2006 08:54A
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Pat Lyons

Pat Lyons, Commissioner Of Public Lands Of
The State Of New Mexico

FOREST CITY COVINGTON NM, LLC, a
New Mexico limited liability company

By:_____
Michael Daly, Chief Operating Officer

THE REGENTS OF THE UNIVERSITY
OF NEW MEXICO, a constitutionally created
educational institution of the State of New Mexico

By: _____
David W. Harris, Acting President
University of New Mexico

APPROVED:

City Engineer

6-20-06
Date

6/20/06

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Mary Herrera Bern. Co. EASE R 23.00

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

The foregoing instrument was acknowledged before on _____, 2006, by Michael D. Daly, Chief Operating Officer of Forest City Covington NM, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

_____

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

The foregoing instrument was acknowledged before me on June 18th, 2006, by David W. Harris, Acting President, University of New Mexico, on behalf of The Regents of the University of New Mexico.

Emily R. Pazar
Notary Public

My Commission Expires:
February 18, 2008

Mary Herrera Bern. Co. EASE R 23.00

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

The foregoing instrument was acknowledged before on June 15th, 2006, by Michael D. Daly, Chief Operating Officer of Forest City Covington NM, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:
5/4/08

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

The foregoing instrument was acknowledged before me on _____, 2006, by David W. Harris, Acting President, University of New Mexico , on behalf of The Regents of the University of New Mexico.

Notary Public

My Commission Expires:

_____

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Page: 8 of 8
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Mary Herrera Bern. Co. EASE R 23.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation
- X 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)

V

P
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)

D
- ___ Street Name Change (Local & Collector)

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

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

APPLICATION INFORMATION:

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

APPLICANT: MESA DEL SOL, LLC PHONE: 505.400.3021
ADDRESS: 801 UNIVERSITY BLVD., SUITE 200 FAX: 505.242.2978
CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL:
Proprietary interest in site: OWNER List all owners:

DESCRIPTION OF REQUEST: BULK LAND PLAT, BULK LAND VARIANCE

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

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

Lot or Tract No. BULK LAND PLAT TR A-6-A,A-6-B, A-6-C MESA DEL SOL Block: Unit:
Subdiv/Addn/TBKA: INNOVATION PARK (A REPLAT OF TRACT A 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.): 1006516

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 3 Total area of site (acres): 67.3
LOCATION OF PROPERTY BY STREETS: On or Near: STRYKER ROAD/UNIVERSITY BLVD. SW
Between: and

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

SIGNATURE DATE April 22, 2011
(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	Action	S.F.	Fees
11DRB - - 70099	BLV		$ 240.00
11DRB - - 70100	PSF		$ 355.00
- -	ADV		$ 75.00
- -	CMF		$ 20.00
- -			$
			Total $ 595.00

Hearing date May 18, 2011

4-22-11
Planner signature / date

Project # 10060008

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
N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
N/A Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
N/A 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)

4-22-11
Applicant signature / date

Form revised **October 2007**

4-22-11
Planner signature / date

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

Application case numbers
11DRB - ____ - 70100
____ - ____ - ____
____ - ____ - ____

Project # 1006008

FORM V: SUBDIVISION VARIANCES & VACATIONS

☒ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

X Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
X Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
X Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
X Fee (see schedule)
X 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.

☐ **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)
4-22-11
Applicant signature / date

Form revised 4/07

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

Application case numbers
11DRB - - 70099
- -
- -

4-22-11
Planner signature / date

Project # 10060008

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 May 3, 2011 To May 18, 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.

(Applicant or Agent) 4-22-11 (Date)

I issued 1 signs for this application, 4-22-11 (Date) (Staff Member)

DRB PROJECT NUMBER: 10016006

Rev. 1/11/05

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

April 22, 2011

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

Re: Mesa del Sol Tract A-6 – Bulk Land Plat and Variance Request

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
- Twenty-four (24) copies of Bulk Land Plat
- Submittal Fees

This bulk land plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. The plat consists of the creation of three bulk land tracts from a single existing tract which is zoned Planned Community Residential and will include a request for a Bulk Land Variance for all of the infrastructure improvements.

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

Sincerely,

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

CJS/di
Enclosures

cc: Manny Barrera, Mesa Del Sol, LLC.

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.

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

April 11, 2011

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

This letter will serve to notify you that on **April 11, 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 **(DRB SUBMITTAL) – BULK LAND PLAT OF TRACTS A-1 THRU A-6, MESA DEL SOL INNOVATION PARK (A REPLAT OF TRACT A, MESA DEL SOL INNOVATION PARK) LOCATED BETWEEN UNIVERSITY BOULEVARD SE AND STRYKER ROAD SE** zone map **R-15-16 AND S-15-16.**

Our records indicate that as of April 11, 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 or by fax at (505) 924-3913.

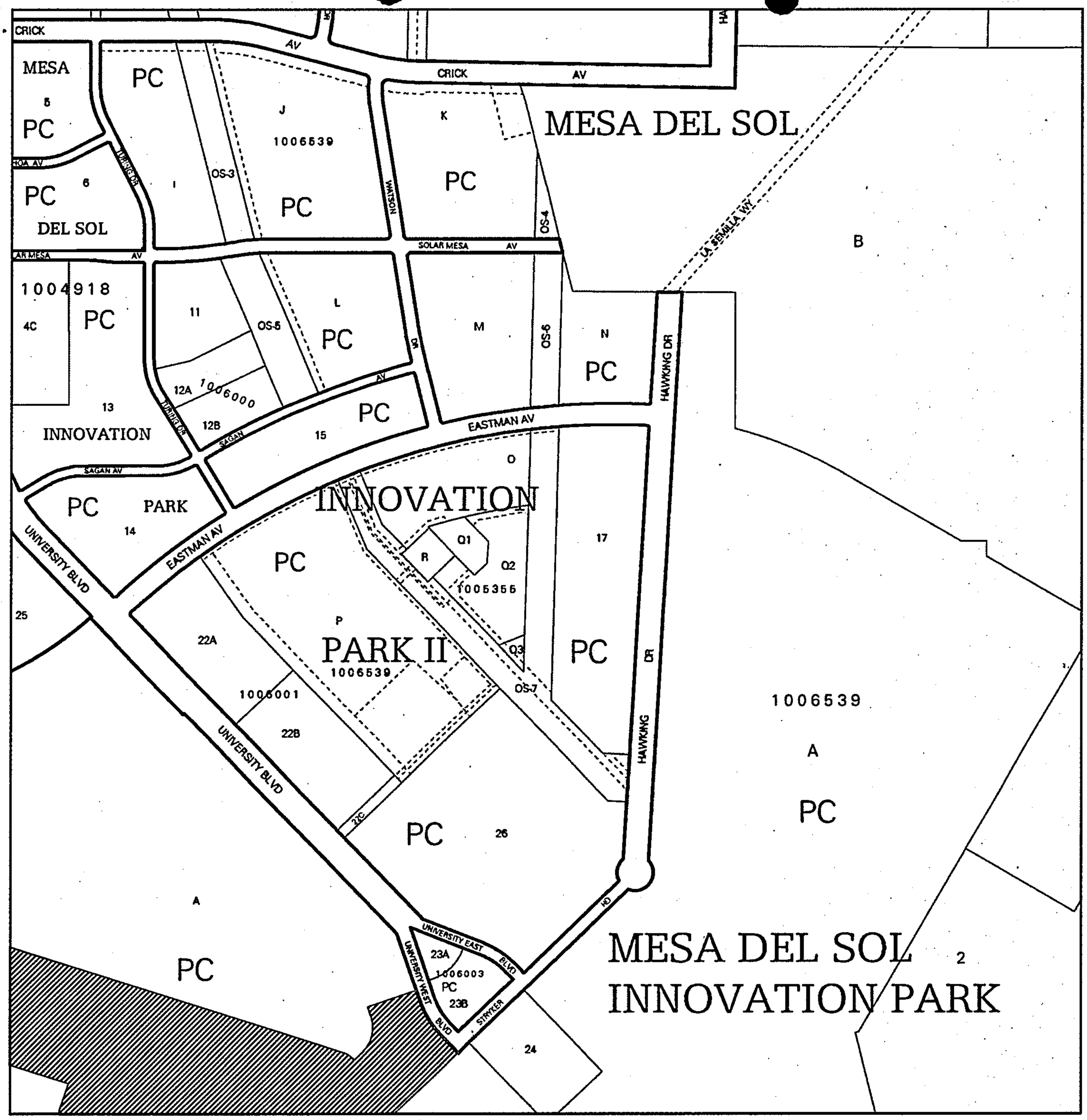
Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(11/10/10)

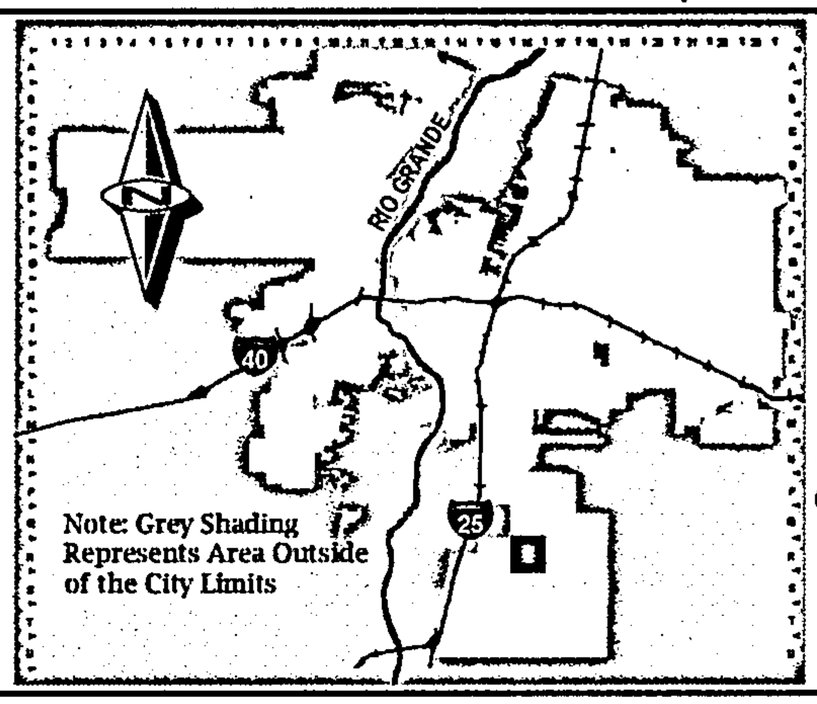
RECEIVED APR 11 2011



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



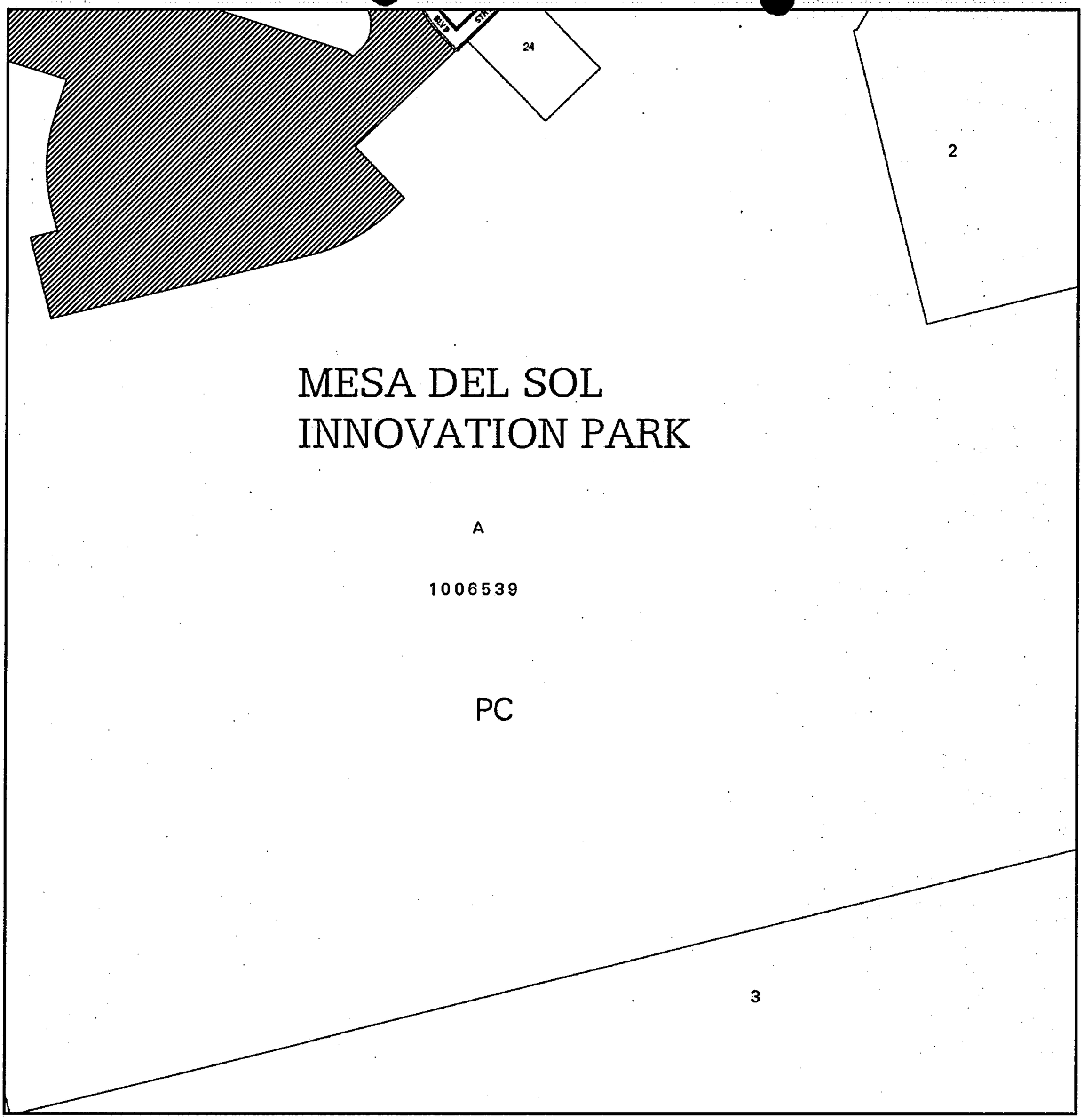
Zone Atlas Page:

R-16-Z

Selected Symbols

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

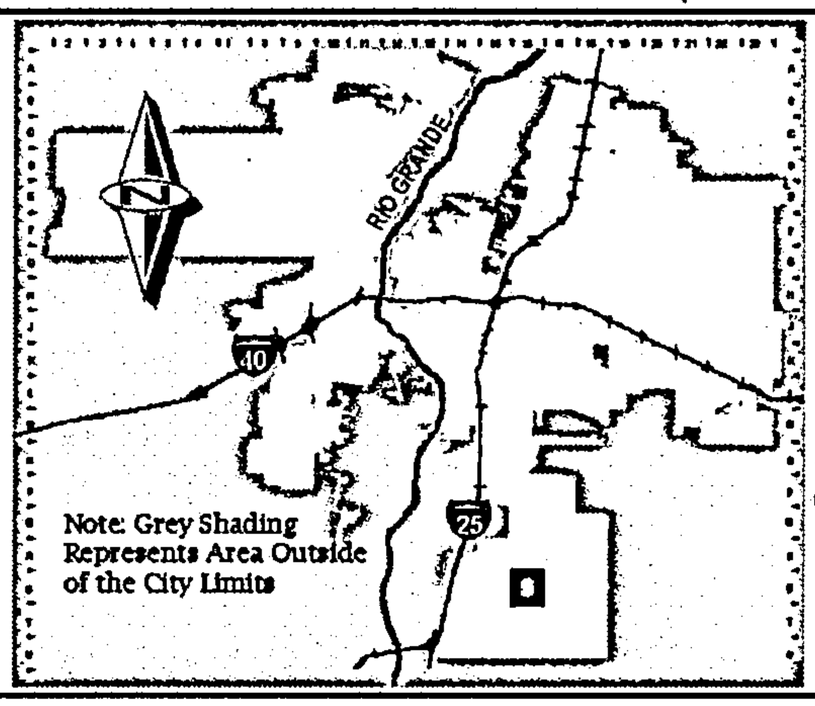
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



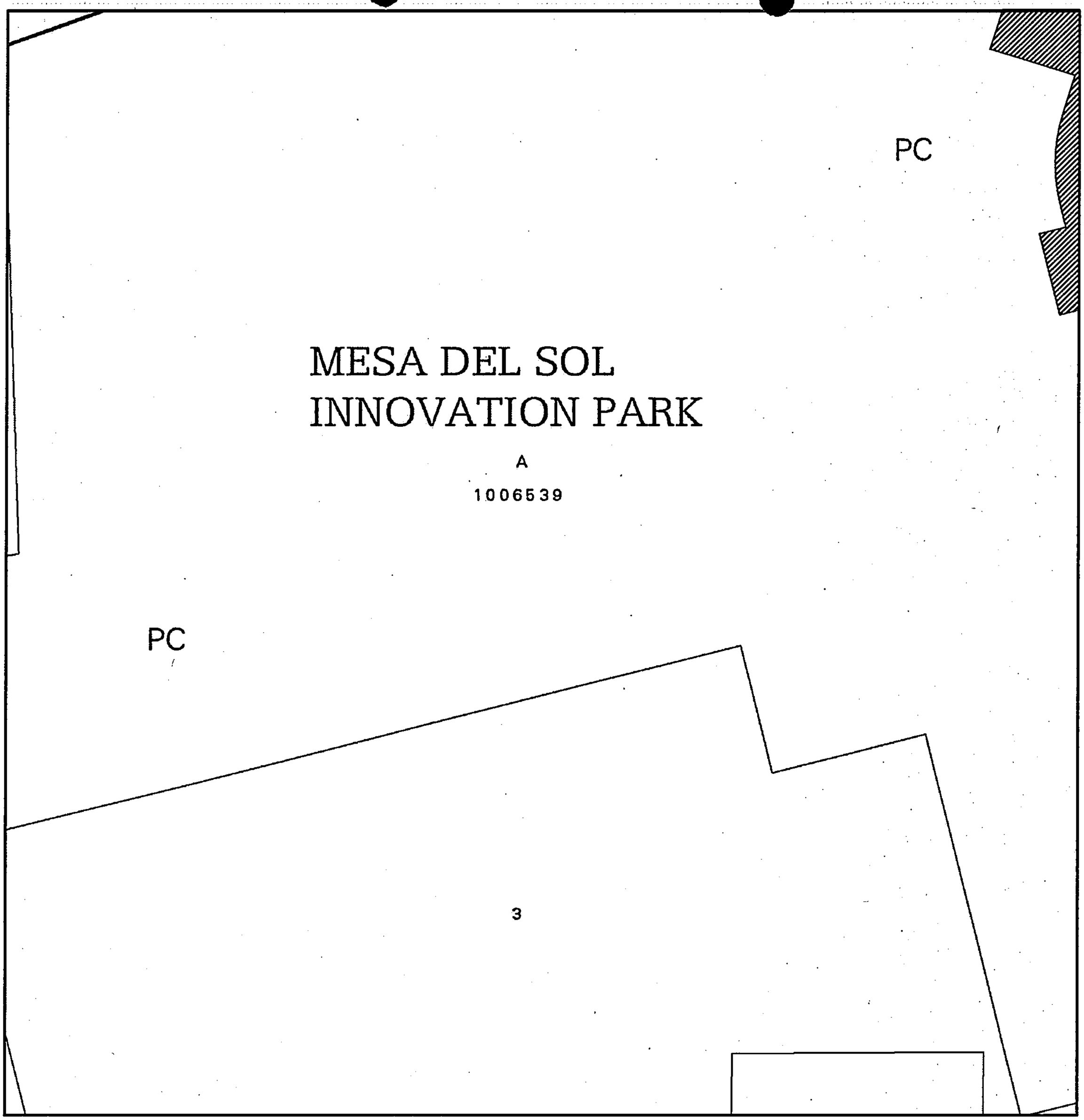
Zone Atlas Page:

S-16-Z

Selected Symbols

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

0 750 1,500 Feet



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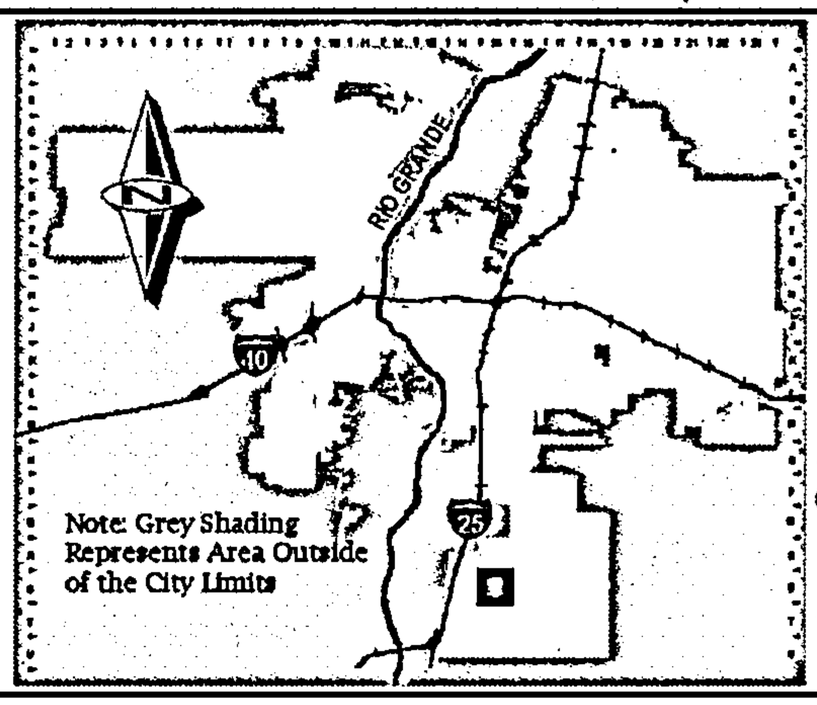
Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

S-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

0 750 1,500 Feet

JOURNAL PAVILION

Mesa del Sol Regional
Recreation Complex

13
1004075

MESA DEL SOL
SU-1/URBAN REGIONAL PARK

CRICK
MESA
5
PC
BLVD
OCHOA AV
PC
DEL
SOLAR MESA
1004
4C
UNIVERSITY
INN
UNIVERSITY
25

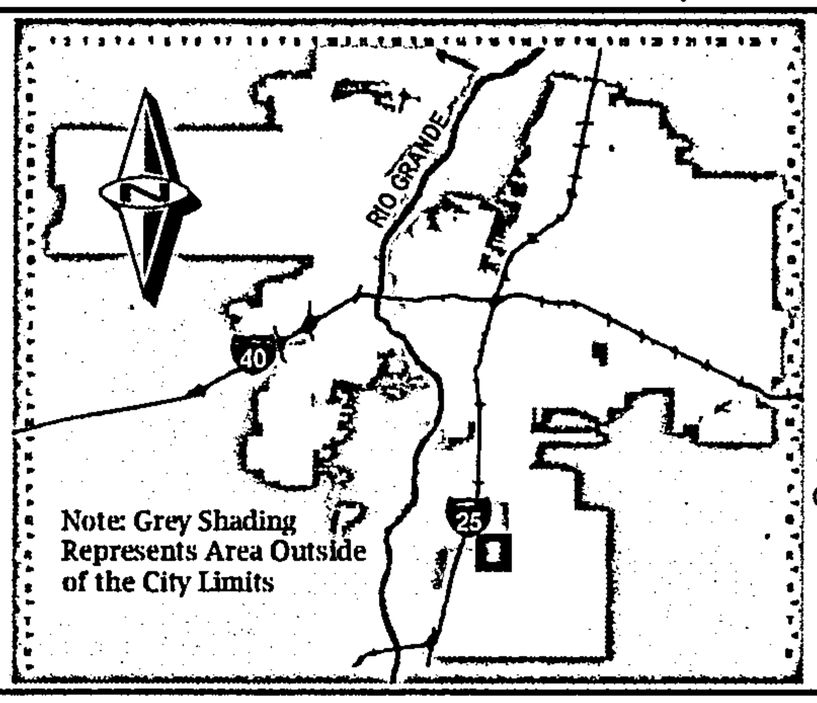
PC

MESA DEL SOL
INNOVATION PARK

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

Albuquerque Geographic Information System

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

0 750 1,500 Feet

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 __X__ 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

6539

6008

DXF Electronic Approval Form

DRB Project Case #: 1006008

Subdivision Name: MESA DEL SOL INNOVATION PARK II TRACTS I1 & I-2

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information: 823-1000

DXF Received: 4/14/2011 Hard Copy Received: 4/14/2011

Coordinate System: NMSP Grid (NAD 83)

Approved 04-14-2011 Date

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

AGIS Use Only

Copied fc**6008** to agiscov on **4/14/2011** Contact person notified on **4/14/2011**

Michael Balaskovits

From: Zamora, David M. [dmzamora@cabq.gov]
Sent: Thursday, April 14, 2011 8:40 AM
To: Mary Cole
Cc: Michael Balaskovits; Robert Gromatzky
Subject: Project No. 1006008

The .dxf file for Project No. 1006008 (Mesa Del Sol Innovation Park II) has been approved.

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
505.924.3929 phone
505.924.3812 fax
www.cabq.gov/planning/agis/
dmzamora@cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- X 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)

V

P
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)

D
- ___ Street Name Change (Local & Collector)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNON HUSTON INC. PHONE: 1.505.823.1000
ADDRESS: 7500 JEFFERSON STREET NE FAX: 1.505.798.7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: MBALASKOVITS@BHINC.COM

APPLICANT: MESA DEL SOL, LLC PHONE: 1.505.400.3021
ADDRESS: 5700 UNIVERSITY WEST SE BLVD., SUITE 310 FAX: 1.505.242.2978
CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL:
Proprietary interest in site: ___ List all owners: ___

DESCRIPTION OF REQUEST: FINAL PLAT

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

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

Lot or Tract No. TRACTS I-1 AND I-2 Block: ___ Unit: ___
Subdiv/Addn/TBKA: MESA DEL SOL INNOVATION PARK II
Existing Zoning: PC Proposed zoning: PC MRGCD Map No ___
Zone Atlas page(s): R-16 UPC Code: 101605108647920610

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1006008

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? X
No. of existing lots: 1 TRACT No. of proposed lots: 2 Total area of site (acres): 10.1099 AC.
LOCATION OF PROPERTY BY STREETS: On or Near: EAST OF UNIVERSITY BLVD
Between: SOUTH OF CRICK CROSSING and NORTH OF FRITTS CROSSING

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

SIGNATURE ___ DATE ___
(Print) MICHAEL BALASKOVITS Applicant: ☐ Agent: X

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	Action	S.F.	Fees
11DRB - 42 - 7009			$ Ø
			$
			$
			$
			$
			Total $ Ø

Hearing date April 20, 2011

4-12-11 Project # 1006008
Planner signature / date

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.**

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

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

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

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

Amended preliminary plat approval expires after one year

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

MICHAEL BALASKOVITS
Applicant name (print)
4/12/11
Applicant signature / date

Form revised **October 2007**

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

Application case numbers 42
11DRB-_____-700[redacted]
_____-_____-_____
_____-_____-_____

4-12-11
Planner signature / date

Project # 1006008

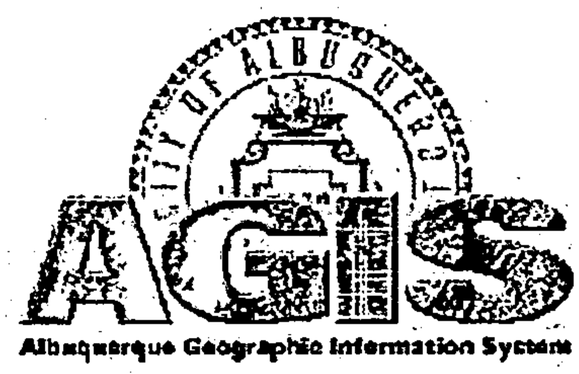
MESA DEL SOL

INNOVATION

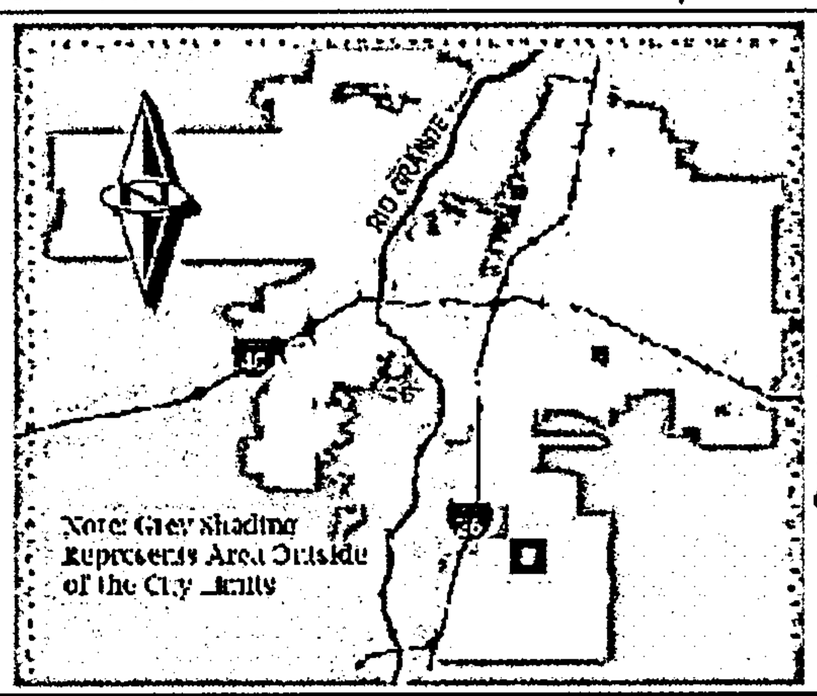
PARK II

MESA DEL SOL INNOVATION PARK

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



Map amended through: 2/1/2010



Zone Atlas Page:

R-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- 1/4 Buffer Zone
- Petroglyph Mon.
- Escapement
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 500 1,000 Feet

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

April 12, 2011

Mr. Jack Cloud
Planning Manager, DRB Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Final Plat Approval
A Replat of Tract I, Mesa Del Sol Innovation Park II

Dear Jack:

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

- Development Review Applications
- Six (6) copies of the Final Plat
- Six (6) copies of the infrastructure list
- Zone Atlas Map showing the location of the property
- Letter justifying and describing request

The site is located on the east side of University Blvd.SE between Crick Crossing and Fritts Crossing SE, east of Turning Drive SE. This request is to replat1 existing tract into 2 for the purpose of conveying proposed Tracts I-1 and I-2.

Please place this item on the DRB Agenda to be heard on April 20, 2011. If you have any questions or require additional information, please contact me.

Sincerely,

Michael Balaskovits, P.E.
Project Manager
Community Development & Planning

MB/di
Enclosures

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor **Richard Dineen, Director**

Interoffice Memorandum

DATE February 14, 2008

Subject: **Albuquerque Archaeological Ordinance—Compliance Documentation**

Project Number(s):
Case Number(s):
Agent: **Bohannan-Huston**
Applicant: **Forest City Covington**
Legal Description: **S ½ Section 15, T9N, R3E**
Acreage: **107.7 acres**
Zone Atlas Page: **Q-16**

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
A Class I and Class III Survey of 43.6 Hectares (107.7 Acres) for the Project Light Substation on Mesa del Sol, Albuquerque, Bernalillo County, NM by McEnany, Brown, and Brown (Kenneth Brown PhD, P.I.) NMCRIS#109134.

RECOMMENDATION(S):

- ***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

Michael Balaskovits

From: Curran, Kevin J. [kcurran@cabq.gov]
Sent: Friday, April 08, 2011 12:47 PM
To: Michael Balaskovits; Cloud, Jack W.
Cc: Rael, Jane E.; Woodall, Stephen P.; Jeff Mulbery; James Topmiller; Barrera, Manny; Karen Arfman; John Myers; Dourte, Richard H.
Subject: RE: Mesa del Sol Tract I replat and SIA submittal

Michael,

I don't see a problem submitting for final plat on April 12. If you give me 24hr notice I can have a 48hr turnaround on the legal review on the SIA. The problem will be if the SIA needs to be sent back for corrections.

Kevin J. Curran
Assistant City Attorney
t 505-768-4657
f-505-768-4525

Kcurran@cabq.gov

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS CONFIDENTIAL, EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW, AND PROTECTED BY THE ATTORNEY-CLIENT PRIVILEGE

From: Michael Balaskovits [mailto:mbalaskovits@bhinc.com]
Sent: Friday, April 08, 2011 8:36 AM
To: Curran, Kevin J.; Cloud, Jack W.
Cc: Rael, Jane E.; Woodall, Stephen P.; Jeff Mulbery; James Topmiller; 'Barrera, Manny'; 'Karen Arfman'; 'John Myers'; Dourte, Richard H.
Subject: Mesa del Sol Tract I replat and SIA submittal

Good morning all, I've talked with many of you concerning the SIA procedure B and the current replat of Tract I Mesa del Sol Innovation Park II (DRB Project # 1006008) and we are now at a point where the recording of the plat has become critical.

To give a little bit of background, the plat has gone through DRB under a minor subdivision submittal and we've received preliminary plat approval with a signed infrastructure list. The scheduled closing of this property has came and past and we are currently working as hard as we can to complete this process and have had to extend the closing. We've coordinated closely with DRC regarding the preparation of the financial guarantee amount, finalized the SIA, and obtained the bond in order to submit our SIA for review and recordation. We have finally completed all of those steps and our SIA is currently with the Design Review Committee as of Tuesday (4/5).

After talking extensively with Jane and Stephen, they have informed Manny and I that the review/recordation of this SIA can take approximately 2 weeks. With that said, and being the optimists that we are, we would like to submit the final plat to DRB April 12th, which is a week into the review process of the SIA, in hopes that the SIA will be recorded within that 2 week period which would give us a recorded SIA in hand (4/19) for our hearing (4/20). Jack has requested that I run this through you, Kevin, to ensure this is acceptable. Would you please respond to this email as soon as you get a chance with your thoughts and let us know if you see any issues with us submitting Tuesday (4/12). This will help us eliminate a week from the review process. Thank you all for your time and energy in this matter.

Mike Balaskovits, PE, LEED AP
Project Manager
Community Development and Planning

ect line: 505.798.7891

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

~Please consider the environment before printing this e-mail~

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Current DRC
Project No. _____

Date Submitted: March 1, 2010
Date Site Plan for Bldg Permit Appr _____
Date Site Plan for Sub. Approved: _____
Date Preliminary Plat Approved: 3-2-11
Date Preliminary Plat Expires: 3-2-12

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

DRB Project No. 1006008

TRACT I-1 AND I-2
(Mesa del Sol, Innovation Park II)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
		36' FC-FC PLUS HALF OF MEDIAN (9FT)	PAVED ROADWAY, STRIPING, CURB AND GUTTER, STREET LIGHTS (1/2 STREET IMPROVEMENT - 525 LF APPROX.; 90' F TO F AT FULL BUILD OUT)	CRICK CROSSING (SOUTH SIDE OF ROW).	TURING DR.	EASTERN BOUNDARY OF TRACT OS-3 MESA DEL SOL INNOVATION PARK II	/	/	/
		28' FC-FC	PAVED ROADWAY, STRIPING, CURB AND GUTTER, STREET LIGHTS (APPROX.1,120 LF)	TURING DR.	CRICK CROSSING	FRITTS CROSSING	/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER LINE, AS REQ'D (APPROX 875LF)	TURING DR.	FRITTS CROSSING	JUST SOUTH OF CRICK CROSSING	/	/	/
			PUBLIC STORM DRAIN IMPROVEMENTS						
		24" DIA-SD	RCP STORM DRAIN W/ NEC. INLET	CRICK CROSSING	SUMP IN CRICK CROSSING	TRACT OS-3	/	/	/
		18"-24" DIA-SD	RCP STORM DRAIN W/ NEC. MH'S, LATERALS & INLETS (APPROX. 130LF)	TURING DR.	SUMP	EASTERN ROW OF TURING DR.	/	/	/
		24"-42" DIA-SD	RCP OR HDPE/HP (W/APPROPRIATE FINANCHIAL GUARANTEE) STORM DRAIN W/ NEC. MH'S, LATERALS & INLETS	PUBLIC DRAINAGE EASEMENT WITHIN PROPOSED TRACT I-2	EASTERN ROW OF TURING DR.	TRACT OS-3	/	/	/

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

AGENT/OWNER

MICHAEL J. BALASKOVITS 3/1/2011
PREPARED BY: PRINT NAME DATE

BOHANNAN HUSTON INC.
FIRM:

SIGNATURE

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

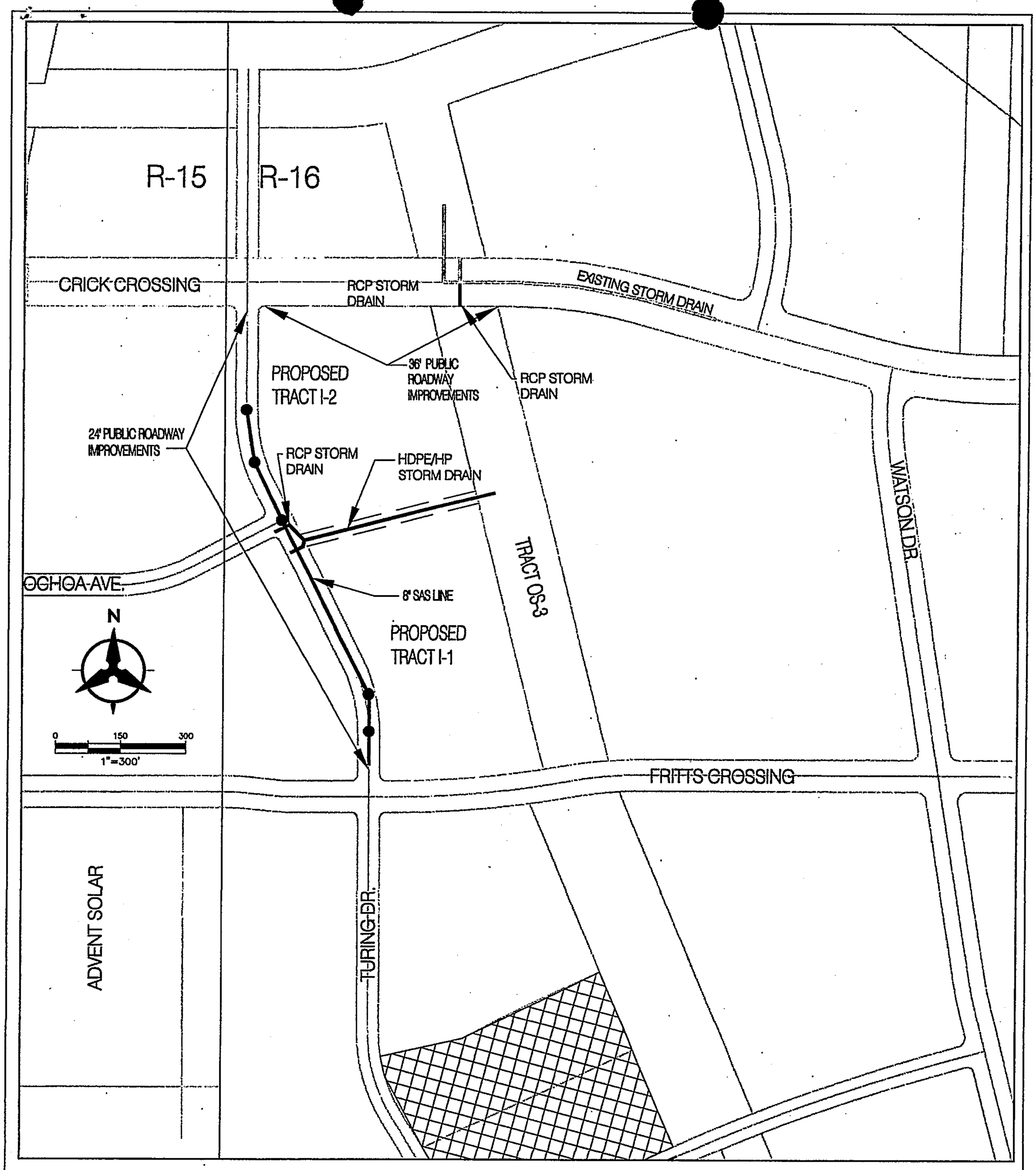
DRB CHAIR	3-2-11 DATE	PARKS & GENERAL SERVICES	3/2/11 DATE
TRANSPORTATION DEVELOPMENT	03-02-11 DATE	AMAFCA	DATE
UTILITY DEVELOPMENT	03/02/11 DATE	CITY ENGINEER	3-2-11 DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



TRACT I EXHIBIT - DRB #1006008
ZONE ATLAS MAP R-16

Bohannan ▲ Huston INC.

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

DRAWN BY:	MJB	DATE:	03/02/2011
		PROJECT NO. 20110249	SHEET NO.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D) — D
- ___ Storm Drainage Cost Allocation Plan

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNON HUSTON INC. PHONE: 823.1000
ADDRESS: 7500 JEFFERSON STREET NE FAX: 798.7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: MBALASKOVITS@BHINC.COM

APPLICANT: MESA DEL SOL, LLC PHONE: 400.3021
ADDRESS: 5700 UNIVERSITY WEST SE BLVD., SUITE 310 FAX: 242.2978
CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: ___
Proprietary interest in site: ___ List all owners: ___

DESCRIPTION OF REQUEST: FINAL PLAT

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

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

Lot or Tract No. TRACTS I-1 AND I-2 Block: ___ Unit: ___
Subdiv/Addn/TBKA: MESA DEL SOL INNOVATION PARK II
Existing Zoning: PC Proposed zoning: PC MRGCD Map No ___
Zone Atlas page(s): R-16 UPC Code: ___

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 07-DRB-70048, 1006539 (MDS Innovation Park) 08DRB-70249, 1006539 (MDS Innovation Park II)

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? X
No. of existing lots: 1 TRACT No. of proposed lots: 2 Total area of site (acres): 10.1099 AC.
LOCATION OF PROPERTY BY STREETS: On or Near: EAST OF UNIVERSITY BLVD
Between: SOUTH OF CRICK CROSSING and NORTH OF FRITTS CROSSING

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

SIGNATURE ___ DATE ___
(Print) MICHAEL BALASKOVITS Applicant: ☐ Agent: X

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	Action	S.F.	Fees
11DRB - ___ - 70042	P&F	___	$ 285.00
___ - ___ - ___	CMF	___	$ 20.00
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total $ 305.00

Hearing date March 2, 2011

2-22-11
Planner signature / date

Project # 1006008

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.**

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

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

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

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

Amended preliminary plat approval expires after one year

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

Michael Balaskovits
Applicant name (print)

Applicant signature / date

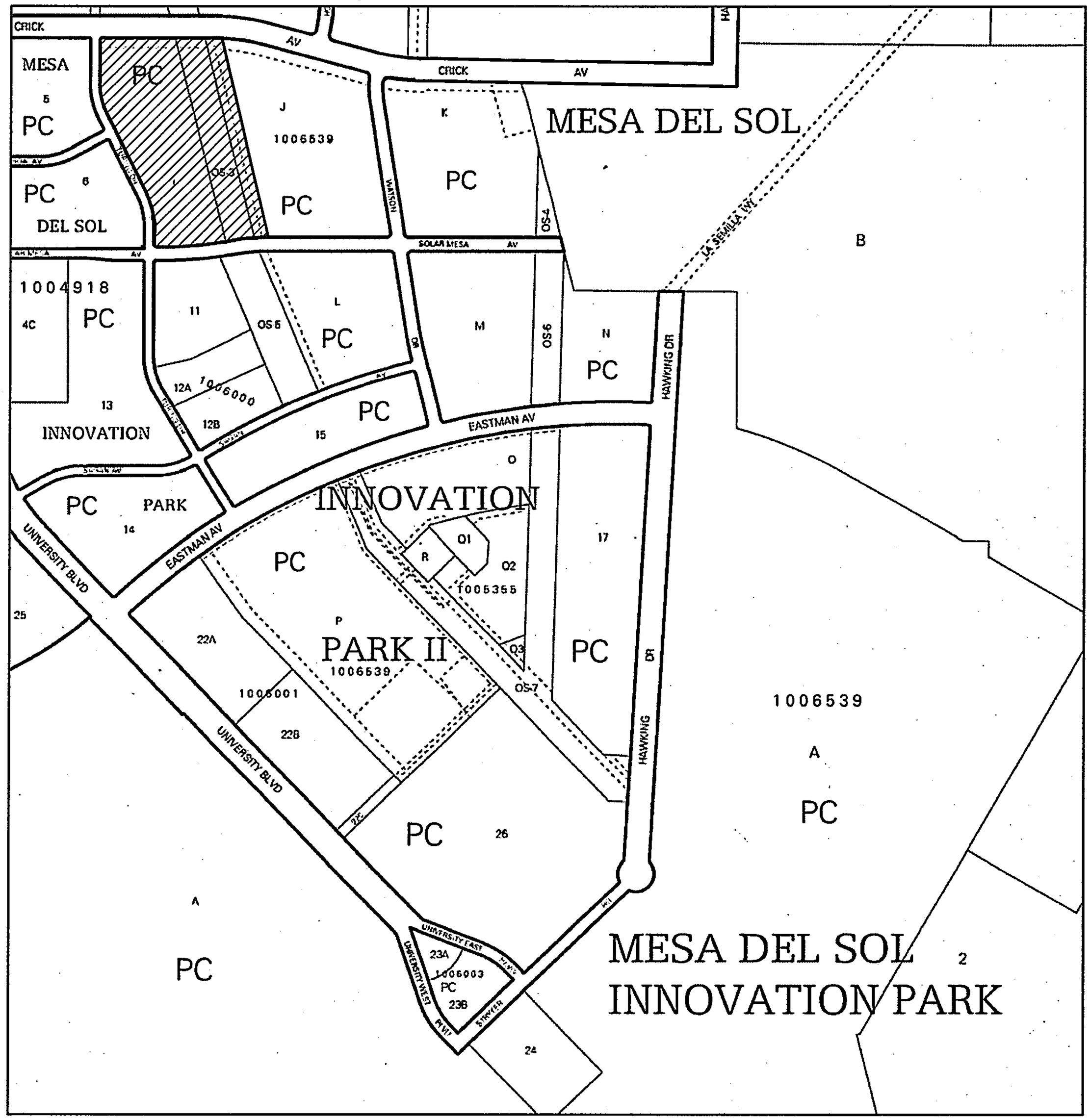
Form revised **October 2007**

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

Application case number(s)
11DRB - - 70012
- -
- -

2-22-11
Planner signature / date

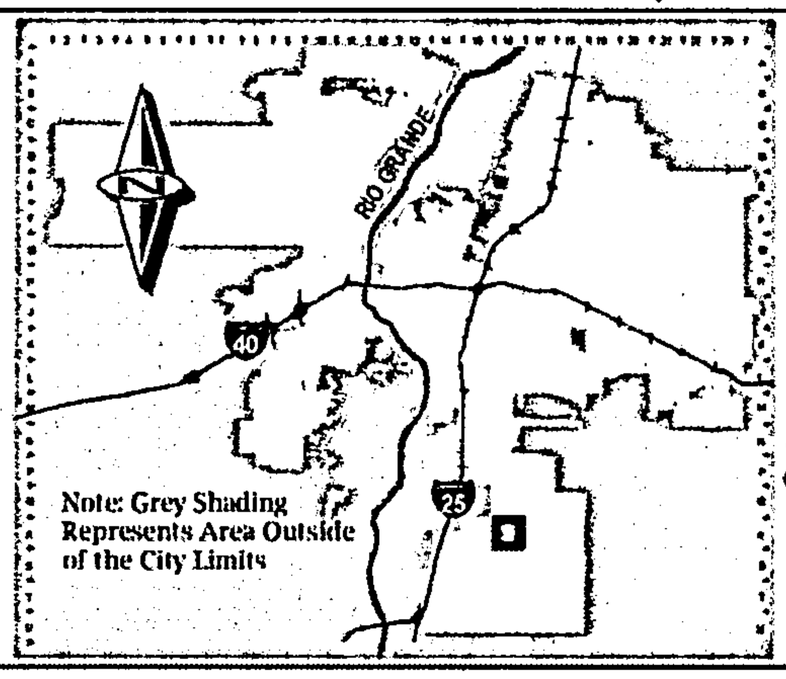
Project # 1006608



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

R-16-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

February 22, 2011

Mr. Jack Cloud
Planning Manager, DRB Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Preliminary / Final Plat Approval
A Replat of Tract I, Mesa Del Sol Innovation Park II

Dear Jack:

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

- Development Review Applications
- Six (6) copies of the Final Plat
- Six (6) copies of the infrastructure list
- Zone Atlas Map showing the location of the property
- Fee in the amount of $305.00.
- Letter justifying and describing request.

The site is located on the east side of University Blvd.SE between Crickcrossing and Fritts Crossing SE. east of Turning Drive SE. This request is to replat 1 existing tract into 2 for the purpose of conveying proposed Tracts I-1 and I-2.

Please place this item on the DRB Agenda to be heard on March 2, 2011. If you have any questions or require additional information, please contact me.

Sincerely,

Michael Balaskovits, P.E.
Project Manager
Community Development & Planning

MB/tms
Enclosures

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor **Richard Dineen, Director**

Interoffice Memorandum

DATE February 14, 2008

Subject: **Albuquerque Archaeological Ordinance—Compliance Documentation**

Project Number(s):
Case Number(s):
Agent: **Bohannan-Huston**
Applicant: **Forest City Covington**
Legal Description: **S ½ Section 15, T9N, R3E**
Acreage: **107.7 acres**
Zone Atlas Page: **Q-16**

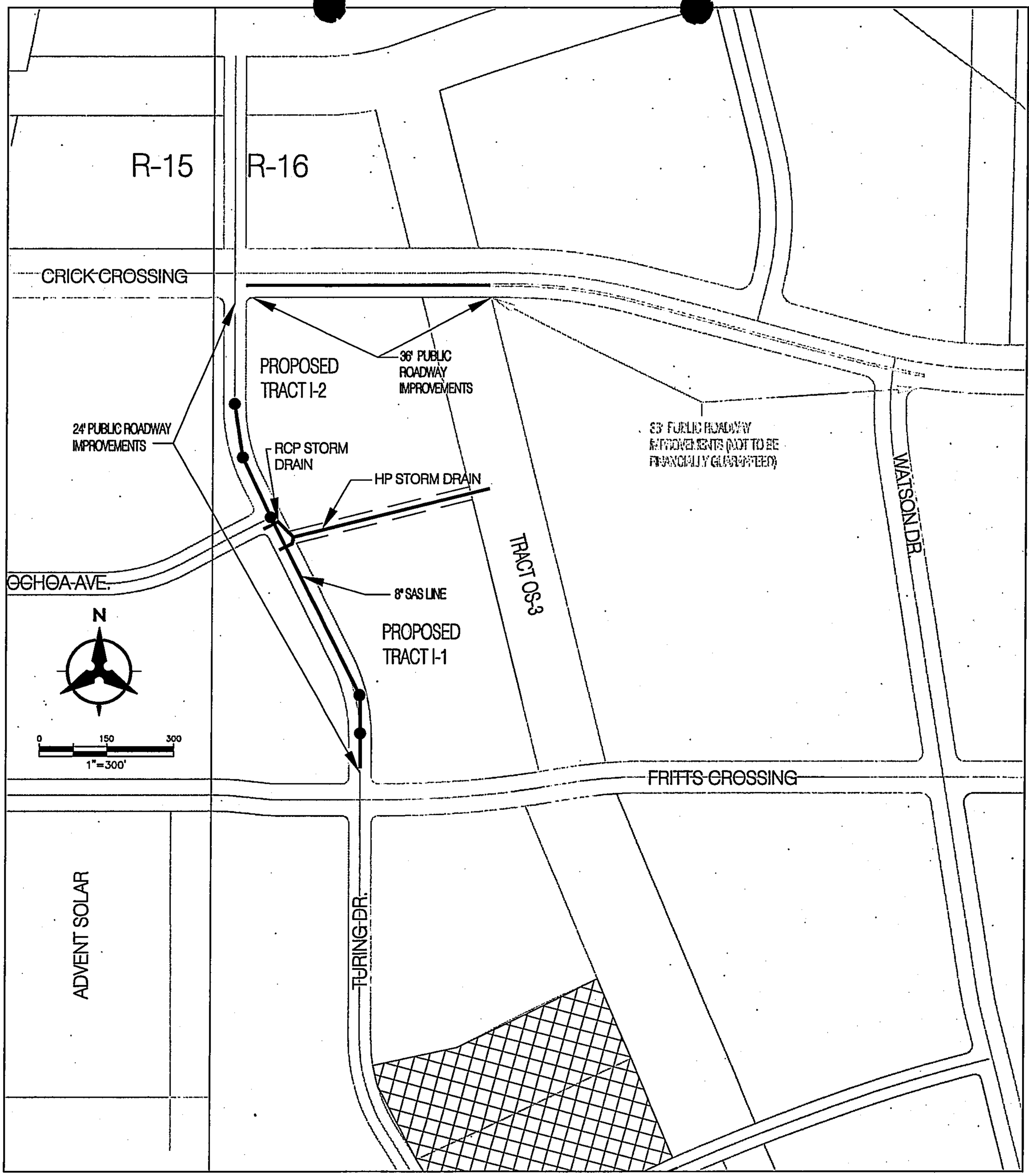
CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
A Class I and Class III Survey of 43.6 Hectares (107.7 Acres) for the Project Light Substation on Mesa del Sol, Albuquerque, Bernalillo County, NM by McEnany, Brown, and Brown (Kenneth Brown PhD, P.I.) NMCRIS#109134.

RECOMMENDATION(S):

- ***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



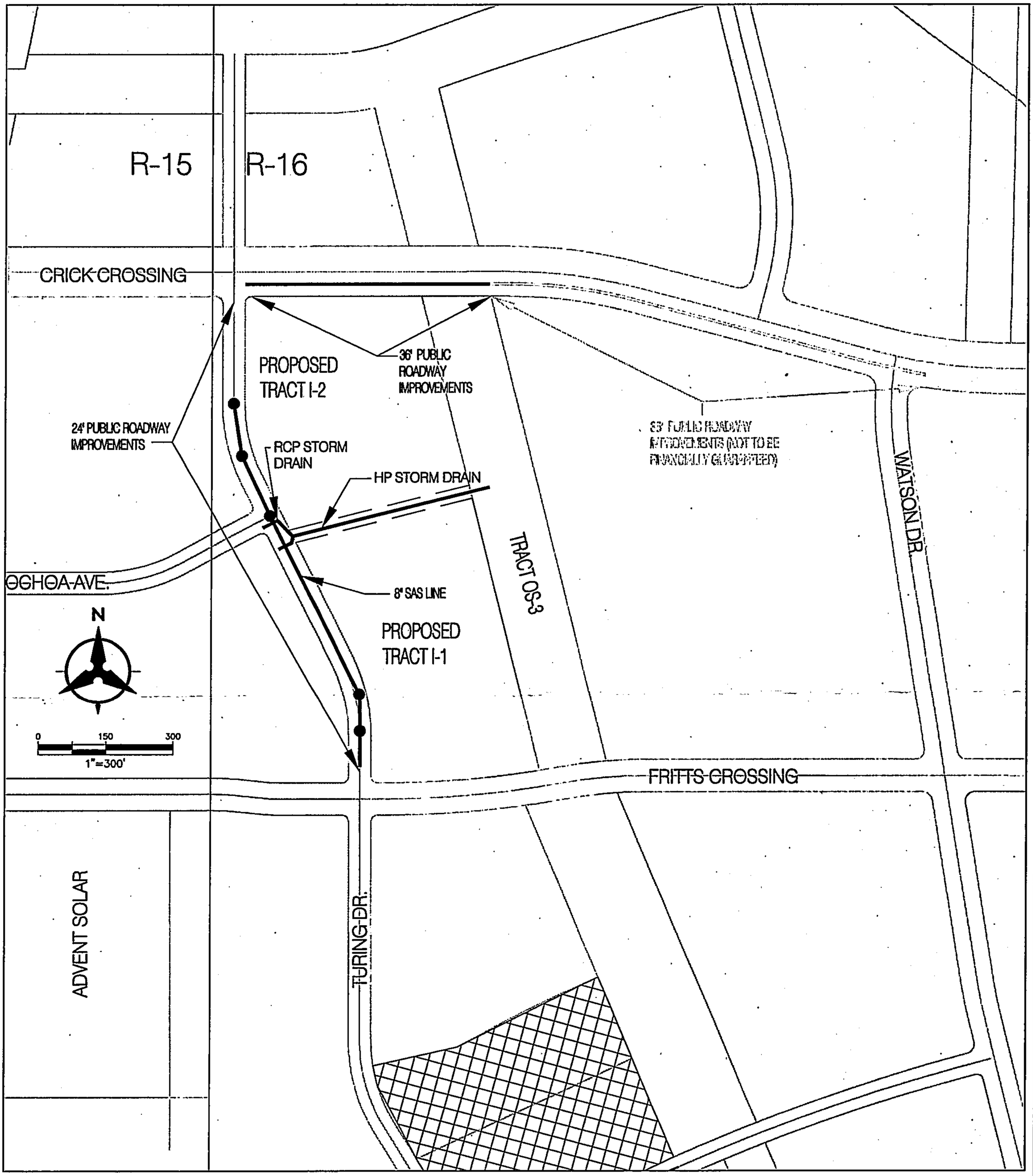
TRACT I EXHIBIT - DRB #1006_____
ZONE ATLAS MAP R-16

Bohannan ▲ Huston INC.

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

DRAWN BY:	MJB	DATE:	02/22/2011
CHECKED BY:		PROJECT NO. 20110249	SHEET NO.



TRACT I EXHIBIT - DRB #1006_____
ZONE ATLAS MAP R-16

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ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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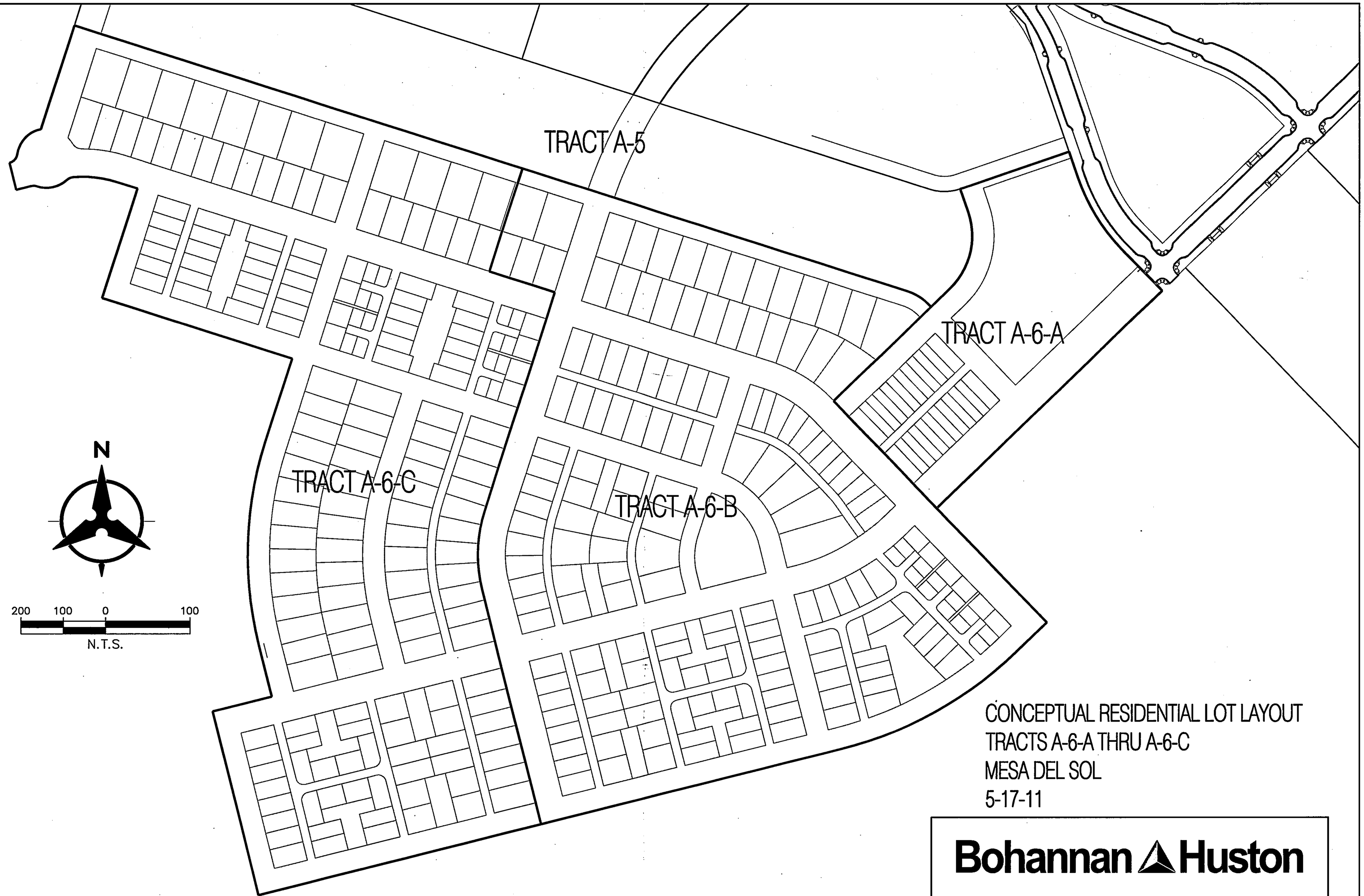
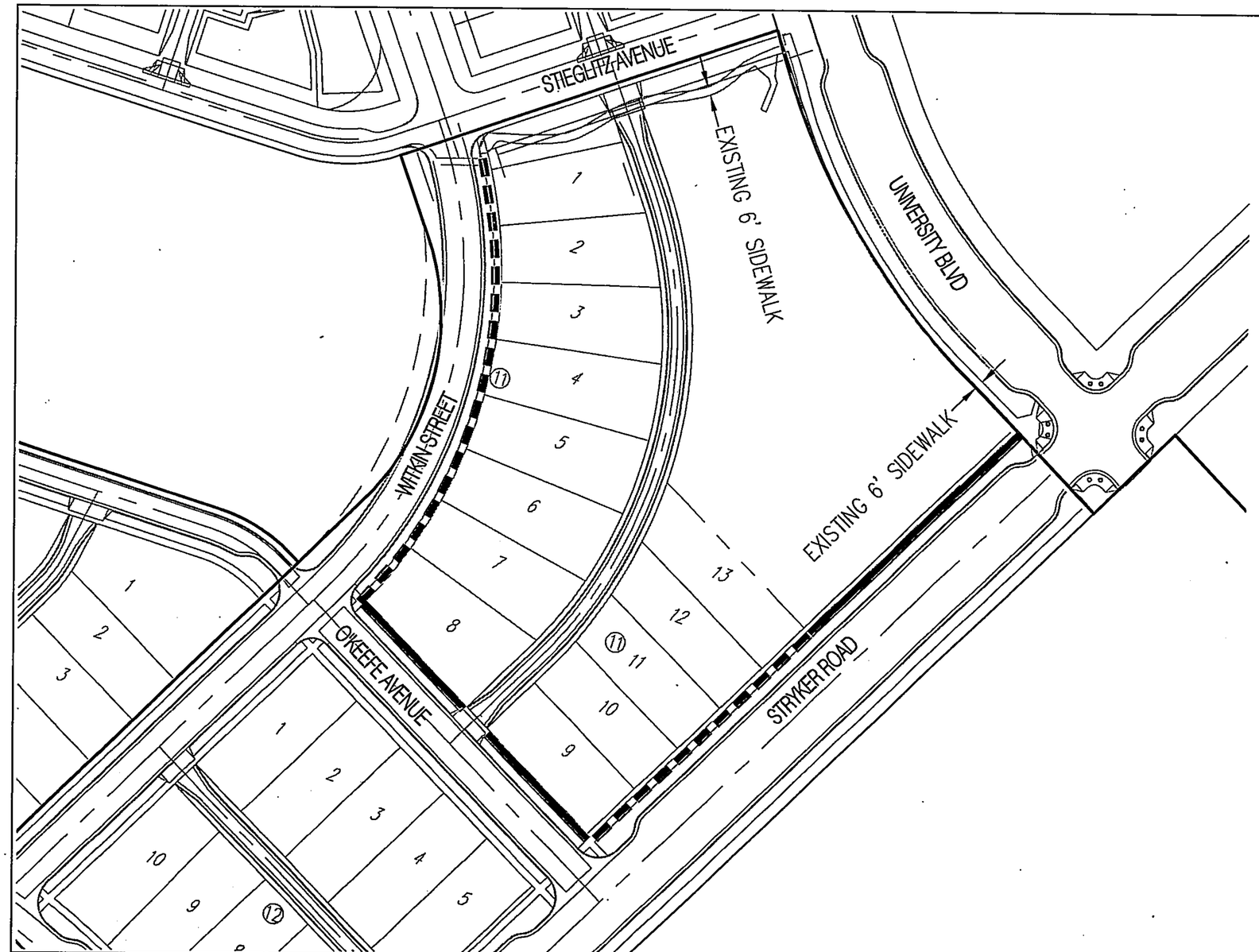


CONCEPTUAL RESIDENTIAL LOT LAYOUT
TRACTS A-6-A THRU A-6-C
MESA DEL SOL
5-17-11

Bohannan Huston

1006008

MESA DEL SOL
MONTAGE UNIT 3A
SIDEWALK DEFERRAL
EXHIBIT "B"



- - - - - 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.

N

0 25 50 100

1" = 100'

Mesa del Sol

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

PROJECT #: 1006008
DATE: 5-21-14 14-70119(PP) 14-70120 TDS

MESA DEL SOL
MONTAGE UNIT 3B
SIDEWALK DEFERRAL
EXHIBIT "B"

- - - - - 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.

Notes:

1. Sidewalks on west side of Strand Loop and south side of Scorsese Ave will be constructed as part of future development.

2. Sidewalks adjacent to Tract A-1 on east side of Stryker Road and the north side of Dekooning Loop will be constructed as part of future development.

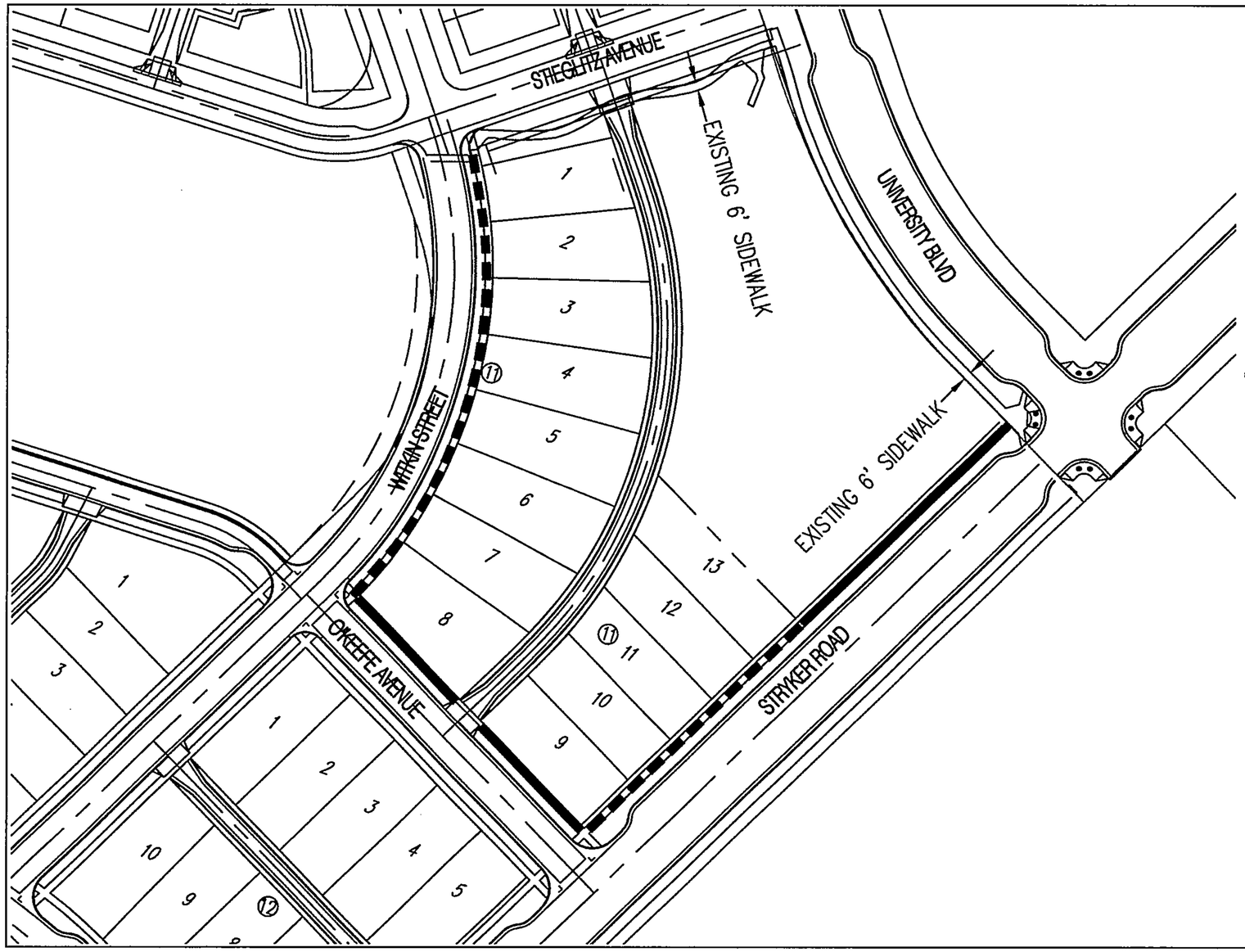
N.T.S.

Mesa del Sol

Bohannan ▲ Huston

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

MESA DEL SOL
MONTAGE UNIT 3A
SIDEWALK DEFERRAL
EXHIBIT "B"



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.

Notes:

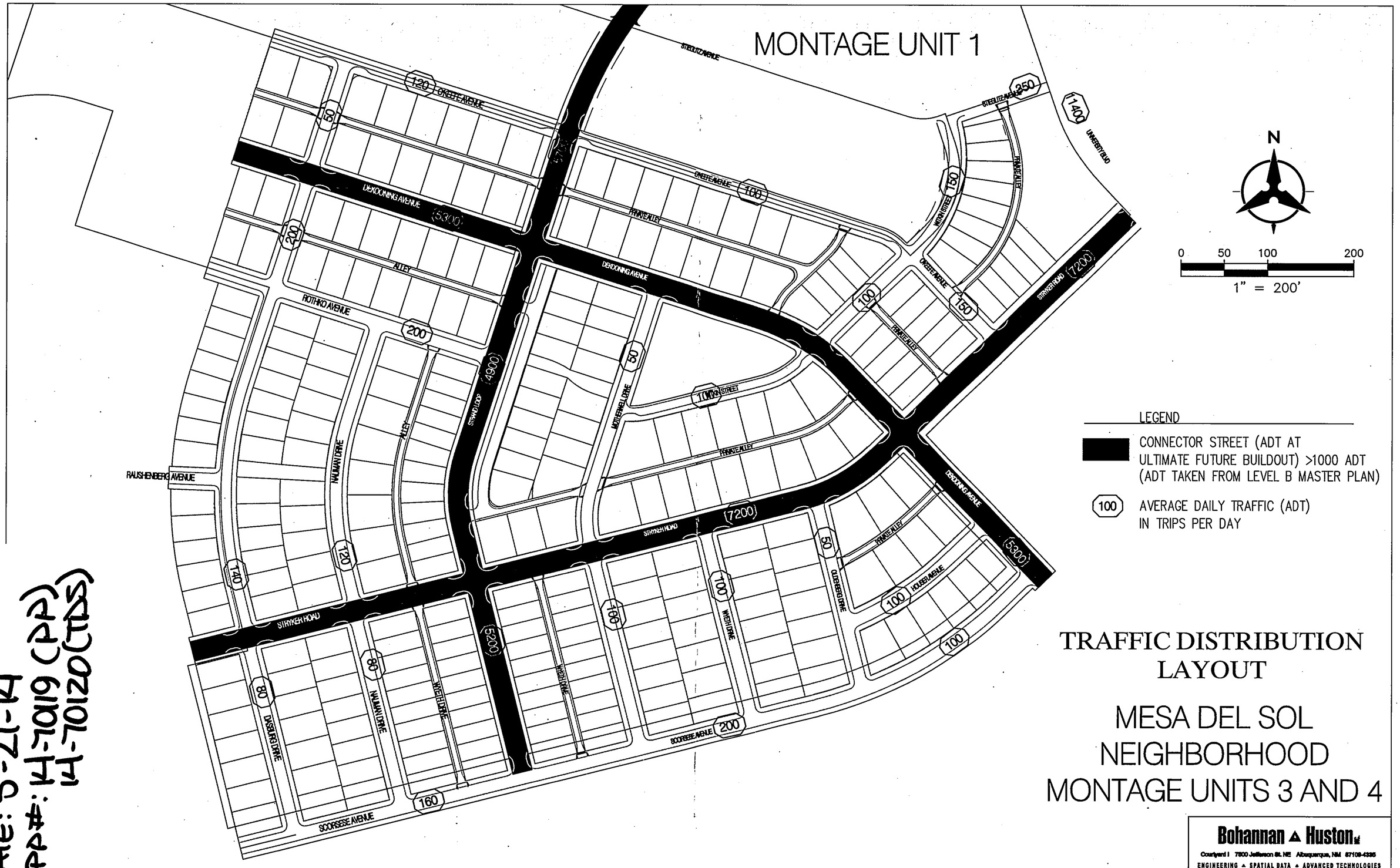
1. Sidewalks on east side of Stryker Road and south side of O'keefe Ave will be constructed as part of future developments.

Mesa del Sol

Bohannan ▲ Huston

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

MONTAGE UNIT 1



TRAFFIC DISTRIBUTION LAYOUT

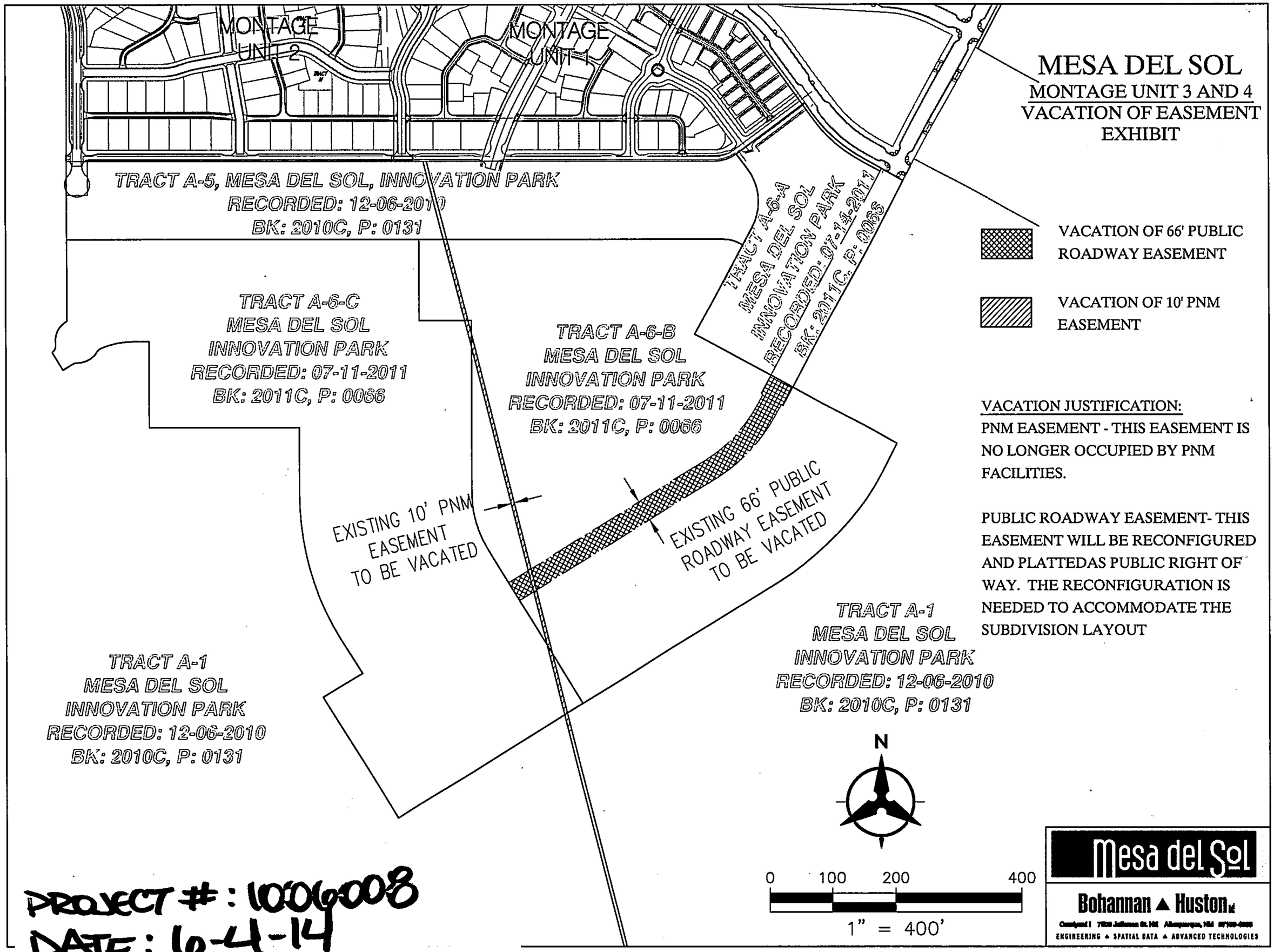
MESA DEL SOL NEIGHBORHOOD MONTAGE UNITS 3 AND 4

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

PROJECT #: 1006008
DATE: 5-21-14
APP#: 14-70119 (PP)
14-70120 (TIS)

MESA DEL SOL

MONTAGE UNIT 3 AND 4
VACATION OF EASEMENT EXHIBIT



VACATION JUSTIFICATION:

PNM EASEMENT - THIS EASEMENT IS NO LONGER OCCUPIED BY PNM FACILITIES.

PUBLIC ROADWAY EASEMENT- THIS EASEMENT WILL BE RECONFIGURED AND PLATTEDAS PUBLIC RIGHT OF WAY. THE RECONFIGURATION IS NEEDED TO ACCOMMODATE THE SUBDIVISION LAYOUT

PROJECT #: 10006008
DATE: 6-4-14

Current DRC
Project No. _____

Date Submitted: May 2, 2014
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 3B
(REPLAT OF TRACT A-6-A AND A-6-B, 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
			PUBLIC ROADWAY IMPROVEMENTS						
		48' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRYKER RD	UNIVERSITY BLVD	DEKOONING AVE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRYKER RD	DEKOONING AVE	STRAND LOOP	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	DEKOONING AVE	STRAND LOOP	SCORSESE AVE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRAND LOOP	STIEGLITZ AVE	SCORSESE AVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	O'KEEFE AVE	STRAND LOOP	WITKIN ST	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	O'KEEFE AVE	WITKIN ST	STRYKER RD	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	WITKIN ST	MOTHERWELL DRIVE	DEKOONING AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	WITKIN ST	DEKOONING AVE	O'KEEFE AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	SCORSESE AVE	STRAND LOOP	DEKOONING AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	MOTHERWELL DRIVE	SCORSESE AVE	DEKOONING AVE	/	/	/

* 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
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	OLDENBERG DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	WYETH DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	HOUSER DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		* INCLUDING STREETLIGHTS; SIDEWALKS DEFERRED PER EXHIBIT; PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE AREAS WHERE BULBOUTS WILL BE CONSTRUCTED.					/	/	/
							/	/	/
		PRIVATE ROADWAY IMPROVEMENTS							
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 12	WITKIN STREET	STRYKER RD	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 13 (N-S ALLEY)	DEKOONING AVE	O'KEEFE AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 13 (E-W ALLEY)	STRAND LOOP	BLOCK 13 (N-S ALLEY)	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 14	STRAND LOOP	MOTHERWELL DRIVE	/	/	/
		24' PRIVATE ACCESS STREET	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 14	BLOCK 14 ALLEY	LOT 21 BLOCK 14	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 15	MOTHERWELL DRIVE	DEKOONING AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 16	DEKOONING AVE	OLDENBERG DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 20	SCORSESE AVE	STRYKER RD	/	/	/
							/	/	/
							/	/	/

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	STRYKER RD	UNIVERSITY BLVD	DEKOONING AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STRYKER RD	DEKOONING AVE	STRAND LOOP	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEKOONING AVE	STRAND LOOP	SCORSESE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STRAND LOOP	STIEGLITZ AVE	SCORSESE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	O'KEEFE AVE	STRAND LOOP	WITKIN ST	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	O'KEEFE AVE	WITKIN ST	STRYKER RD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WITKIN ST	MOTHERWELL DRIVE	DEKOONING AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WITKIN ST	DEKOONING AVE	O'KEEFE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SCORSESE AVE	STRAND LOOP	DEKOONING AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOTHERWELL DRIVE	SCORSESE AVE	DEKOONING AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OLDENBERG DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WYETH DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HOUSER DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STRYKER RD	UNIVERSITY BLVD	DEKOONING AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STRYKER RD	DEKOONING AVE	STRAND LOOP	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEKOONING AVE	STRAND LOOP	SCORSESE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STRAND LOOP	STIEGLITZ AVE	SCORSESE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	O'KEEFE AVE	STRAND LOOP	WITKIN ST	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	O'KEEFE AVE	WITKIN ST	STRYKER RD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WITKIN ST	MOTHERWELL DRIVE	DEKOONING AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WITKIN ST	DEKOONING AVE	O'KEEFE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SCORSESE AVE	STRAND LOOP	DEKOONING AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOTHERWELL DRIVE	SCORSESE AVE	DEKOONING AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OLDENBERG DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WYETH DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HOUSER DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
							/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC STORM DRAIN IMPROVEMENTS							
		18"-48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STRAND LOOP	TRACT B	POND 3 (TRACT A-5)	/	/	/
		18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SCORSESE AVE	STRAND LOOP	DEKOONING AVE	/	/	/
		18"-60" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DEKOONING AVE	STRYKER ROAD	POND 4	/	/	/
		18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STRYKER ROAD	O'KEEFE AVE	DEKOONING AVE	/	/	/
							/	/	/
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
			PRIVATE STORM DRAINAGE POND IMPROVEMENTS				/	/	/
			5.54 AC-FT DRAINAGE POND EXPANSION W/ AGR. & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 2B TRACT A-5			/	/	/
			10.77 AC-FT DRAINAGE POND EXPANSION W/ AGR. & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 3 TRACT A-5			/	/	/
			13.27 AC-FT DRAINAGE POND W/ AGR. & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 4			/	/	/
			NOTE: CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO RELEASE OF THE FINANCIAL GUARANTEE				/	/	/

AGENT/OWNER

CHRISTIAN J. SHOLTIS, PE 5/1/2014
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

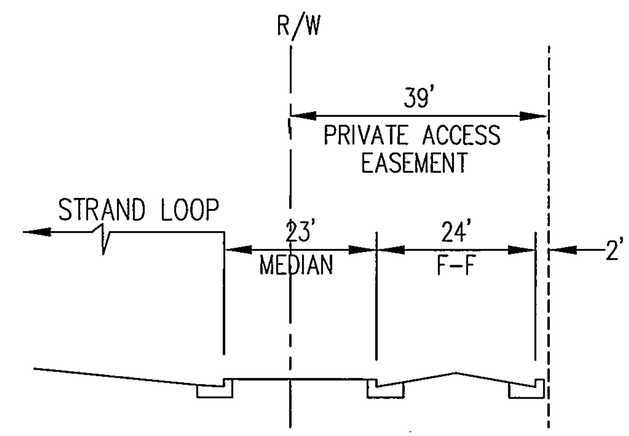
MESA DEL SOL
MONTAGE UNIT 3B
DESIGN VARIANCE EXHIBIT

LOCATION OF DESIGN VARIANCE REQUEST FOR
24' F-F PRIVATE ACCESS STREET

NOT TO SCALE

DESIGN VARIANCE REQUEST

Proposed private access street will be utilized to conform with the Level A/B requirements which prohibit single lot direct access to connector streets (Strand Loop).



SECTION A-A

Mesa del Sol

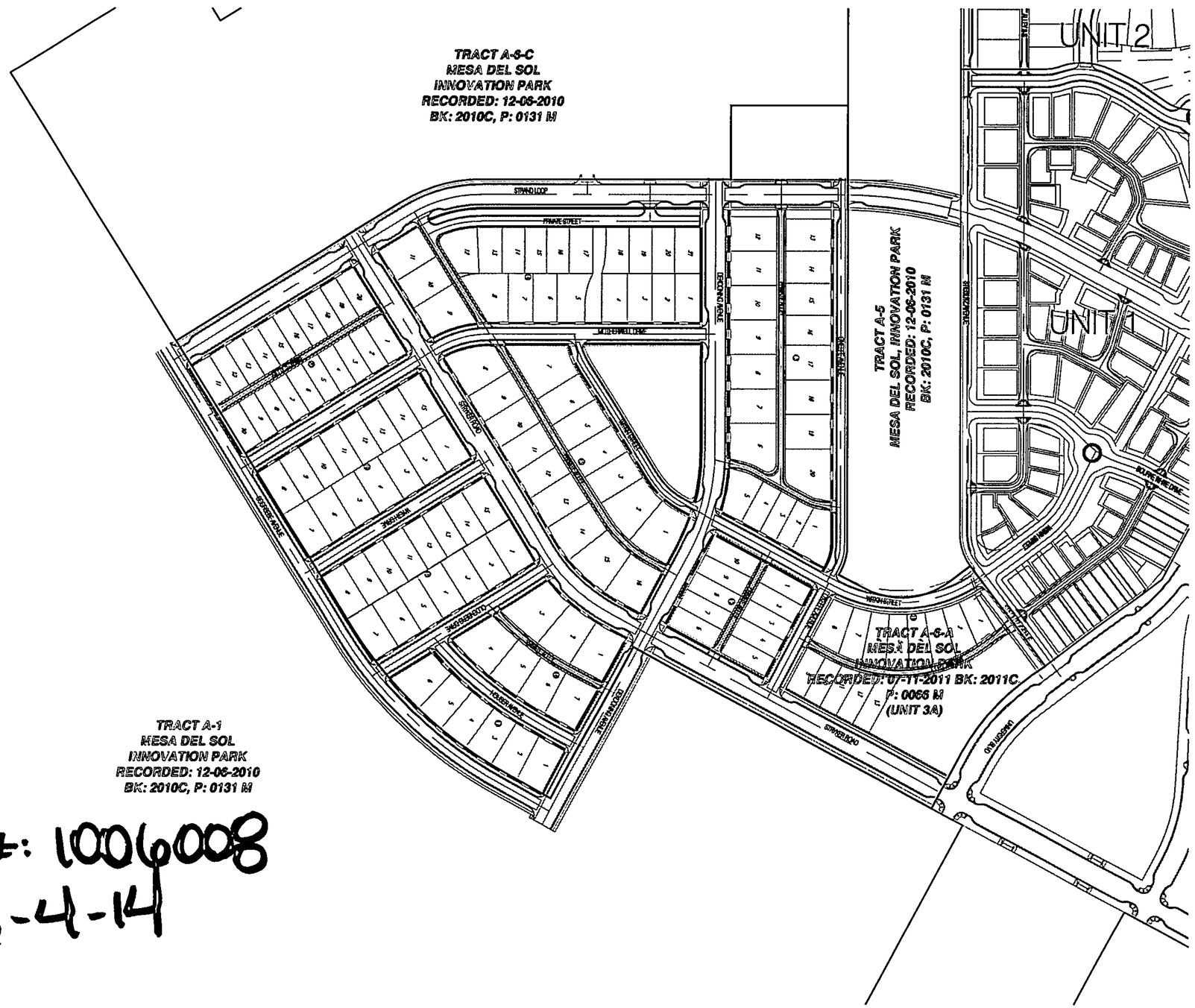
Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

PROJECT #: 1006008
DATE: 6-4-14

MESA DEL SOL
MONTAGE UNIT 3B
SIDEWALK DEFERRAL
EXHIBIT "B"



----- 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.

N

0 75 150 300

1" = 300'

PROJECT #: 10060008

DATE: 6-4-14

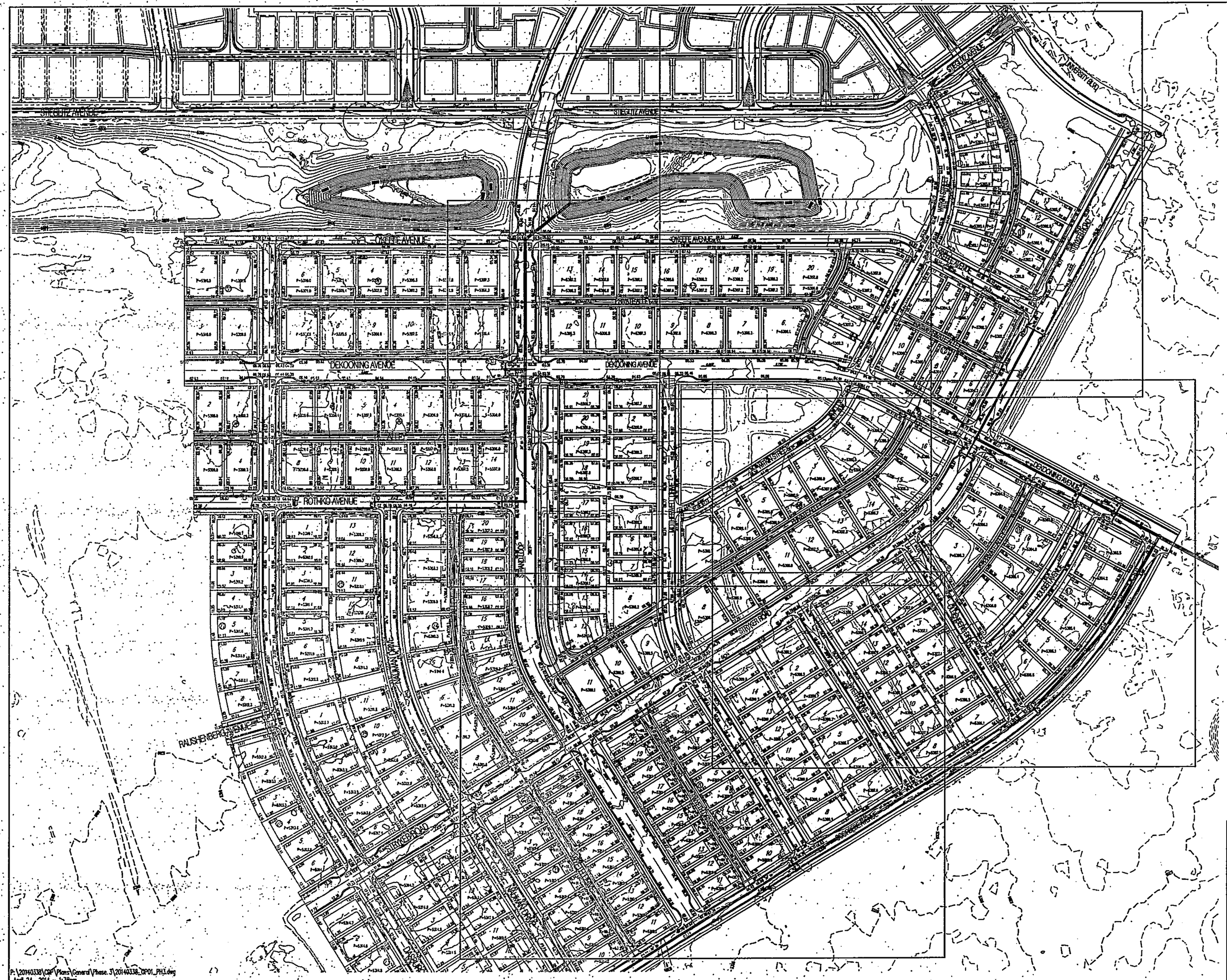
APP #:

Mesa del Sol

Bohannan ▲ Huston

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

PROJECT #: 10006008
DATE: 6-4-14



GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

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N

100 50 0 100
1" = 100'

LEGEND

(91.52)	FUTURE SPOT ELEVATION
91.52	PROPOSED SPOT ELEVATION
92.46	EXISTING SPOT ELEVATION (GRND & TC)
	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	PROPOSED STANDARD CURB & GUTTER
5470	EXISTING CONTOUR W/ INDEX ELEVATION
	FLOW ARROW
	PROPOSED RETAINING WALL (TO BE BUILT BY HOME BUILDER)
	PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
	PROPOSED SLOPE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	PROPOSED CATTLE GUARD INLET
	WALL DRAIN
	GRADING PHASE BOUNDARY

ROUGH GRADING (±0.5')

APPROVED FOR ROUGH GRADING DATE

Bohannan Huston
www.bhinc.com 800.877.5332

AS-BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
CONSTRUCTION BY	DATE
CORRECTED BY	DATE
MICROFILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

ACS MONUMENT "2-D9"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,493,615.357 · Y = 1,515,761.743
GROUND-TO-GRID FACTOR = 0.999667790
$\Delta\alpha$ = -00°16'58.43"
NAVD 1988 ELEVATION = 5441.396

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

CHRISTIAN J. SWAITS
NEW MEXICO
16244
PROFESSIONAL ENGINEER
4-24-14

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

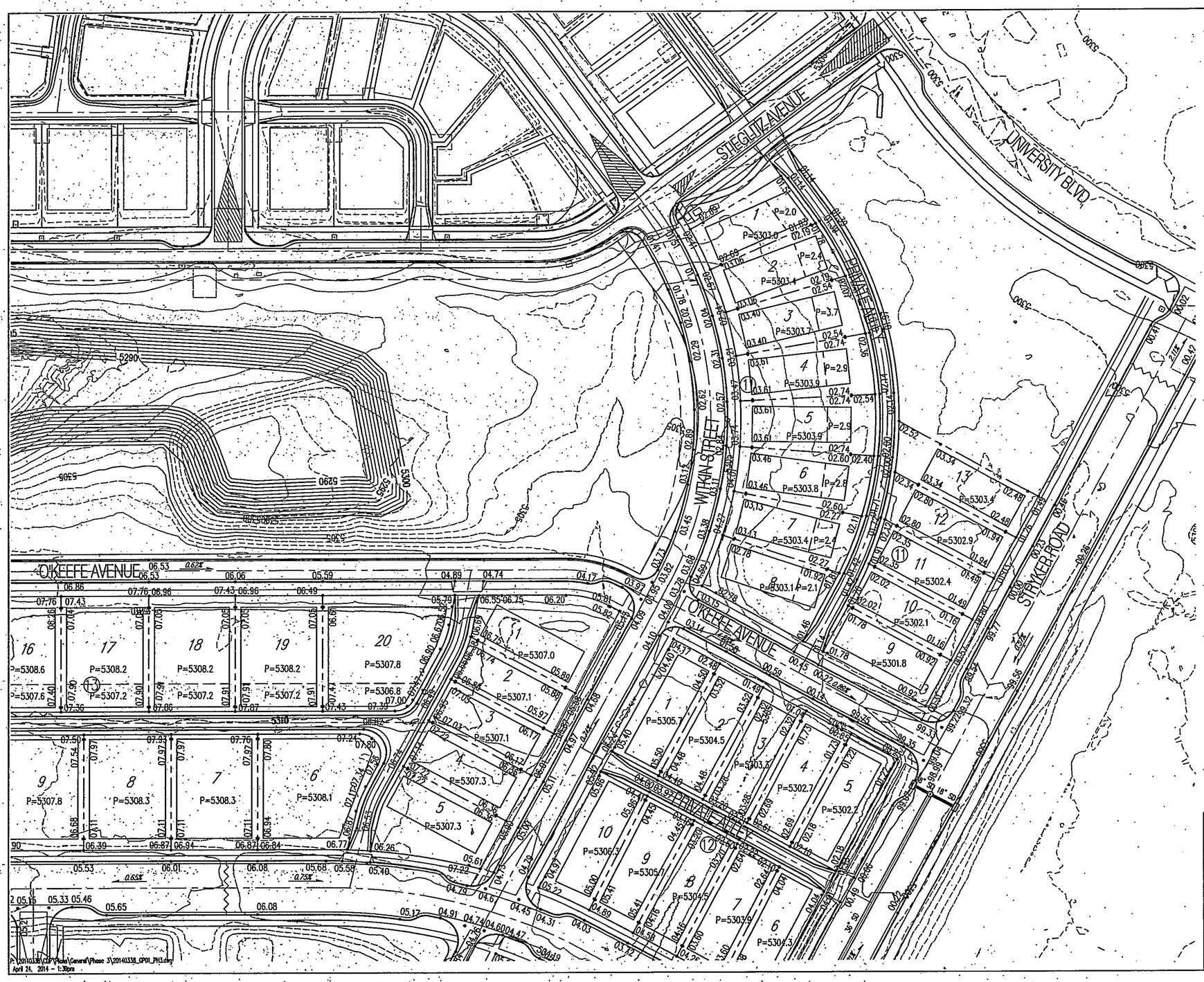
Designed By: CS DATE:04/25/2014
Drawn By: BJG DATE:04/25/2014
Checked By: CS DATE:04/25/2014

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL MONTAGE UNIT 3
GRADING AND DRAINAGE PLAN
OVERALL

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
XXXXXX	R-15,16 S-15,16	1	6



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N

40 20 0 40

1" = 40'

LEGEND

(91.62)	FUTURE SPOT ELEVATION
91.62	PROPOSED SPOT ELEVATION
92.46	EXISTING SPOT ELEVATION (GRND & TC)
	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
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	PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
	PROPOSED SLOPE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	PROPOSED CATTLE GUARD INLET
	WALL DRAIN
	GRADING PHASE BOUNDARY

ROUGH GRADING	(±0.5')
APPROVED FOR ROUGH GRADING	DATE

Bohannan Huston
www.bhinc.com 800.877.5332

AS-BUILT INFORMATION

	DATE
CONTRACTOR	
WORK STAKED BY	DATE
WORK INSPECTED BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICROFILM INFORMATION	
RECORDED BY	DATE
NO.	

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ACS MONUMENT "2-09"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,493,615.357 Y = 1,515,781.743
GROUND-TO-GRID FACTOR = 0.999667790
Δα = -00°16'58.43"
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FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

CHRISTIAN J. SIGNITS
NEW MEXICO
16244
LICENSED PROFESSIONAL ENGINEER
4-24-14

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: CS DATE:04/25/2014
Drawn By: BJG DATE:04/25/2014
Checked By: CS DATE:04/25/2014

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL MONTAGE UNIT 3
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
XXXXXX	R-15,16 S-15,16	2	6

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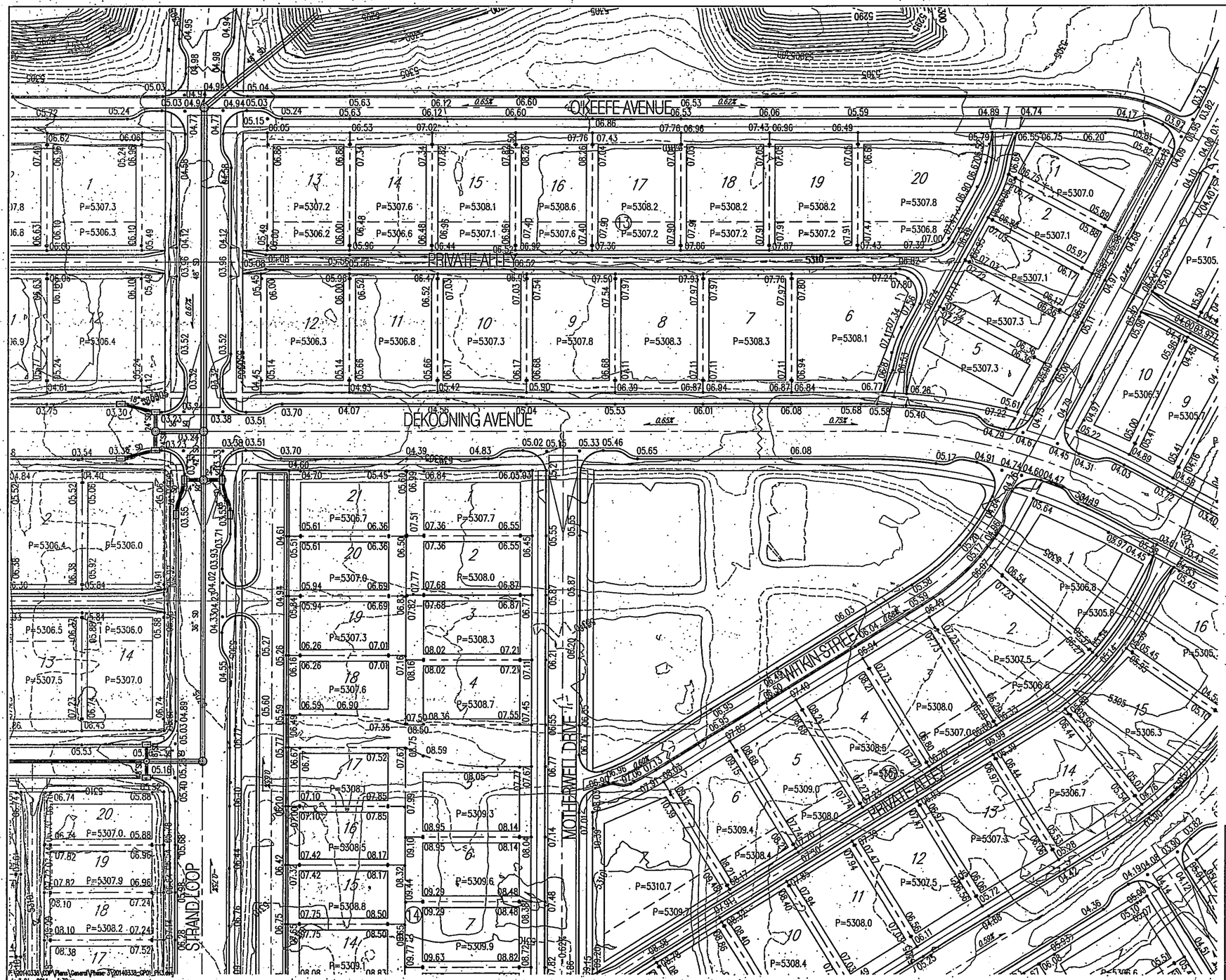

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N

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1" = 40'

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	GRADING PHASE BOUNDARY

ROUGH GRADING	(±0.5')
APPROVED FOR ROUGH GRADING	DATE

Bohannan Huston
www.bhinc.com 800.877.5332

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

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GRADING AND DRAINAGE PLAN

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City Project No.	Zone Map No.	Sheet	Of
XXXXXX	R-15,16 S-15,16	3	6

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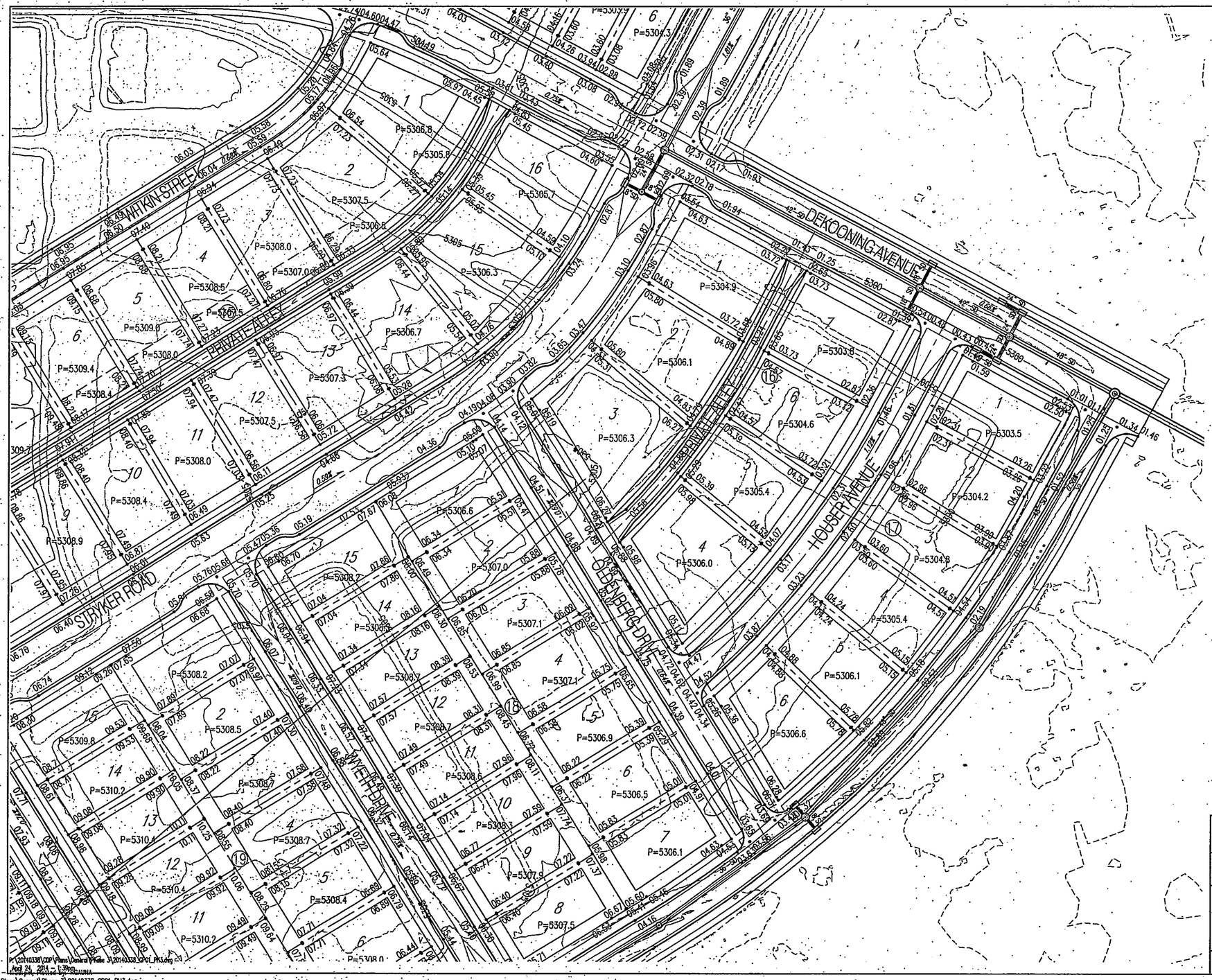

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	PROPOSED RETAINING WALL (TO BE BUILT BY HOME BUILDER)
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	PROPOSED SLOPE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	PROPOSED CATTLE GUARD INLET
	WALL DRAIN
	GRADING PHASE BOUNDARY

ROUGH GRADING	(±0.5')
APPROVED FOR ROUGH GRADING	DATE

Bohannan Huston
www.bhinc.com 800.877.5332

AS-BUILT INFORMATION

	DATE
CONTRACTOR	
STAKED BY	DATE
INSPECTORS CERTIFICATIONS BY	DATE
FIELD DOCUMENTATION BY	DATE
CORRECTIONS CORRECTED BY	DATE

MICROFILM INFORMATION

	DATE
RECORDED BY	
NO.	

BENCH MARKS

ACS MONUMENT "2-D9"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,493,615.357 Y = 1,515,761.743
GROUND-TO-GRID FACTOR = 0.999667790
$\Delta\alpha$ = -00°16'58.43"
NAVD 1988 ELEVATION = 5441.396

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

CHRISTIAN J. SPRATLIN
NEW MEXICO
16214
PROFESSIONAL ENGINEER
4-24-14

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: CS DATE:04/25/2014
Drawn By: BJG DATE:04/25/2014
Checked By: CS DATE:04/25/2014

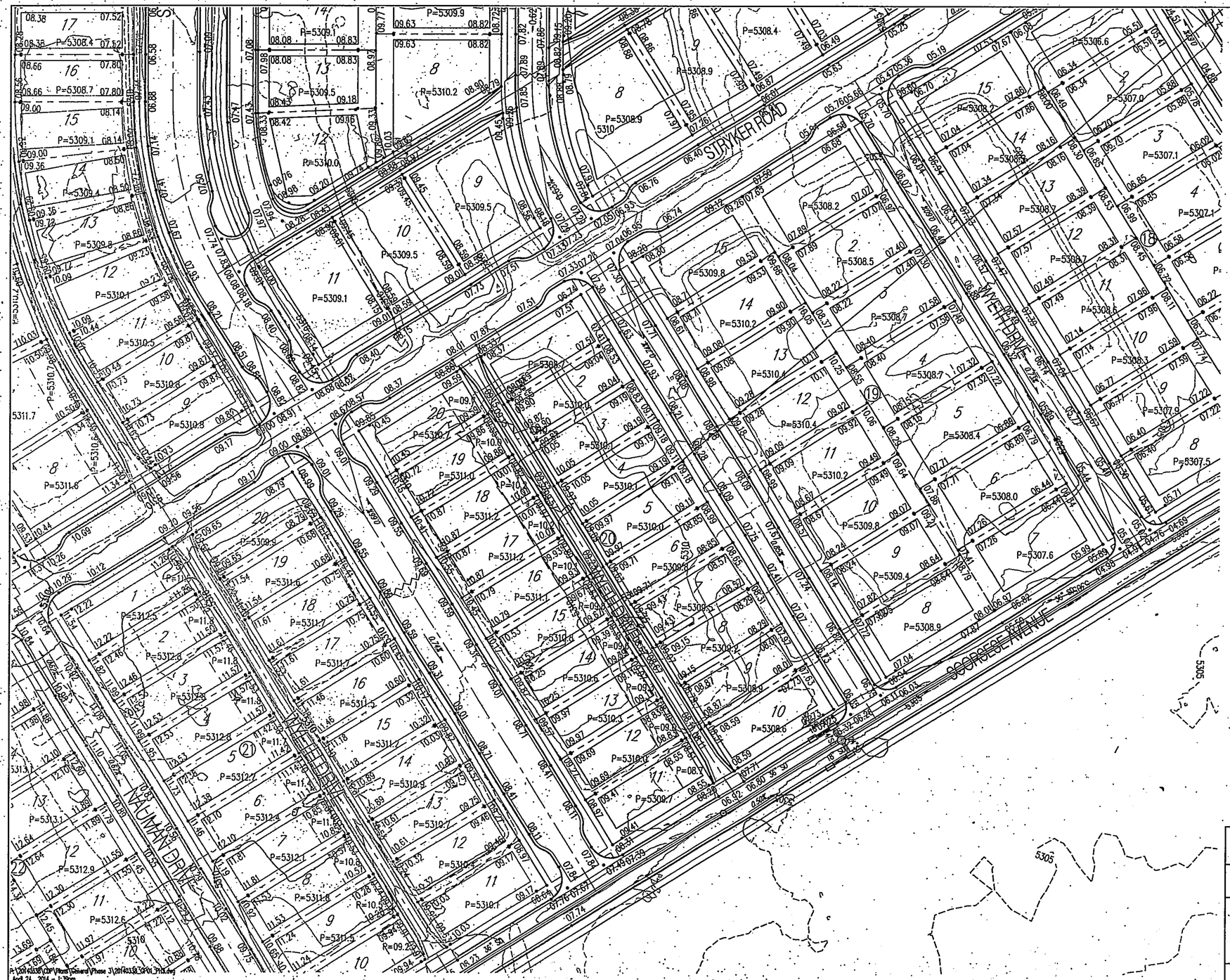
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL MONTAGE UNIT 3
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
XXXXXX	R-15,16 S-15,16	4	6

Thu, 24-Apr-2014 – 4:33:34 pm, Plotted by: BRIAN14
P:\20140338\CDP\Plans\General\Phase 3\20140338_GP01_PH3.dwg



GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT BY GEO-TEST, INC. DATED 9-29-10

3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.

4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.

7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

8. ALL LOTS ADJACENT TO UNIVERSITY SHALL DRAIN TO THE ALLEY AS PER GRADES SHOWN ON GRADING PLAN. ROOF DRAINAGE SHALL BE GUTTERED TO PREVENT THESE FLOWS FROM ENTERING UNIVERSITY BLVD.

N

40 20 0 40

1" = 40'

LEGEND

(91.62)	FUTURE SPOT ELEVATION
91.62	PROPOSED SPOT ELEVATION
x 92.46	EXISTING SPOT ELEVATION (GRND & TC)
	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	PROPOSED STANDARD CURB & GUTTER
5470	EXISTING CONTOUR W/ INDEX ELEVATION
	FLOW ARROW
	PROPOSED RETAINING WALL (TO BE BUILT BY HOME BUILDER)
	PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
	PROPOSED SLOPE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	PROPOSED CATTLE GUARD INLET
	WALL DRAIN
	GRADING PHASE BOUNDARY

ROUGH GRADING (±0.5')

APPROVED FOR ROUGH GRADING DATE

Bohannan Huston
www.bhinc.com 800.877.5332

AS-BUILT INFORMATION

CONTRACTOR	DATE
STAKED BY	
INSPECTOR'S CERTIFICATION BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICROFILM INFORMATION	
RECORDED BY:	DATE
NO.	

BENCH MARKS

ACS MONUMENT "2-09"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,493,615.357 Y = 1,515,761.743
GROUND-TO-GRID FACTOR = 0.999667790
Δα = -00°16'58.43"
NAVD, 1988 ELEVATION = 5441.396

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

CHRISTIAN J. SKOLITS
NEW MEXICO
16246
PROFESSIONAL ENGINEER
4-24-14

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: CS DATE:04/25/2014
Drawn By: BJG DATE:04/25/2014
Checked By: CS DATE:04/25/2014

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL MONTAGE UNIT 3
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
XXXXXX	R-15,16 S-15,16	5	6

Thu, 24-Apr-2014 - 1:39pm
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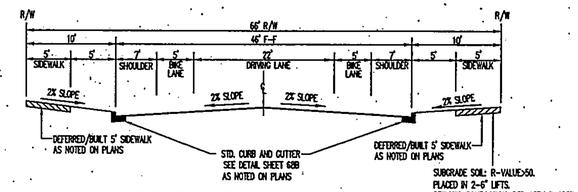
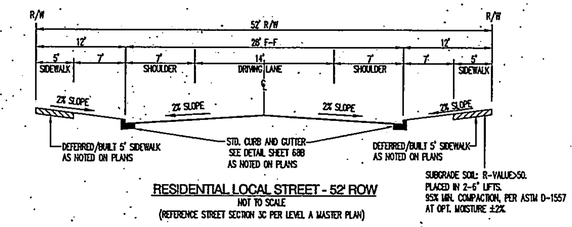
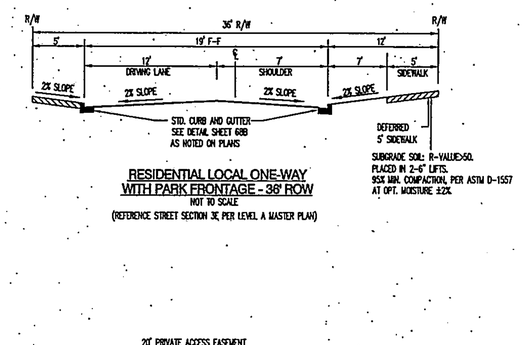


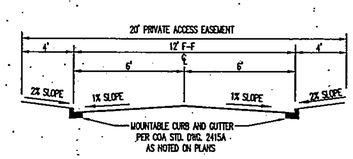
RESIDENTIAL PARKWAY CONNECTOR - 66' ROW
NOT TO SCALE
(REFERENCE STREET SECTION 2C PER LEVEL A MASTER PLAN)



RESIDENTIAL LOCAL STREET - 52' ROW
NOT TO SCALE
(REFERENCE STREET SECTION 3C PER LEVEL A MASTER PLAN)



RESIDENTIAL LOCAL ONE-WAY
WITH PARK FRONTAGE - 36' ROW
NOT TO SCALE
(REFERENCE STREET SECTION 3E PER LEVEL A MASTER PLAN)



ALLEY TRACT - 20' PRIVATE ACCESS EASEMENT
NOT TO SCALE
(REFERENCE STREET SECTION 4A PER LEVEL A MASTER PLAN)

AS-BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTED BY	DATE
ACCEPTANCE BY	DATE
CONTRACTOR BY	DATE
DRAWINGS CORRECTED BY	DATE

MICROFILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS MONUMENT "2-D9"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,493,815.357 Y = 1,515,761.743
GROUND-TO-GRID FACTOR = 0.999667790
$\Delta\alpha$ = -00°16'58.43"
NAVD 1988 ELEVATION = 5441.398

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

CHRISTIAN J. SMALTIS
NEW MEXICO
18244
LICENSED PROFESSIONAL ENGINEER
4-21-14

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: CJS DATE: 4/25/2014
Drawn By: BJG DATE: 4/25/2014
Checked By: CJS DATE: 4/25/2014

Bohannan Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL MONTAGE UNIT 3

GRADING AND EROSION CONTROL PLAN DETAILS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
XXXXXX	R-15,16 S-15,16	6	6

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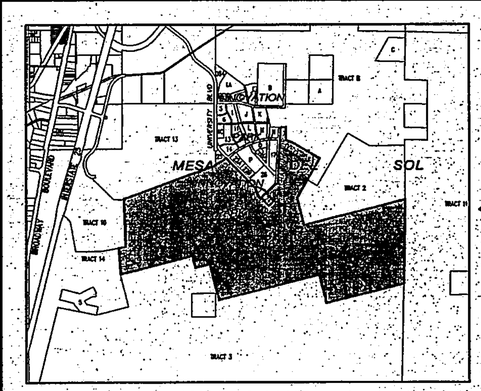
PROJECT #: 1006008
DATE: 11-4-14
AV #: 6-4-14



LOCATION MAP

ZONE ATLAS INDEX MAP Nos. R-15, R-16, R-17, S-14, S-15, S-16, S-17, T-16, T-17

NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Nos. R-15, R-16, R-17, S-14, S-15, S-16, S-17, T-16 and T-17.
3. Zoning: PC.
4. Gross Subdivision Acreage: 1898.5739 Acres.
5. Total number of lots/tracts Created: Six (6) tracts.
6. No full width public street right-of-way created.
7. Date of Survey: September, 2010.
8. Plat is located within Sections 21, 22, 23, 26, 27, 28, 29, 34 and 35, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract A of the Bulk Land Plat For Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 13, 2007 in Book 2007C, page 259 as Document No. 2007131551 into six (6) tracts, and to grant easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

DESCRIPTION

A certain tract of land being a portion of Sections 21, 22, 23, 26, 27, 28, 29, 34 and 35, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract A of the Bulk Land Plat For Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 13, 2007 in Book 2007C, page 259 as Document No. 2007131551.

Tract contains 1898.5739 acres, more or less.

LANDFILL DISCLOSURE STATEMENT

The subject property is located near or is a former landfill site. Due to the subject property being on or near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills") shall be consulted prior to development of the site.

NOTICE OF SUBDIVISION PLAT CONDITIONS

Future subdivision of lands within this plat, zone Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

Doc# 2010123413

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Control Stations "1-R16 and "3-Q16". Bearing = N12°15'06"E.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Bulk Land Plat for Mesa Del Sol Innovation Park,Albuquerque, New Mexico, filed on September 13, 2007 in Book 2007C, Page 259 as Document No. 2007131551.
3. Distances are ground distances.
4. Record easements taken from search and report File No. FT000058676 dated Monday, September 27, 2010 from Fidelity National Title .
5. The location of pipeline, powerline, and communication line easements and/or right-of-ways shown hereon were plotted from the granting documents in conjunction with field ties of existing infrastructure.
6. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
7. All corners created with this plat will be monumented with a #5 rebar and yellow plastic survey cap stamped "GROMATZKY PS 16469" or nail and washer stamped "Gromatzky PS 16469".
8. Tracts A-1 thru A-6 are subject to an Easement Agreement filed June 21, 2008 in Book A-119, page 1052 as Document No. 2008-091310, records of Bernalillo County, New Mexico.
9. Tract A-5 is subject to a blanket Public Storm Drain Easement granted with the filing of this Plat. This easement to be confined and further defined by future platting action.

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within Sections 21, 22, 23, 26, 27, 28, 29, 34 and 35, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract A of the Bulk Land Plat for Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 13, 2007 in Book 2007C, page 259 as Document No. 2007131551, now comprising Tracts A-1 thru A-6 Mesa Del Sol Innovation Park is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby grant: All Access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and/or proprietor(s) affirm that the property described does lie within the platting jurisdiction of City of Albuquerque and do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

MESA DEL SOL, LLC, a New Mexico Limited Liability Company
By: FC Covington Manager, LLC, a New Mexico Limited Liability Company, Member
By: FC Mesa, Inc., a New Mexico Corporation, Member

BY: _____
Michael D. Daly
Chief Operating Officer

State of New Mexico)
SS
County of Bernalillo)

OFFICIAL SEAL
Breena Alderete
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2-18-14

This instrument was acknowledged before me on this day of _____, 2010, by Michael D. Daly, Chief Operating Officer of FC Mesa, Inc., a New Mexico Corporation, as Member of FC Covington Manager, LLC, a New Mexico Limited Liability Company, as Member of Mesa Del Sol, LLC, a New Mexico Limited Liability Company.

My Commission Expires: 2-18-14 Breena Alderete

BULK LAND PLAT OF
TRACTS A-1 THRU A-6
MESA DEL SOL
INNOVATION PARK

(A REPLAT OF TRACT A
MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2010

PROJECT NUMBER 1006516

APPLICATION NUMBER _____

PLAT APPROVAL

UTILITY APPROVALS:

QWEST TELECOMMUNICATIONS	11-04-10 DATE
COMCAST CABLE	11-5-10 DATE
PNM ELECTRIC SERVICES	11-4-10 DATE
NEW MEXICO GAS COMPANY	11-4-2010 DATE

CITY APPROVALS:

for CITY SURVEYOR	Oct 7, 2010 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	11-09-10 DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	10/27/10 DATE
PARKS & RECREATION DEPARTMENT	10/27/10 DATE
A.M.A.F.C.A.	11/9/10 DATE
CITY ENGINEER	10-27-10 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	12-3-10 DATE
N/A REAL PROPERTY DIVISION	DATE
N/A ENVIRONMENTAL HEALTH DEPARTMENT	DATE

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
101605024878020101

PROPERTY OWNER OF RECORD Mesa del Sol LLC.

12-06-10
BERNALILLO COUNTY TREASURERS OFFICE DATE

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements as shown on the plat of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the City of Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: October 7, 2010

ROBERT GROMATZKY
NEW MEXICO
16469
LICENSED PROFESSIONAL SURVEYOR

DOC# 2010123421
12/06/2010 04:48 PM Page: 1 of 3
ity PLAT R:$17.00 B: 2010C P: 0131 M. Toulous Olivare, Bernalillo Cou

SHEET 1 OF 3

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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07-OCT-2010
09:58
mcole

JOB NO. 20101046

BULK LAND PLAT OF
TRACTS A-1 THRU A-6
MESA DEL SOL INNOVATION PARK

(A REPLAT OF TRACT A MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2010

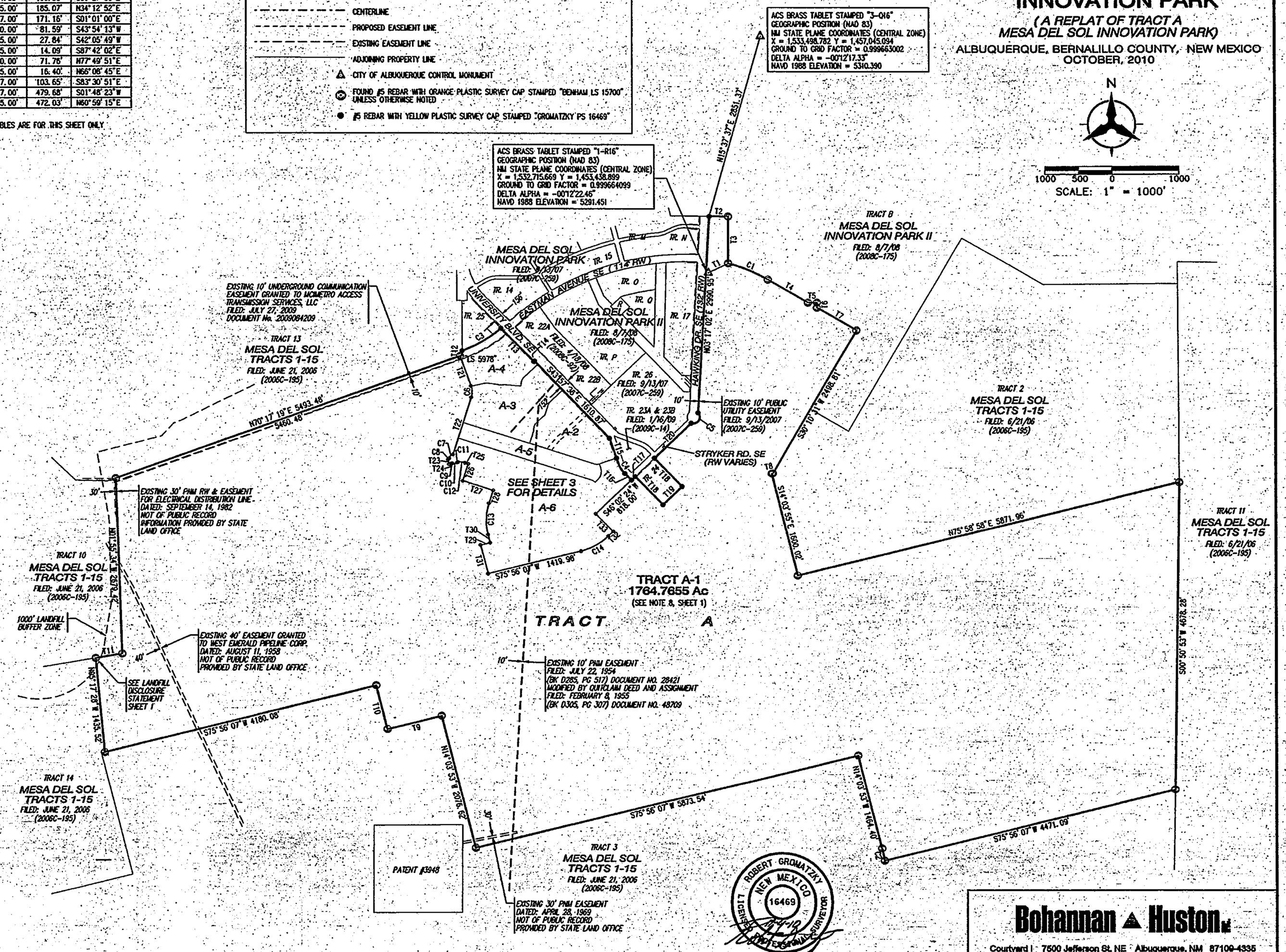
Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	15°07'15"	320.29'	636.86'	2413.20'	635.02'	S67°23'06"E
C2	04°17'24"	95.28'	190.48'	2544.00'	190.43'	N11°55'11"W
C3	20°54'50"	339.89'	672.22'	1841.64'	668.50'	N59°06'38"E
C4	25°00'00"	100.65'	198.09'	454.00'	196.53'	S31°27'36"E
C5	153°50'56"	409.03'	255.09'	95.00'	185.07'	N34°12'52"E
C6	37°23'20"	90.35'	174.23'	267.00'	171.16'	S01°01'00"E
C7	71°17'38"	50.20'	87.10'	70.00'	81.59'	S43°54'13"W
C8	67°40'37"	16.76'	29.53'	25.00'	27.84'	S42°05'49"W
C9	32°43'42"	7.34'	14.28'	25.00'	14.09'	S87°42'02"E
C10	61°39'57"	41.78'	75.34'	70.00'	71.76'	N77°49'51"E
C11	38°17'46"	8.68'	16.71'	25.00'	16.40'	N66°06'45"E
C12	22°23'02"	52.83'	104.31'	267.00'	103.65'	S83°30'51"E
C13	31°44'33"	249.34'	485.87'	877.00'	479.68'	S01°48'23"W
C14	29°53'43"	244.28'	477.42'	915.00'	472.03'	N60°59'15"E

Tangent Data		
ID	BEARING	DISTANCE
T1	S64°05'21"W	328.32'
T2	S89°38'06"E	279.61'
T3	S00°02'06"E	716.21'
T4	S59°49'29"E	694.35'
T5	S89°47'27"E	135.42'
T6	S00°00'22"E	78.25'
T7	S59°49'29"E	680.37'
T8	S75°56'04"W	17.45'
T9	S75°56'07"W	830.46'
T10	N14°03'53"W	683.98'
T11	N60°27'33"E	401.10'
T12	N00°07'15"W	69.15'
T13	S43°57'36"E	705.24'
T14	N46°02'24"E	10.00'
T15	S18°57'36"E	382.06'
T16	S43°57'36"E	140.00'
T17	N46°02'24"E	78.00'
T18	S43°57'36"E	593.00'
T19	N46°02'24"E	400.00'
T20	N46°02'24"E	764.83'
T21	N19°42'41"W	480.27'
T22	S17°40'40"W	903.57'
T23	N14°03'53"W	66.00'
T24	S75°56'07"W	36.52'
T25	N72°19'20"W	50.89'
T26	S17°40'40"W	272.00'
T27	N72°19'20"W	471.38'
T28	S17°40'40"W	206.20'
T29	N14°03'53"W	127.23'
T30	S75°56'07"W	144.00'
T31	N14°03'53"W	448.00'
T32	S46°02'24"W	103.38'
T33	N43°57'36"W	375.00'

NOTE: TABLES ARE FOR THIS SHEET ONLY

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
- #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"



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1000 500 0 1000

SCALE: 1" = 1000'

SHEET 2 OF 3

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

DOC# 2010123421
12/06/2010 04:49 PM Page: 2 of 3
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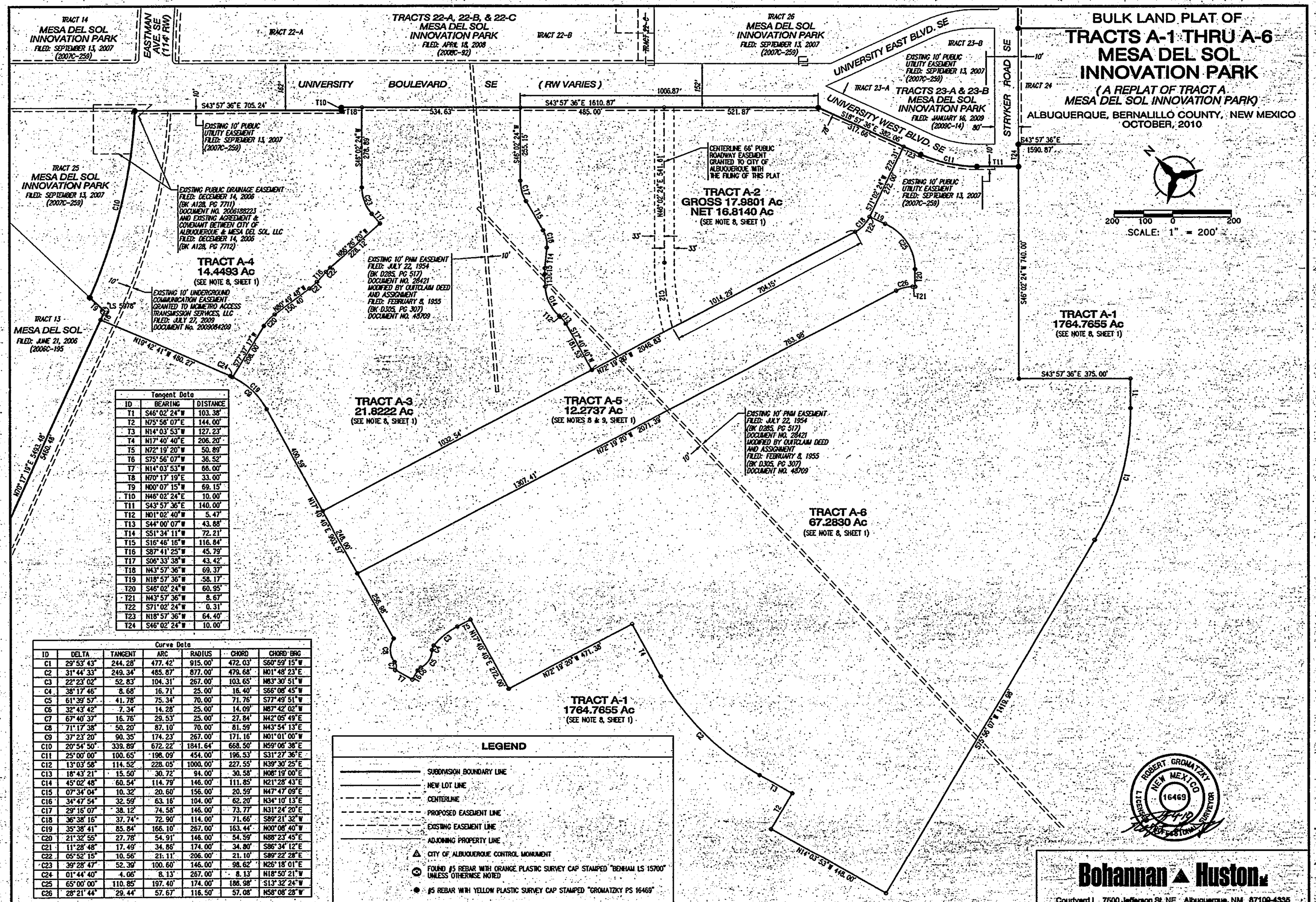
JOB NO. 20101646

BULK LAND PLAT OF
TRACTS A-1 THRU A-6
MESA DEL SOL INNOVATION PARK

(A REPLAT OF TRACT A MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2010



Tangent Data		
ID	BEARING	DISTANCE
T1	S46°02' 24"W	103.38'
T2	N75°56' 07"E	144.00'
T3	N14°03' 53"W	127.23'
T4	N17°40' 40"E	206.20'
T5	N72°19' 20"W	50.89'
T6	S75°56' 07"W	36.52'
T7	N14°03' 53"W	66.00'
T8	N70°17' 19"E	33.00'
T9	N00°07' 15"W	69.15'
T10	N46°02' 24"E	10.00'
T11	S43°57' 36"E	140.00'
T12	N01°02' 40"W	5.47'
T13	S44°00' 07"W	43.88'
T14	S51°34' 11"W	72.21'
T15	S16°46' 16"W	116.84'
T16	S87°41' 25"W	45.79'
T17	S06°33' 38"W	43.42'
T18	N43°57' 36"W	69.37'
T19	N18°57' 36"W	58.17'
T20	S46°02' 24"W	60.95'
T21	N43°57' 36"W	8.67'
T22	S71°02' 24"W	0.31'
T23	N18°57' 36"W	64.40'
T24	S46°02' 24"W	10.00'

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	29°53' 43"	244.28'	477.42'	915.00'	472.03'	S60°59' 15"W
C2	31°44' 33"	249.34'	485.87'	877.00'	479.68'	N01°48' 23"E
C3	22°23' 02"	52.83'	104.31'	267.00'	103.65'	N83°30' 51"W
C4	38°17' 46"	8.68'	16.71'	25.00'	16.40'	S66°08' 45"W
C5	61°39' 57"	41.78'	75.34'	70.00'	71.76'	S77°49' 51"W
C6	32°43' 42"	7.34'	14.28'	25.00'	14.09'	N87°42' 02"W
C7	67°40' 37"	16.76'	29.53'	25.00'	27.84'	N42°05' 49"E
C8	71°17' 38"	50.20'	87.10'	70.00'	81.59'	N43°54' 13"E
C9	37°23' 20"	90.35'	174.23'	267.00'	171.16'	N01°01' 00"W
C10	20°54' 50"	339.89'	672.22'	1841.64'	668.50'	N59°06' 38"E
C11	25°00' 00"	100.65'	198.09'	454.00'	196.53'	S31°27' 36"E
C12	13°03' 58"	114.52'	228.05'	1000.00'	227.55'	N39°30' 25"E
C13	18°43' 21"	15.50'	30.72'	94.00'	30.58'	N08°19' 00"E
C14	45°02' 48"	60.54'	114.79'	146.00'	111.85'	N21°28' 43"E
C15	07°34' 04"	10.32'	20.60'	156.00'	20.59'	N47°47' 09"E
C16	34°47' 54"	32.59'	63.16'	104.00'	62.20'	N34°10' 13"E
C17	29°16' 07"	38.12'	74.58'	146.00'	73.77'	N31°24' 20"E
C18	36°38' 16"	37.74'	72.90'	114.00'	71.66'	S89°21' 32"W
C19	35°38' 41"	85.84'	166.10'	267.00'	163.44'	N00°08' 40"W
C20	21°32' 55"	27.78'	54.91'	146.00'	54.59'	N88°23' 45"E
C21	11°28' 48"	17.49'	34.86'	174.00'	34.80'	S86°34' 12"E
C22	05°52' 15"	10.56'	21.11'	206.00'	21.10'	S89°22' 28"E
C23	39°28' 47"	52.39'	100.60'	146.00'	98.62'	N26°18' 01"E
C24	01°44' 40"	4.06'	8.13'	267.00'	8.13'	N18°50' 21"W
C25	65°00' 00"	110.85'	197.40'	174.00'	186.98'	S13°32' 24"W
C26	28°21' 44"	29.44'	57.67'	116.50'	57.08'	N58°08' 28"W

TABLES ARE FOR THIS SHEET ONLY

LEGEND

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- #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

SHEET 3 OF 3

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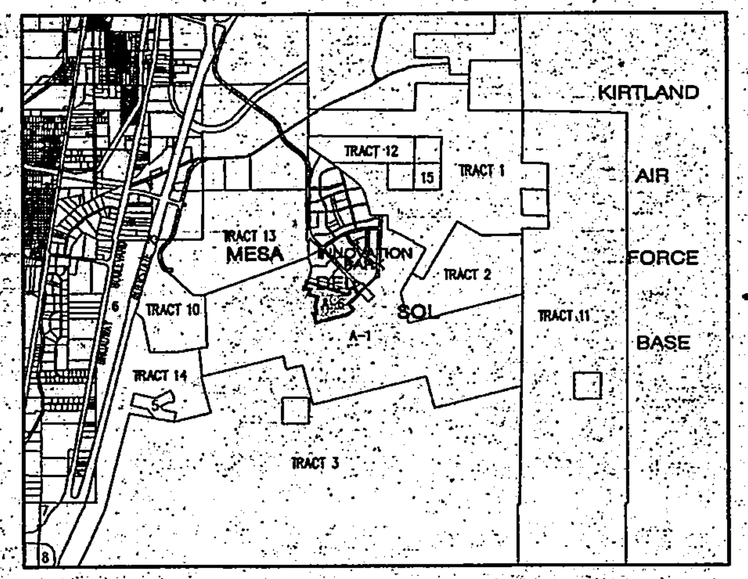

LOCATION MAP

ZONE ATLAS INDEX MAP Nos. R-15, R-16 & S-16

NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Nos. R-15, R-16 and S-16.
3. Zoning: PC.
4. Gross Subdivision Acreage: 67.2630 Acres.
5. Total number of lots/tracts Created: Three (3) tracts.
6. No full width public street right-of-way created.
7. Date of Survey: April, 2011.
8. Plat is located within Sections 21, 22 and 27, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract A-6 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421 into three (3) tracts and to grant easements.

DESCRIPTION

A certain tract of land situate within Sections 21, 22 and 27 Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract A-6 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.

Tract contains 67.2630 acres, more or less.

NOTICE OF SUBDIVISION PLAT CONDITIONS

Future subdivision of lands within this plat, zonig Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Control Stations "1-R16 and "2-O16". Bearing = N12°15'00"E.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.
3. Distances are ground distances.
4. Record easements taken from search and report File No. FT000058876 dated Monday, September 27, 2010 from Fidelity National Title.
5. The location of pipeline, powerline, and communication line easements and/or right-of-ways shown hereon were plotted from the granting documents in conjunction with field ties of existing infrastructure.
6. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
7. Tracts A-1 thru A-6 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park filed December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421 are subject to an Easement Agreement filed June 21, 2006 in Book A-119, page 1052 as Document No. 2006-091310, records of Bernalillo County, New Mexico.
8. Tract A-5 is subject to an existing blanket Public Storm Drain Easement granted by plat filed December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421. This easement to be confined and further defined by future platting action.

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within Sections 21, 22 and 27, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract A-6 of the Bulk Land Plat Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421, now comprising Tracts A-6-A, A-6-B and A-6-C Mesa Del Sol Innovation Park is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby grant: All Access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and/or proprietor(s) affirm that the property described does lie within the platting jurisdiction of City of Albuquerque and do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

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:
Michael D. Daly
President

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on this 21 day of April, 2011 by Michael D. Daly, Chief Operating Officer of Forest City Commercial Group, Inc., an Ohio corporation, as Sole Member of 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, New Mexico limited liability company.

My Commission Expires: Oct 17, 2011 Polly E. Lydens

OFFICIAL SEAL
Polly E. Lydens
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10-17-11

PLAT OF

TRACTS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK

(A REPLAT OF TRACT A-6 MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2011

PROJECT NUMBER 1006008

APPLICATION NUMBER

PLAT APPROVAL

UTILITY APPROVALS:

QWEST TELECOMMUNICATIONS	06-30-11 DATE
COMCAST CABLE	06-24-11 DATE
PNM ELECTRIC SERVICES	6-22-11 DATE
NEW MEXICO GAS COMPANY	6-22-2011 DATE

CITY APPROVALS:

CITY SURVEYOR	4-21-11 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	05-18-11 DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	05/18/11 DATE
PARKS & RECREATION DEPARTMENT	5/18/11 DATE
A.M.A.F.C.A.	5-18-11 DATE
CITY ENGINEER	5-18-11 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	7-11-11 DATE

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements as shown on the plat of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the City of Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: 4-21-11

ROBERT GROMATZKY
NEW MEXICO
16469
LICENSED PROFESSIONAL SURVEYOR

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
101605024828070101

PROPERTY OWNER OF RECORD mesa del sol LLC

BERNALILLO COUNTY TREASURER'S OFFICE — DATE 07-11-11

DOC# 2011063035

07/11/2011 10:30 AM Page: 1 of 2
PLAT R:$25.00 B: 2011C P: 0066 R. Toulous Olivere, Bernalillo Cour

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

SHEET 1 OF 2

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JOB NO. 20120038

PROJECT #: 1006008
DATE: 6-4-14
AA#:

PLAT OF
TRACTS A-6-A, A-6-B & A-6-C
MESA DEL SOL INNOVATION PARK

(A REPLAT OF TRACT A-6 MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2011

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
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C3	31°44'33"	249.34'	485.87'	877.00'	479.68'	N01°48'23"E
C4	22°23'02"	52.83'	104.31'	267.00'	103.65'	N83°30'51"W
C5	38°17'46"	8.68'	16.71'	25.00'	16.40'	S66°08'45"W
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C7	32°43'42"	7.34'	14.28'	25.00'	14.09'	N87°42'02"W
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C10	28°21'44"	29.44'	57.67'	116.50'	57.08'	S58°08'28"E
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C12	31°44'33"	94.68'	184.49'	333.00'	182.13'	N01°48'23"E
C13	29°53'44"	142.30'	278.11'	533.00'	274.96'	S60°59'15"W
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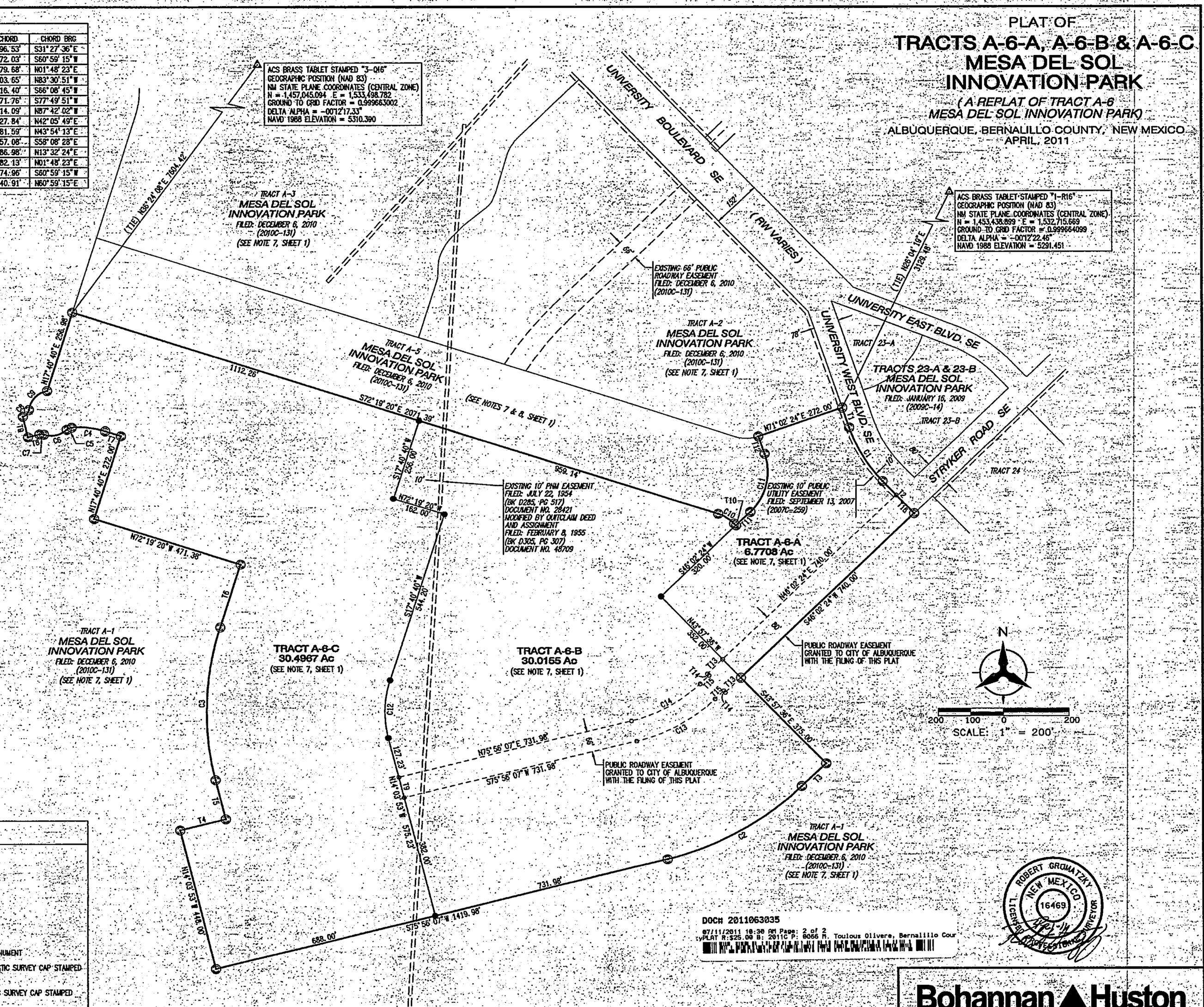
T9	N14°03'53"W	66.00'
T10	S43°57'36"E	8.67'
T11	N46°02'24"E	60.95'
T12	N18°57'36"W	58.17'
T13	S46°02'24"W	66.00'
T14	N43°57'36"W	7.00'
T15	S46°02'24"W	37.38'
T16	S43°57'36"E	80.00'



LEGEND

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- FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"

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PLAT R:$25.00 B: 2011C P: 0066 R. Toulous Olivere, Bernalillo Cour

ROBERT GROMATZKY
NEW MEXICO
16469
LICENSED PROFESSIONAL SURVEYOR

SHEET 2 OF 2

Bohannan ▲ Huston
Courtyard I · 7500 Jefferson St. NE · Albuquerque, NM 87109-4335

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JOB NO. 20120036

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: **PROJECT NO.** 1006008

X **ALL MEMBERS**

___ **Jack Cloud, DRB Chairman, Planning Department**

___ **Curtis Cherne, P.E., Hydrology**
___ **Kristal Metro, P.E. , Transportation Development**
___ **Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA**
___ **Christina Sandoval, Parks/Municipal Development**

NEXT HEARING DATE: 6-14-14

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Revised Preliminary Plats and Infrastructure Lists for Units 3A and 3B

RECEIVED
JUN 12 2014
LAND DEVELOPMENT SECTION

CONTACT NAME:_____

TELEPHONE:_____ EMAIL:_____

Current DRC
Project No. _____

Date Submitted: April 25, 2014
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. 1006008

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 3A
(REPLAT OF TRACT A-6-A, 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
			PUBLIC ROADWAY IMPROVEMENTS						
		48' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRYKER RD	UNIVERSITY BLVD	O'KEEFE AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	WITKIN ST	STIEGLITZ AVE	O'KEEFE AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	O'KEEFE AVE	WITKIN ST	STRYKER ROAD	/	/	/
			PRIVATE ROADWAY IMPROVEMENTS						
		12' F-F PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 1	STIEGLITZ AVE	O'KEEFE AVE	/	/	/
			PUBLIC WATERLINE IMPROVEMENTS						
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STRYKER RD	UNIVERSITY BLVD	O'KEEFE AVE			
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WITKIN ST	STIEGLITZ AVE	O'KEEFE AVE			
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	O'KEEFE AVE	WITKIN ST	STRYKER ROAD			

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

FILE COPY

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	STRYKER RD	UNIVERSITY BLVD	O'KEEFE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WITKIN ST	STIEGLITZ AVE	O'KEEFE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	O'KEEFE AVE	WITKIN ST	STRYKER ROAD	/	/	/
							/	/	/
			PUBLIC WASTEWATER REUSE IMPROVEMENTS						
		4" DIA	REUSE LINE W/ NEC. VALVES MJ'S & RJ'S	STRAND LOOP	STIEGLITZ AVE	DEKOONING AVE	/	/	/
		4" DIA	REUSE LINE W/ NEC. VALVES MJ'S & RJ'S	DEKOONING AVE	STRAND LOOP	MOTHERWELL DRIVE	/	/	/
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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 13.3 AC-FT DRAINAGE POND '4' W/ AGR. & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 4			/	/	/
							/	/	/
							/	/	/
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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 — 4/25/2014
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: May 2, 2014
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. 1006008

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 3B
(REPLAT OF TRACT A-6-B AND A PORTION OF TRACT A-6-A (TO BE KNOWN AS TRACT B, MONTAGE UNIT 3A), 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
			PUBLIC ROADWAY IMPROVEMENTS						
		48' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRYKER RD	UNIVERSITY BLVD	DEKOONING AVE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRYKER RD	DEKOONING AVE	STRAND LOOP	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	DEKOONING AVE	STRAND LOOP	SCORSESE AVE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRAND LOOP	STIEGLITZ AVE	SCORSESE AVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	O'KEEFE AVE	STRAND LOOP	WITKIN ST	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	O'KEEFE AVE	WITKIN ST	STRYKER RD	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	WITKIN ST	MOTHERWELL DRIVE	DEKOONING AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	WITKIN ST	DEKOONING AVE	O'KEEFE AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	SCORSESE AVE	STRAND LOOP	DEKOONING AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	MOTHERWELL DRIVE	SCORSESE AVE	DEKOONING AVE	/	/	/

* 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
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	OLDENBERG DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	WYETH DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	HOUSER DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		* INCLUDING STREETLIGHTS; SIDEWALKS DEFERRED PER EXHIBIT; PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE AREAS WHERE BULBOUTS WILL BE CONSTRUCTED.					/	/	/
							/	/	/
		PRIVATE ROADWAY IMPROVEMENTS							
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 12	WITKIN STREET	STRYKER RD	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 13 (N-S ALLEY)	DEKOONING AVE	O'KEEFE AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 13 (E-W ALLEY)	STRAND LOOP	BLOCK 13 (N-S ALLEY)	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 14	STRAND LOOP	MOTHERWELL DRIVE	/	/	/
		24' PRIVATE ACCESS STREET	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 14	BLOCK 14 ALLEY	LOT 21 BLOCK 14	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 15	MOTHERWELL DRIVE	DEKOONING AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 16	DEKOONING AVE	OLDENBERG DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	BLOCK 20	SCORSESE AVE	STRYKER RD	/	/	/
							/	/	/
							/	/	/

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	STRYKER RD	UNIVERSITY BLVD	DEKOONING AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STRYKER RD	DEKOONING AVE	STRAND LOOP	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEKOONING AVE	STRAND LOOP	SCORSESE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STRAND LOOP	STIEGLITZ AVE	SCORSESE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	O'KEEFE AVE	STRAND LOOP	WITKIN ST	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	O'KEEFE AVE	WITKIN ST	STRYKER RD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WITKIN ST	MOTHERWELL DRIVE	DEKOONING AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WITKIN ST	DEKOONING AVE	O'KEEFE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SCORSESE AVE	STRAND LOOP	DEKOONING AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOTHERWELL DRIVE	SCORSESE AVE	DEKOONING AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OLDENBERG DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WYETH DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HOUSER DRIVE	STRYKER RD	SCORSESE 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 SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STRYKER RD	UNIVERSITY BLVD	DEKOONING AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STRYKER RD	DEKOONING AVE	STRAND LOOP	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEKOONING AVE	STRAND LOOP	SCORSESE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STRAND LOOP	STIEGLITZ AVE	SCORSESE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	O'KEEFE AVE	STRAND LOOP	WITKIN ST	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	O'KEEFE AVE	WITKIN ST	STRYKER RD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WITKIN ST	MOTHERWELL DRIVE	DEKOONING AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WITKIN ST	DEKOONING AVE	O'KEEFE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SCORSESE AVE	STRAND LOOP	DEKOONING AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOTHERWELL DRIVE	SCORSESE AVE	DEKOONING AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OLDENBERG DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WYETH DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HOUSER DRIVE	STRYKER RD	SCORSESE AVE	/	/	/
			PUBLIC WASTEWATER REUSE IMPROVEMENTS						
		4" DIA	REUSE LINE W/ NEC. VALVES MJ'S & RJ'S	STRAND LOOP	STIEGLITZ AVE	DEKOONING AVE	/	/	/
		4" DIA	REUSE LINE W/ NEC. VALVES MJ'S & RJ'S	DEKOONING AVE	STRAND LOOP	MOTHERWELL DRIVE	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC STORM DRAIN IMPROVEMENTS							
		18"-48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STRAND LOOP	TRACT B	POND 3 (TRACT A-5)	/	/	/
		18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SCORSESE AVE	STRAND LOOP	DEKOONING AVE	/	/	/
		18"-60" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DEKOONING AVE	STRYKER ROAD	POND 4	/	/	/
		18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STRYKER ROAD	O'KEEFE AVE	DEKOONING AVE	/	/	/
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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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							/	/	/
							/	/	/
			PRIVATE STORM DRAINAGE POND IMPROVEMENTS				/	/	/
			5.54 AC-FT DRAINAGE POND EXPANSION W/ AGR. & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 2B TRACT A-5			/	/	/
			10.77 AC-FT DRAINAGE POND EXPANSION W/ AGR. & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 3 TRACT A-5			/	/	/
			13.27 AC-FT DRAINAGE POND W/ AGR. & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 4			/	/	/
			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	5/1/2014				
PREPARED BY: PRINT NAME	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