



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

7. **Project# 1007672**  
13DRB-70768 MINOR - 2YR SUBD IMP  
AGMT EXT (2YR SIA) 

MARSTER HOMECRAFTERS INC request(s) the above action(s) for all or a portion of Lot(s) 30A & 30B, Block(s) 16, **NORTH ALBUQUERQUE ACRE TRACT 1 Unit(s) 3**, zoned 3 DU/A RD, located on GLENDALE NORTH SIDE BETWEEN BARSTOW AND VENTURA containing approximately .89 acre(s). (B-20)**THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

8. **Project# 1006009**  
13DRB-70732 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL



BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 24, **MESA DEL SOL INNOVATION PARK** zoned PC, located on STRYKER BETWEEN UNIVERSITY EAST AND UNIVERSITY WEST containing approximately 5.4454 acre(s). (R-16 & S-16) [*Deferred from 10/30/13 and 11/6/13*] [*Deferred from 11/13/13, 11/21/13*] **INDEFINITELY DEFERRED.**

9. **Project# 1009730**  
13DRB-70741 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
13DRB-70742 SUBDN DESIGN  
VARIANCE FROM MIN DPM STDS 

THE GROUP agent(s) for NAVISH LLC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 3, Tract 2, Unit 3, **NORTH ALBUQUERQUE ACRES** zoned R-D, located on OAKLAND AVE BETWEEN LOUISIANA BLVD AND QUAIL SPRINGS PLACE containing approximately .7302 acre(s). (C-19) [*Deferred from 11/6/13*] [*Deferred from 11/13/13, 11/21/13*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/4/13, THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF INCLUSION OF DRAINAGE AND MAINTENANCE. FINAL PLAT IS DEFERRED FOR THE S.I.A (SUBDIVISION IMPROVEMENTS AGREEMENT). A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

10. **Project# 1008630**  
13DRB-70682 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

HUITT-ZOLLARS, INC., agents for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) C, **MANZANO MESA** zoned C-2, located on ON JUAN TABO SE BETWEEN SOUTHERN BLVD AND HORSESHOE TRL SE containing approximately 3 acre(s). (L-21) [*deferred from 9/25/13, 10/23/13, 11/6/13*] [*Deferred from 11/13/13, 11/21/13*] **DEFERRED TO 12/11/13.**

9. **Project# 1009887**  
13DRB-70746 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- ARCH & PLAN LAND USE CONSL. agent(s) for ISMAEL & MARTHA ARAGON request(s) the above action(s) for all or a portion of Tract(s) 317-A-1, **TOWN OF ATRISCO GRANT. UNIT 3** zoned R-1, located on EUCARIZ BETWEEN BRIDGE AND OLD COORS containing approximately 1.4 acre(s). (L-11) [*Deferred from 11/13/13*] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND UTILITY COMPANY SIGNATURES.**
10. **Project# 1006009**  
13DRB-70732 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 24, **MESA DEL SOL INNOVATION PARK** zoned PC, located on STRYKER BETWEEN UNIVERSITY EAST AND UNIVERSITY WEST containing approximately 5.4454 acre(s). (R-16 & S-16) [*Deferred from 10/30/13 and 11/6/13*] [*Deferred from 11/13/13*] **DEFERRED TO 12/4/13.**
11. **Project# 1009730**  
13DRB-70741 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
13DRB-70742 SUBDN DESIGN  
VARIANCE FROM MIN DPM STDS
- THE GROUP agent(s) for NAVISH LLC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 3, Tract 2, Unit 3, **NORTH ALBUQUERQUE ACRES** zoned R-D, located on OAKLAND AVE BETWEEN LOUISIANA BLVD AND QUAIL SPRINGS PLACE containing approximately .7302 acre(s). (C-19) [*Deferred from 11/6/13*] [*Deferred from 11/13/13*] **DEFERRED TO 12/4/13.**
12. **Project# 1008630**  
13DRB-70682 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 
- HUITT-ZOLLARS, INC., agents for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) C, **MANZANO MESA** zoned C-2, located on ON JUAN TABO SE BETWEEN SOUTHERN BLVD AND HORSESHOE TRL SE containing approximately 3 acre(s). (L-21) [*deferred from 9/25/13, 10/23/13, 11/6/13*] [*Deferred from 11/13/13*] **DEFERRED TO 12/4/13.**
13. **Project# 1009542**  
13DRB-70694 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- WILSON AND COMPANY INC agent(s) for CITY OF ALBUQUERQUE/DMD request(s) the above action(s) for all or a portion of Lot(s) BA-1A, 8A-2A & 8A-1, PORTION OF LOTS 24-39, Block(s) 6, **TRACTION PARK & CITY ELECTIRC ADDITION & WESTPARK ADDITION** zoned C-2, located on INTERSECTION OF NEW YORK AND CENTRAL SE containing approximately 2.7094 acre(s). (J-12) [*deferred from 10/9/13,10/23/13, 11/6/13, 11/13/13*] **DEFERRED TO 12/4/13.**
14. Other Matters:  **Project # 1003612 – Final Plat Approval – THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF, VERIFICATION OF RIGHT-OF-WAY DEDICATION AND TO RECORD.**  
ADJOURNED: 9:40

3. **Project# 1003613**  
13DRB-70669 MAJOR - 2YR SUBDIVISION  
IMPROVEMENT AGREEMENT  
EXTENSION (2YR SIA)

RIO GRANDE ENGINEERING agents for JOE R. HAHN request the referenced/ above action for **SUNSET VILLA SUBDIVISION**, zoned SU-1/PRD, located on the south side of SUNSET GARDENS RD SW between ATRISCO RD SW and THE ARENAL DITCH containing approximately 14.71 acre(s). (K-17)[*Deferred from 10/2/13, 10/16/13, 10/30/13*] **DEFERRED TO 12/11/13.**

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

4. **Project# 1009886**  
13DRB-70745 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL


ARCH & PLAN LAND USE agent(s) for ABENICIO & AVELINA GALLEGOS TRUST request(s) the above action(s) for all or a portion of Lot(s) 6B, 82A1A, 82A1B & B2A2, **MRGCD MAP #40** zoned SU-2/MR, located on JOHN ST BETWEEN WILLIAMS AND BROADWAY containing approximately .34 acre(s). (K-14) **DEFERRED TO 11/21/13.**

5. **Project# 1009887**  
13DRB-70746 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL



ARCH & PLAN LAND USE CONSL. agent(s) for ISMAEL & MARTHA ARAGON request(s) the above action(s) for all or a portion of Tract(s) 317-A-1, **TOWN OF ATRISCO GRANT. UNIT 3** zoned R-1, located on EUCARIZ BETWEEN BRIDGE AND OLD COORS containing approximately 1.4 acre(s). (L-11) **DEFERRED TO 11/21/13.**

6. **Project# 1006009**  
13DRB-70732 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL



BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 24, **MESA DEL SOL INNOVATION PARK** zoned PC, located on STRYKER BETWEEN UNIVERSITY EAST AND UNIVERSITY WEST containing approximately 5.4454 acre(s). (R-16 & S-16) [*Deferred from 10/30/13 and 11/6/13*] **DEFERRED TO 11/21/13.**

7. **Project# 1009046**  
13DRB-70735 AMENDMENT TO  
PRELIMINARY PLAT 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAWMILL CROSSING, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-2, **DUKE CITY LUMBER CO.** zoned SU-2/SU-1/PRD, located on ASPEN BETWEEN 12YH ST AND RIO GRANDE containing approximately 7 acre(s). (H-13) [*Deferred from 11/6/13*]**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/13/13 AND WITH AN APPROVED GRADING PLAN STAMP DATED 11/8/13, THE AMENDMENT TO THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION THAT BUILDING CODE COMPLIANCE FOR ZERO LOT LINE ON PROPOSED LOT ONE.**

3. **Project# 1006539**  
13DRB-70717 BULK LAND  
VARIANCE  
13DRB-70718 PRELIMINARY/  
FINAL PLAT APPROVAL 
  4. **Project# 1006864**  
13DRB-70714 S/WALK WAIVER  
13DRB-70715 SUBDN DESIGN  
VARIANCE FROM MINIMUM  
DPM STANDARDS  
13DRB-70716 MAJOR -  
PRELIMINARY PLAT 
  5. **Project# 1004472**  
13DRB-70679 VACATION OF  
PUBLIC RIGHT-OF-WAY
- BOHANNAN HUSTON INC agents for MESA DEL SOL, LLC request the referenced/ above actions for all or a portion of Tract A-1, **MESA DEL SOL INNOVATION PARK** zoned PC, located on the south side of STRYKER RD SE between HAWKING DR SE and BOBBY FOSTER RD SE containing approximately 1764.7655 acres. (R15-17, S14-17, & T16-17) **DEFERRED TO 11/13/13.**
- BOHANNAN HUSTON INC agents for WESTERN ALBUQUERQUE LAND HOLDINGS request the referenced/ above actions for Tract N-2-E, **WATERSHED SUBDIVISION** zoned SU-2/ PDA, located on TIERRA PINTADA BLVD NW between ARROYO VISTA BLVD NW and WEST CREEK PL NW containing approximately 37.4647 acres. (H8-9) **DEFERRED TO 11/21/13.**
- ISAACSON AND ARFMAN PA agents for DOUBLE EAGLE REAL ESTATE & INVESTMENTS request the referenced/ above action for MODESTO AVENUE NE adjacent to Lots 23-25, Block 25, **NORTH ALBUQUERQUE ACRES Tact A Unit B**, located on MODESTO AVE NE between SAN PEDRO BLVD NE and LOUISIANA BLVD NE. (B-18/ C-18) [*deferred from 10/09/13*] **DEFERRED TO 11/21/13.**

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

6. **Project# 1006009**  
13DRB-70732 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
  7. **Project# 1006520**  
13DRB-70736 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL 
  8. **Project# 1009046**  
13DRB-70735 AMENDMENT TO  
PRELIMINARY PLAT 
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 24, **MESA DEL SOL INNOVATION PARK** zoned PC, located on STRYKER BETWEEN UNIVERSITY EAST AND UNIVERSITY WEST containing approximately 5.4454 acre(s). (R-16 & S-16) **DEFERRED TO 11/13/13.**
- ISAACSON AND ARFMAN PA agent(s) for TWILIGHT HOMES OF NEW MEXICO, LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **HOPE PLAZA (TBKA TRACTS B-1-A & B-1-B)** zoned SU-2/O-1 & R-T, located on SIGNAL BETWEEN BARSTOW AND VENTURA containing approximately 3.8417 acre(s). (C-20) **INDEFINITELY DEFERRED.**
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAWMILL CROSSING, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-2, **DUKE CITY LUMBER CO.** zoned SU-2/SU-1/PRD, located on ASPEN BETWEEN 12YH ST AND RIO GRANDE containing approximately 7 acre(s). (H-13) **DEFERRED TO 11/13/13.**

11. **Project# 1006009**  
13DRB-70731 VACATION OF PRIVATE  
EASEMENT  
13DRB-70732 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 24, **MESA DEL SOL INNOVATION PARK** zoned PC, located on STRYKER BETWEEN UNIVERSITY EAST AND UNIVERSITY WEST containing approximately 5.4454 acre(s). (R-16 & S-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS DEFERRED TO 11/6/13.**

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

12. **Project# 1002201**  
13DRB-70723 SKETCH PLAT REVIEW  
AND COMMENT

RMKM ARCHITECTURE agent(s) for PREMIER MOTOR CARS request(s) the above action(s) for all or a portion of Lot(s) 21A, Block(s) 10, Tract A. Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2/IP-C OVERLAY, located on PAN AMERICAN FRWY AND EAGLE ROCK containing approximately 7.63 acre(s). (C-18) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

13. **Project# 1004245**  
13DRB-70720 SKETCH PLAT REVIEW  
AND COMMENT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ANASAZI RIDGE LLC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 3**, zoned R-1, located on MCMAHON AND WESTSIDE (A-10) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

14. **Project# 1009876**  
13DRB-70722 SKETCH PLAT REVIEW  
AND COMMENT

ALEX ARGEANAS request(s) the above action(s) for all or a portion of Lot(s) 3A1, **NORTH HILLS SHOPPING CENTER** zoned SU-1 MH PARK, located on LOUISIANA BETWEEN SAN ANTONIO AND PASEO DEL NORTE (D- 18 & 19) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

15. Other Matters:

ADJOURNED:

**DEVELOPMENT REVIEW BOARD MEETING – October 30, 2013**

**PARKS & RECREATION DEPARTMENT COMMENTS**

#11

Project #1006009 Mesa del Sol Tract 24  
13DRB-70731 – Vacation of Private Easement

The Master Park Dedication and Development Agreement has not been signed as of this date. The Agreement is still in draft form being routed for review. The Parks and Recreation Department has no comments and does not object to the vacation of the Private Parking Easement.

12DRB-70732 Preliminary/Final Plat Approval

This Tract is zoned PC and without further information about the possibility of residential development on this tract, the Department will not sign this plat as it could compromise the Letter of Intent dated 12/13/12 between the City and Mesa del Sol, LLC. The Letter of Intent specifically refers to plats that may be developed as residential projects and, as noted above, the Master Parks Agreement has not been finalized. Although this parcel is already partially developed as a parking area, the zoning allows residential/mixed use development, therefore the Master Parks Agreement requirement applies.

It is imperative that the Master Park Agreement be finalized as it will continue to be difficult to approve portions of actions being requested by Mesa del Sol LLC and ultimately we will not be able to sign additional platting actions until the Agreement is signed by all parties and recorded.

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1006009

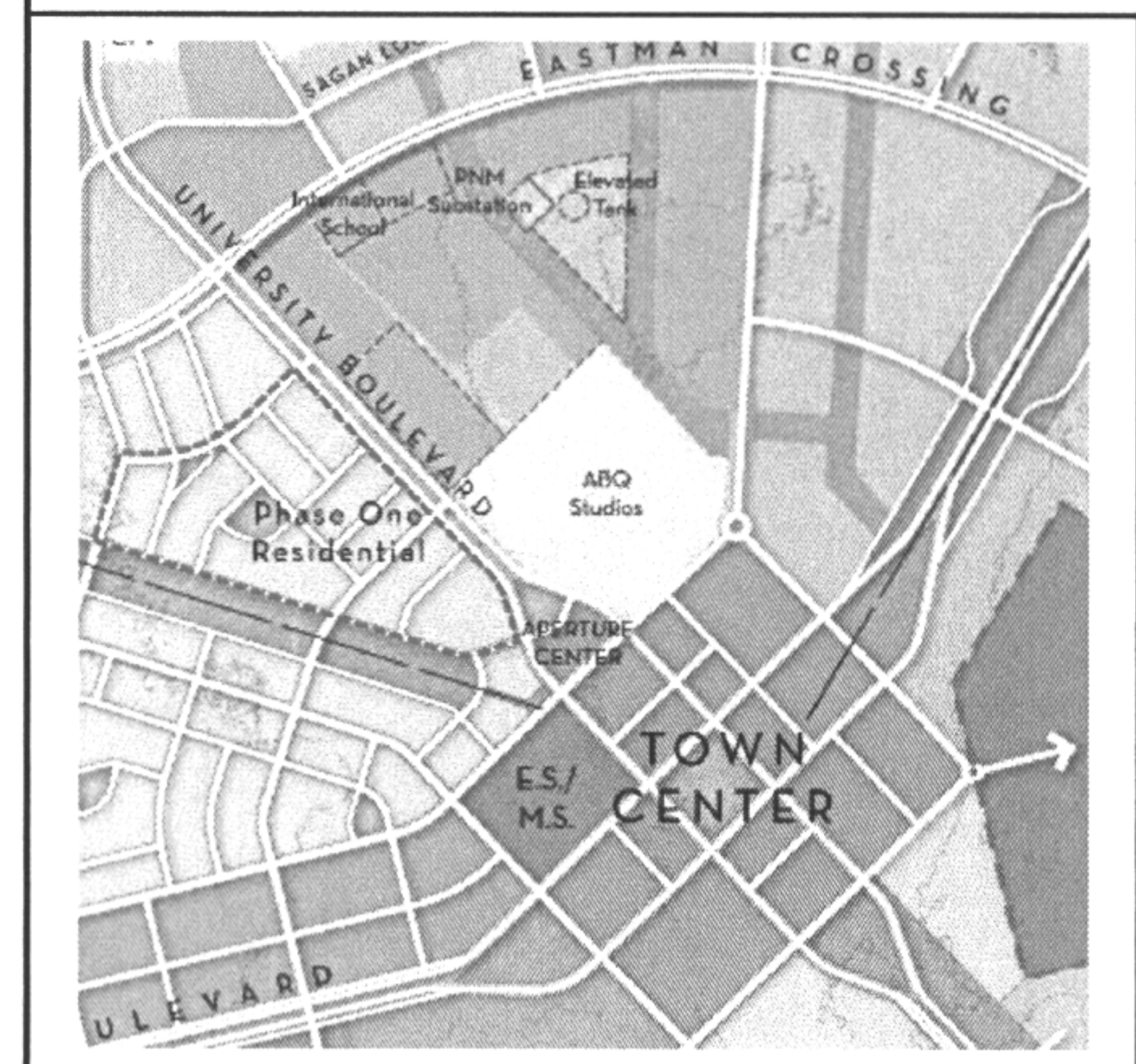
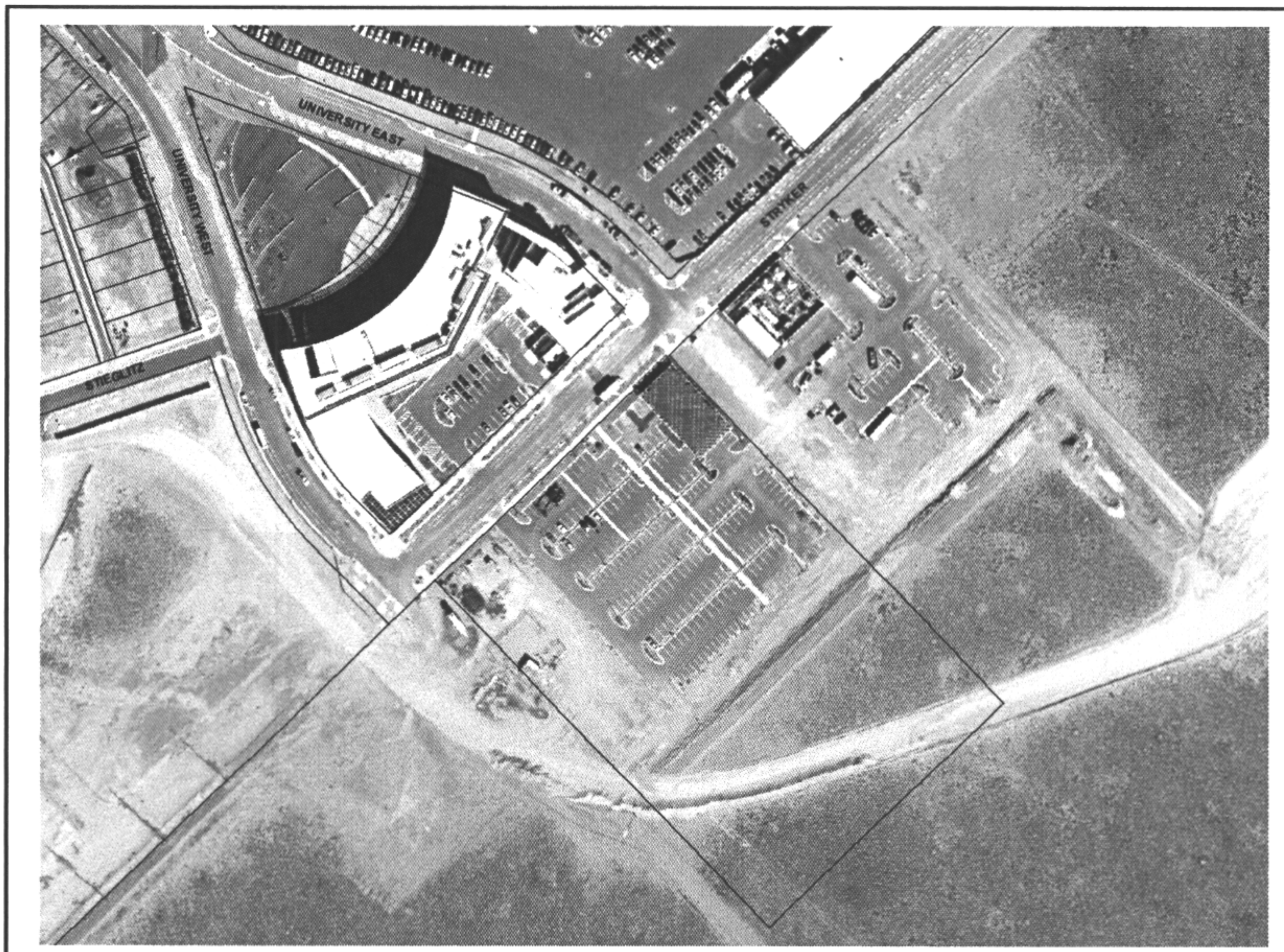
AGENDA ITEM NO: 6

SUBJECT:

FINAL PLAT  
PRELIMINARY PLAT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from back of curb to the property line. Right of way dedication may be required.  
Clarify existing conditions. Infrastructure and right of way dedication is required. Please refer to the master plans for this area for the proposed street layout.



*Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.*

RESOLUTION:

**11-21-13**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

SIGNED: Kristal D. Metro  
Transportation Development 505-924-3991

DATE: NOVEMBER 13, 2013

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION  
DEVELOPMENT REVIEW BOARD MEMO**

**DRB PROJECT NO: 1006009**

**AGENDA ITEM NO: 6**

**SUBJECT:**

Final Plat

**ENGINEERING COMMENTS:**

An infrastructure list is required for half a street section on West University Blvd, East University Blvd, Scorcese Ave and North Mesa Del Sol Blvd.

ROW dedication is required for Scorcese Ave and North Mesa Del Sol Blvd.

Hydrology has an informational drainage report from 2007. This report should be revised to determine drainage infrastructure requirements. The "Road pond", URS April 2011 should be addressed in this report.

**RESOLUTION/COMMENTS:**

**SIGNED:**

Curtis Cherne  
Hydrology Section  
City Engineer Designee  
AMAFCA Designee  
924-3986

**DATE: 11-6-13**



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION  
DEVELOPMENT REVIEW BOARD MEMO**

**DRB PROJECT NO: 1006009**

**AGENDA ITEM NO: 8**

**SUBJECT:**

Do you have an update concerning the infrastructure requirements?

Final Plat

**ENGINEERING COMMENTS:**

An infrastructure list is required for half a street section on West University Blvd, East University Blvd, Scorcese Ave and North Mesa Del Sol Blvd.

ROW dedication is required for Scorcese Ave and North Mesa Del Sol Blvd.

Hydrology has an informational drainage report from 2007. This report should be revised to determine drainage infrastructure requirements. The "Road pond" URS April 2011 should be addressed in this report.

**RESOLUTION/COMMENTS:**

**SIGNED:**

Curtis Cherne  
Hydrology Section  
City Engineer Designee  
AMAFCA Designee  
924-3986

**DATE: 12-4-13**

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1006009

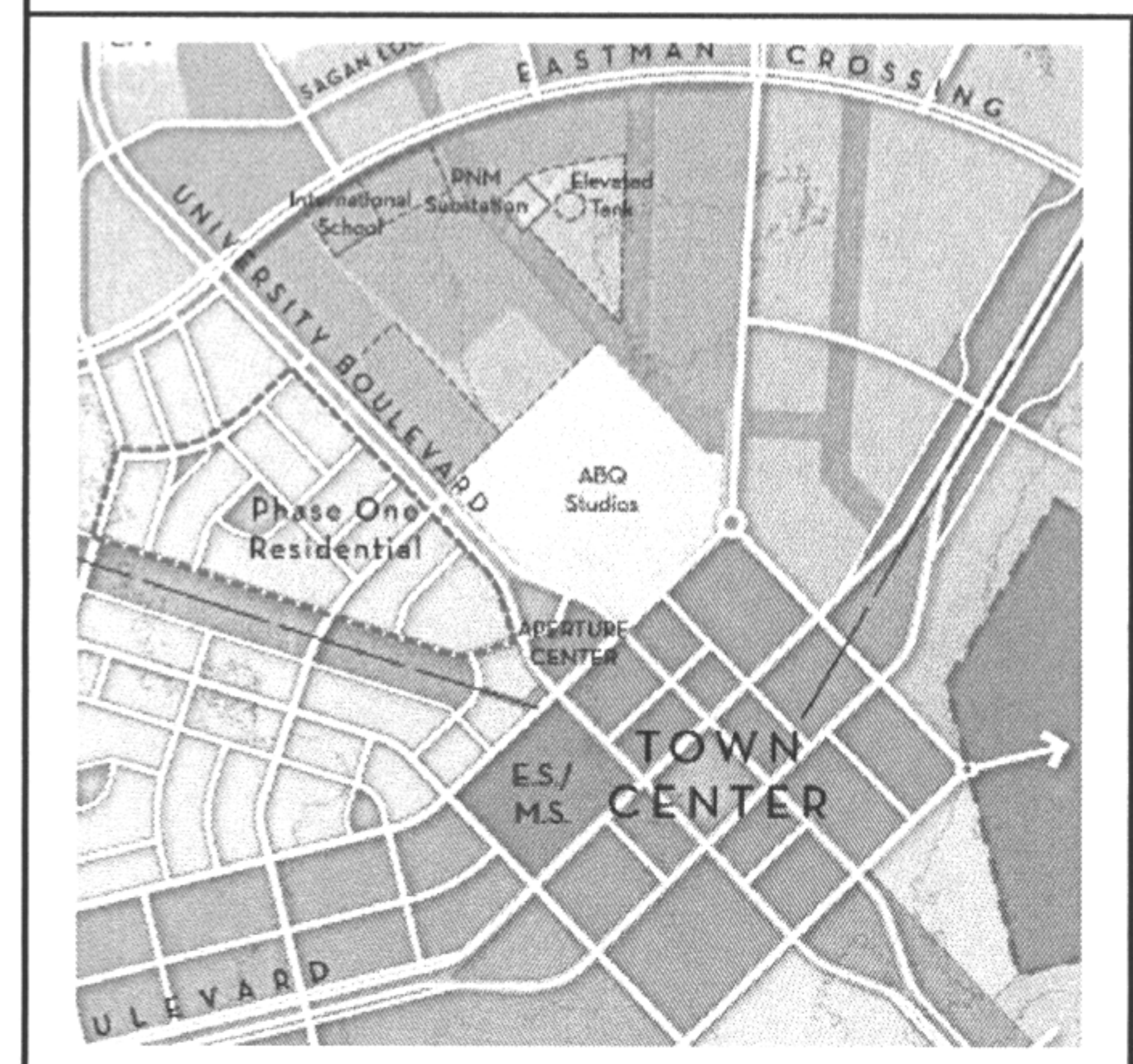
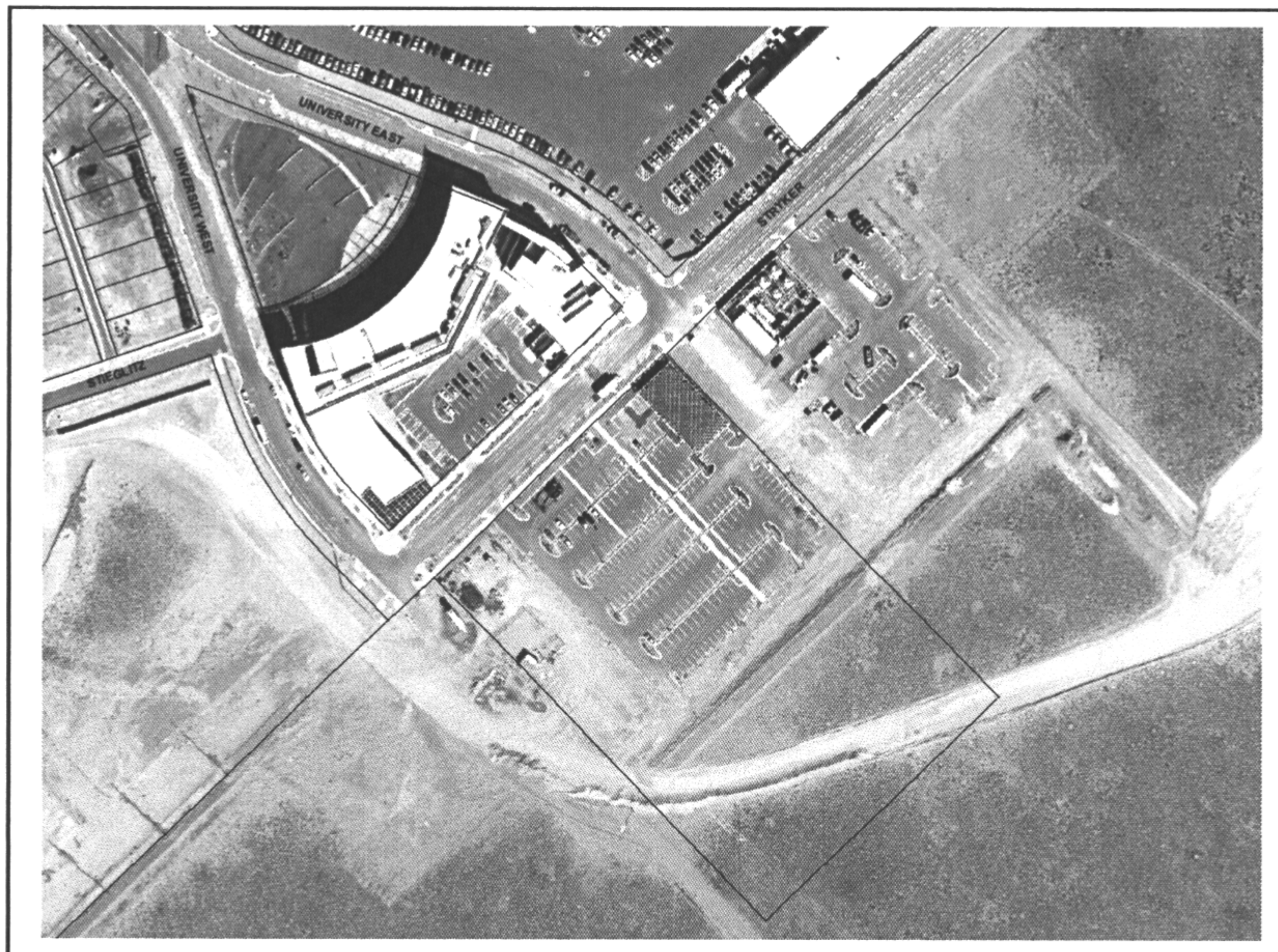
AGENDA ITEM NO: 8

SUBJECT:

FINAL PLAT  
PRELIMINARY PLAT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from back of curb to the property line. Right of way dedication may be required.  
Clarify existing conditions. Infrastructure and right of way dedication is required. Please refer to the master plans for this area for the proposed street layout.



*Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.*

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: DECEMBER 4, 2013

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1006009

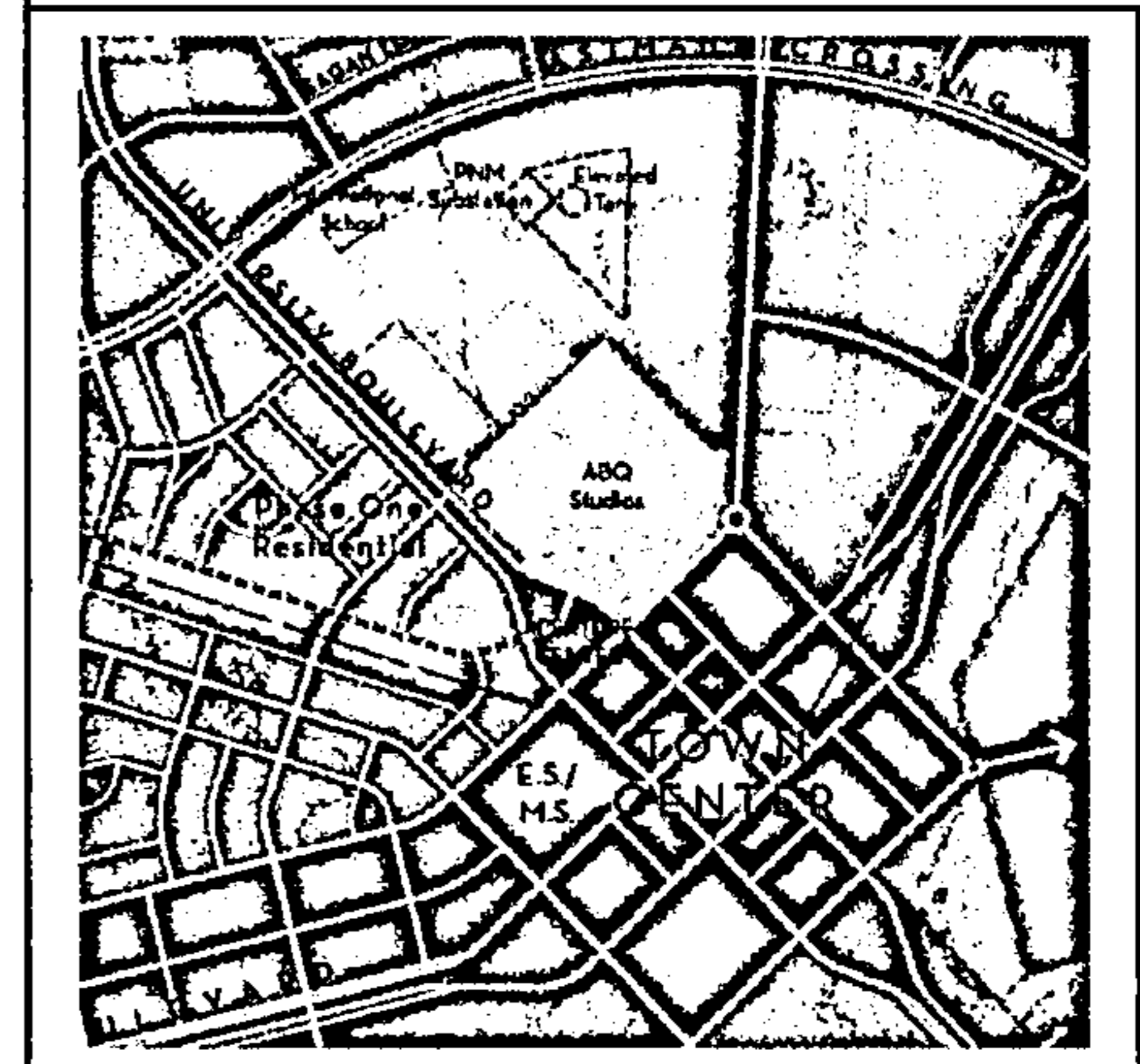
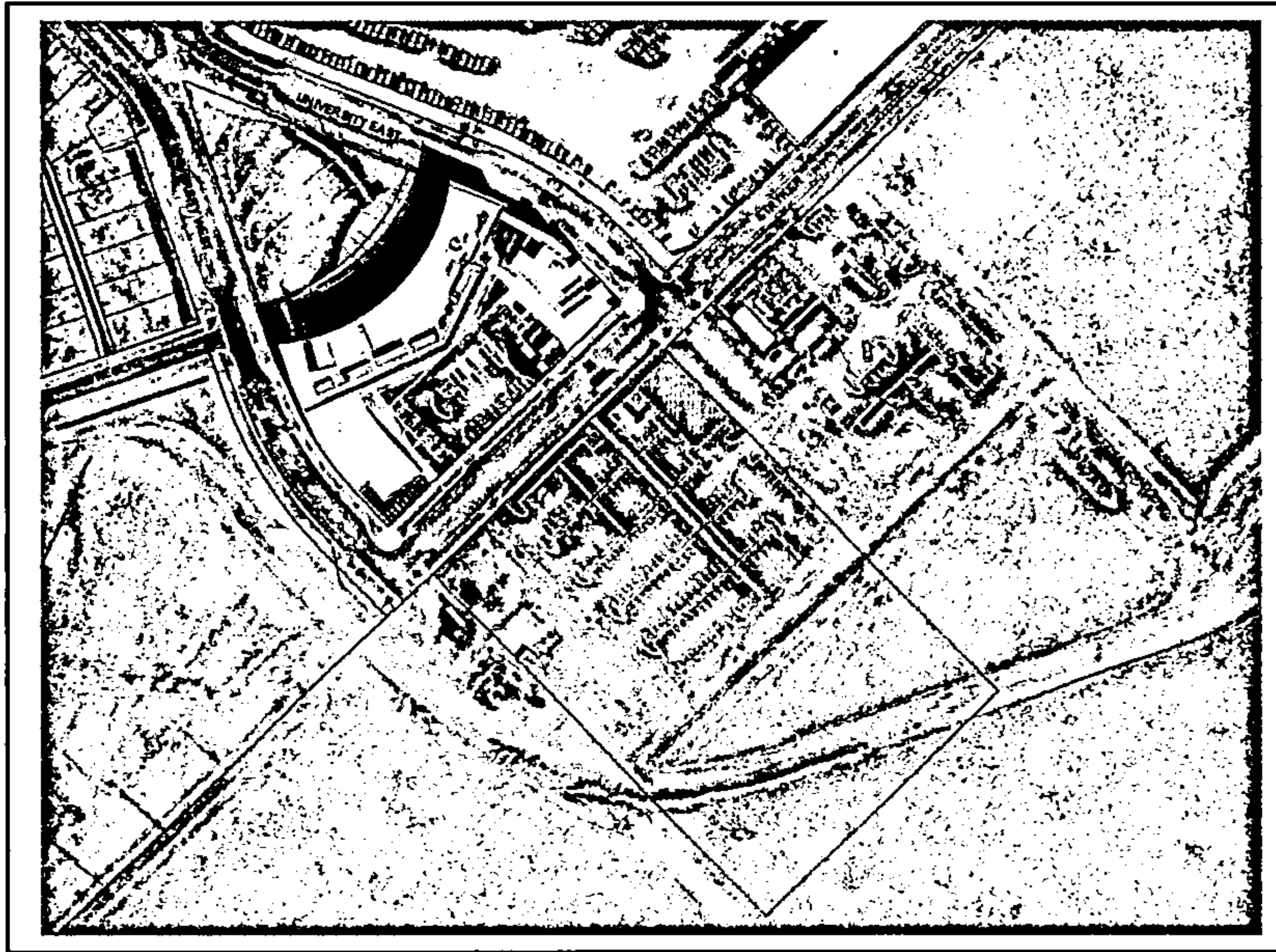
AGENDA ITEM NO: 6

SUBJECT:

FINAL PLAT  
PRELIMINARY PLAT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from back of curb to the property line. Right of way dedication may be required.  
Clarify existing conditions. Infrastructure and right of way dedication is required. Please refer to the master plans for this area for the proposed street layout.



*Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.*

RESOLUTION:

**11-13-13**

APPROVED \_\_; DENIED \_\_; DEFERRED X; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: NOVEMBER 6, 2013

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION  
DEVELOPMENT REVIEW BOARD MEMO**

**DRB PROJECT NO: 1006009**

**AGENDA ITEM NO: 6**

**SUBJECT:**

Final Plat

**ENGINEERING COMMENTS:**

An infrastructure list is required for half a street section on West University Blvd, East University Blvd, Scorcese Ave and North Mesa Del Sol Blvd.

ROW dedication is required for Scorcese Ave and North-Mesa-Del Sol Blvd.

Hydrology has an informational drainage report from 2007. This report should be revised to determine drainage infrastructure requirements. The "Road pond", URS April 2011 should be addressed in this report.

**RESOLUTION/COMMENTS:**

**SIGNED:**

Curtis Cherne  
Hydrology Section  
City Engineer Designee  
AMAFCA Designee  
924-3986

**DATE: 11-6-13**

**DEVELOPMENT REVIEW BOARD MEETING – November 6, 2013**

**PARKS & RECREATION DEPARTMENT COMMENTS**

**#6**

Project #1006009 Mesa del Sol Tract 24  
13DRB-70731 – Vacation of Private Easement

The Master Park Dedication and Development Agreement has not been signed as of this date. The Agreement is still in draft form being routed for review. The Parks and Recreation Department has no comments and does not object to the vacation of the Private Parking Easement.

12DRB-70732 Preliminary/Final Plat Approval

This Tract is zoned PC and without further information about the possibility of residential development on this tract, the Department will not sign this plat as it could compromise the Letter of Intent dated 12/13/12 between the City and Mesa del Sol, LLC. The Letter of Intent specifically refers to plats that may be developed as residential projects and, as noted above, the Master Parks Agreement has not been finalized. Although this parcel is already partially developed as a parking area, the zoning allows residential/mixed use development, therefore the Master Parks Agreement requirement applies.

It is imperative that the Master Park Agreement be finalized as it will continue to be difficult to approve portions of actions being requested by Mesa del Sol LLC and ultimately we will not be able to sign additional platting actions until the Agreement is signed by all parties and recorded.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION  
DEVELOPMENT REVIEW BOARD MEMO**

**DRB PROJECT NO: 1006009**

**AGENDA ITEM NO: 10/6**

**SUBJECT:**

Final Plat

**ENGINEERING COMMENTS:**

An infrastructure list is required for half a street section on West University Blvd, East University Blvd, Scorcese Ave and North Mesa Del Sol Blvd.

ROW dedication is required for Scorcese Ave and North-Mesa-Del Sol Blvd.

Hydrology has an informational drainage report from 2007. This report should be revised to determine drainage infrastructure requirements. The "Road pond", URS April 2011 should be addressed in this report.

**RESOLUTION/COMMENTS:**

**SIGNED:**

Curtis Cherne  
Hydrology Section  
City Engineer Designee  
AMAFCA Designee  
924-3986

**DATE:** 11-21-13  
11-6-13

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1006009

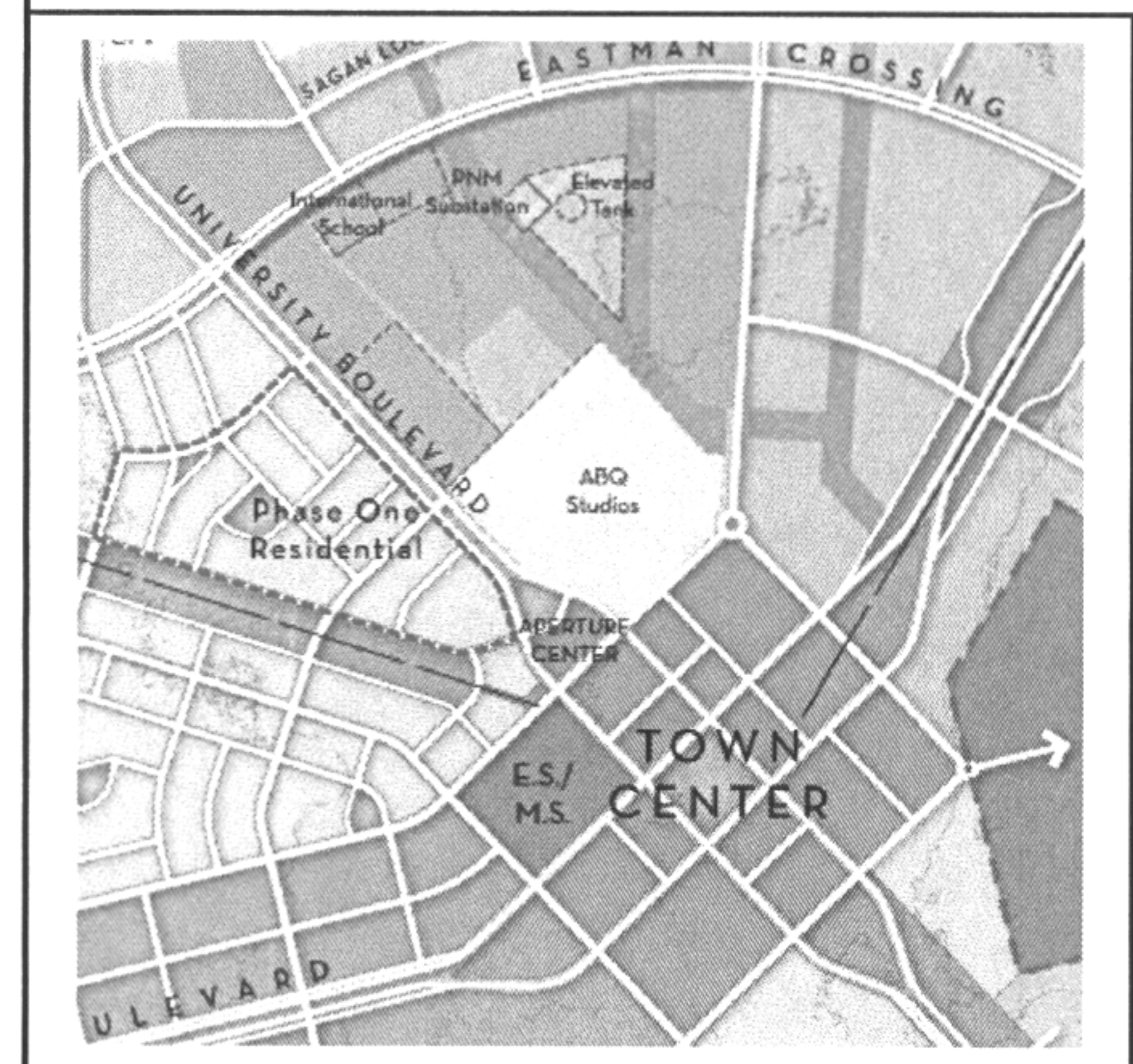
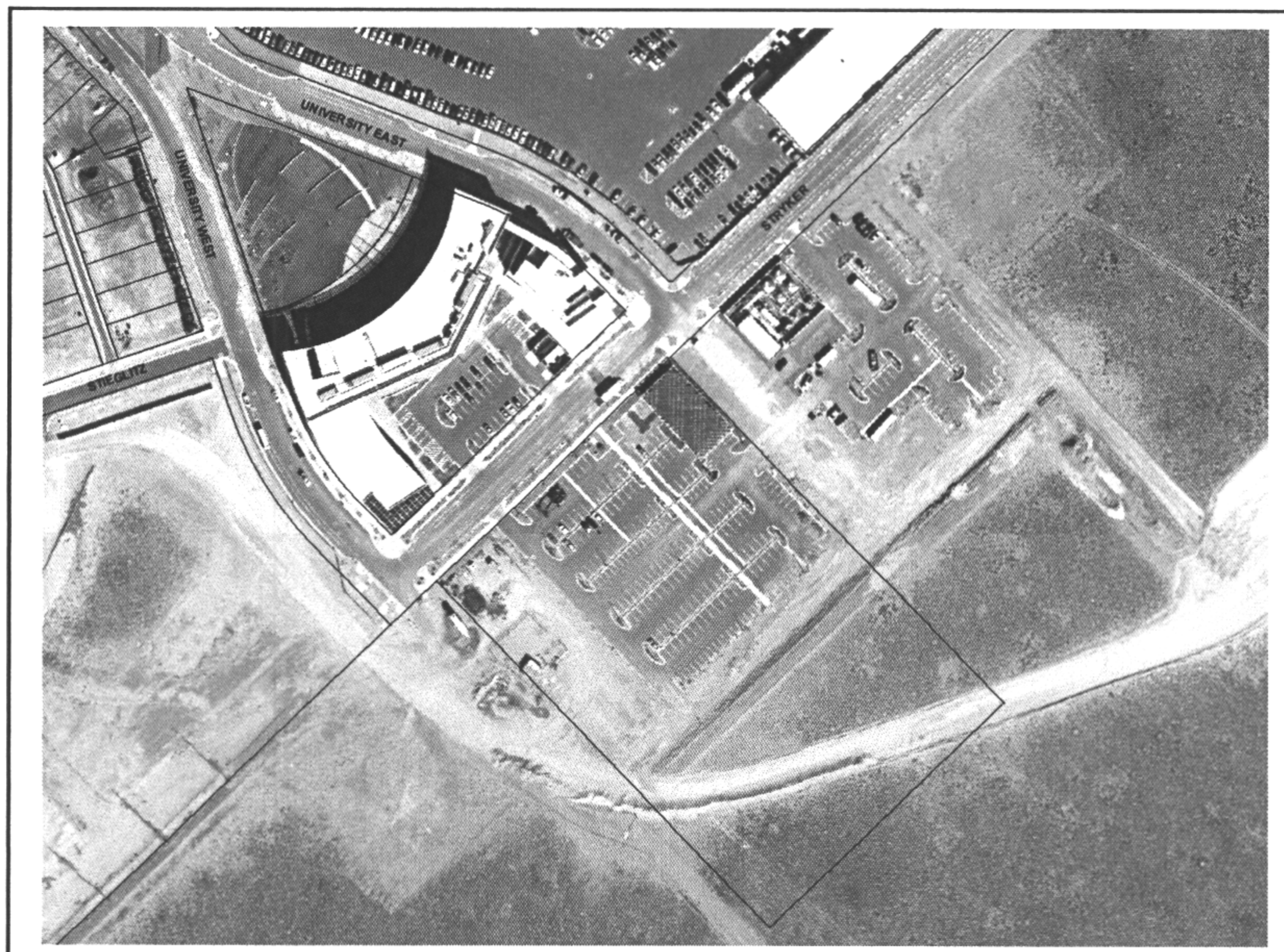
AGENDA ITEM NO: 10

SUBJECT:

FINAL PLAT  
PRELIMINARY PLAT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from back of curb to the property line. Right of way dedication may be required.  
Clarify existing conditions. Infrastructure and right of way dedication is required. Please refer to the master plans for this area for the proposed street layout.



*Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.*

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

SIGNED: Kristal D. Metro  
Transportation Development

DATE: NOVEMBER 21, 2013  
505-924-3991

19

### PARKING EASEMENT AGREEMENT

THIS PARKING EASEMENT AGREEMENT ("Agreement") is entered into as of the 10 day of April, 2008, by MESA DEL SOL, LLC, a New Mexico limited liability company ("MDS").

#### BACKGROUND INFORMATION:

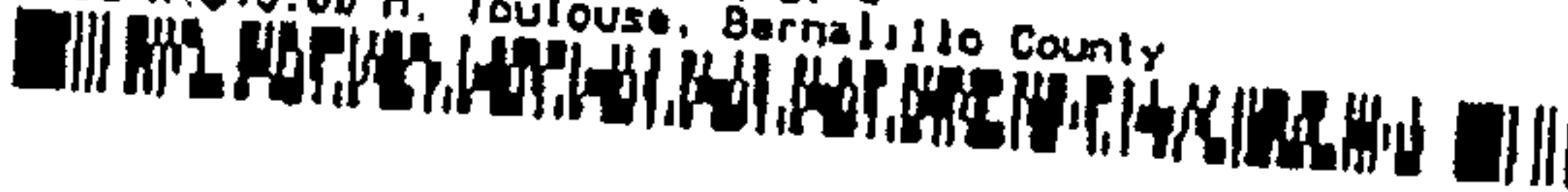
- A. MDS is the owner of the following described properties located in Bernalillo County, New Mexico (the "Tracts" and individually "Tract 23" and "Tract 24"):
- Tracts 23 and 24 as shown and described on the Plat of Mesa del Sol Innovation Park, filed in the Bernalillo County, New Mexico real estate records on September 13, 2007, in Vol. 2007C, Page 259.
- B. The portion of Tract 23 described on Exhibit "A" (the "Building Tract") is being developed with a retail/office building (the "Building").
- C. Tract 24 will be developed with a mixed use development including a surface parking lot (the "Parking Lot").
- D. MDS desires to grant to the Building Tract the right to use a portion of the Parking Lot.

NOW THEREFORE, MDS encumbers Tract 24 and the Building Tract with the following rights and obligations.

- Grant of Easement. MDS grants an easement for the benefit of the Building Tract for the use of one hundred (100) parking spaces to be developed on Tract 24 (the "Parking Spaces"). The Parking Spaces may be used by the Building Tract Owner, its employees, invitees, and tenants.
- Construction of Parking Lot. MDS expects to complete construction of the Parking Lot, at its expense, on or before October 15, 2008, but in any event no later than April 14, 2009 (except as such date is extended due to an event for force majeure, in which event the date for completion will be the extended date), having at least one hundred (100) parking spaces and adequate vehicular access to the public street system.
- Designation of Parking Spaces. If the Tract 24 Owner and the Building Tract Owner agree that the Parking Spaces shall not be designated, then the Building Tract Owner shall be entitled to use one hundred (100) of the parking spaces on the Tract 24 property on a "first-come" "first served" basis. At the election of either the Building Tract Owner or the Tract 24 Owner, the Parking Spaces shall be designated in which case the Tract 24 Owner shall have the right to select the Parking Spaces, however all, or some portion, of each Parking Space shall be within four hundred feet (400') of the Building Tract. The designated Parking Spaces shall be adequately marked that they are for the benefit of the Building Tract Owner. The Tract 24 Owner shall have the right to relocate the Parking Spaces, from time to time, so long as they are within five hundred feet (500') of the Building Tract.

Doc# 2008041763

04/14/2008 02:37 PM Page: 1 of 4  
EASE R: \$15.00 N. Toulouse, Bernalillo County





4. Maintenance of Parking Spaces. The Tract 24 Owner shall maintain the Parking Spaces to a level of maintenance comparable to that which the remainder of the parking spaces on the Tract 24 Property are maintained. The Building Tract Owner shall reimburse the Tract 24 Owner for the cost of maintenance of the Parking Spaces in an amount equal to the cost of maintenance of all of the parking spaces and driveways on Tract 24, but not landscaping, multiplied by a fraction the numerator of which is 100 and the denominator of which is the number of parking spaces on Tract 24. The Building Tract Owner shall reimburse the Tract 24 Owner within twenty (20) days of receipt of an invoice and reasonable supporting documentation.
5. Terms. The term of this Agreement shall be in perpetuity.
6. Indemnity. The Building Tract Owner shall indemnify and hold the Tract 24 Owner harmless from any liabilities, losses, damages or suits resulting from the Building Tract Owner's negligent use of the Parking Spaces.
7. Governing Laws. Except as otherwise specifically provided herein, this Agreement shall be governed by, construed and enforced in accordance with the laws of the State of New Mexico.
8. Notices. "Notice" means any notice, demand, request, or other communication or document to be provided under this Agreement to an owner of one of the tracts (an "Owner"). The notice shall be in writing and shall be given to the Owner at its address on record with the Bernalillo County New Mexico Assessor or at such other address or telecopy number as the Owner may later specify for that purpose by notice to the other Owner. Each notice shall, for all purposes, be deemed given and received: (a) if given by telecopy, when the telecopy is transmitted to the Owner's telecopy number specified below and confirmation of complete receipt is received by that transmitting Owner during normal business hours or on the next business day if not confirmed during normal business hours; (b) if hand delivered to an Owner against receipted copy, when the copy of the notice is receipted; (c) if given by a nationally recognized and reputable overnight delivery service, the day on which the notice is actually received by the Owner; or (d) if given by any other means or if given by certified mail, return receipt requested, postage prepaid, two (2) business days after it is posted with the United States Postal Service.
9. Entire Agreement. This Agreement contains the entire agreement regarding the Parking Easement. No variations, modifications, supplements, waivers or changes herein or hereof shall be binding upon any party hereto unless set forth in a document duly executed by or on behalf of such party.
10. Severability. If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provisions to other persons or circumstance shall not be affected thereby and such provisions shall be enforced to the greatest extent permitted by law.
11. Attorneys' Fees. In the event any action is instituted by any Owner for the purpose of enforcing or interpreting any provision of this Agreement, the prevailing Owner in such action shall be entitled to its reasonable attorneys' fees and costs.


12. Binding Agreement. This Agreement shall inure to the benefit of, and burden, and be binding upon the undersigned parties and their respective owners of the Tracts and shall run with the Tracts. Whenever in this Agreement a reference to any Owner is made, such reference shall be deemed to include a reference to the successor owner of the Owner's Tract.

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

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

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

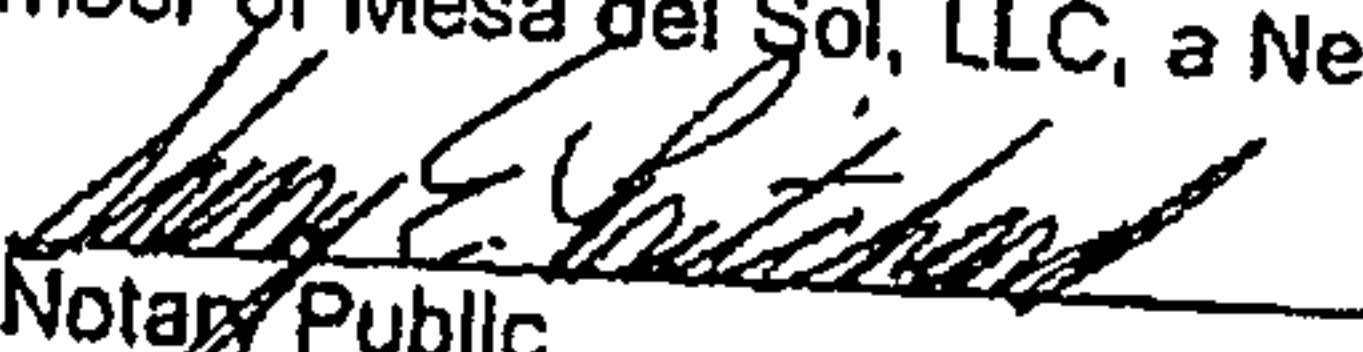
By: Forest City Commercial Group, Inc., an  
Ohio corporation, Member

By:   
Michael Daly, Vice President

By:   
Harry Relkin, Vice President

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

The foregoing instrument was duly acknowledged before me this 10<sup>TH</sup> day of APRIL, 2008 by Mike Daly and Harry Relkin, Vice President and Vice President, respectively of Forest City Commercial Group, Inc., an Ohio corporation, 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, a New Mexico limited liability company.

  
Notary Public  
SHERRY E. PRITCHARD  
(Printed Name)

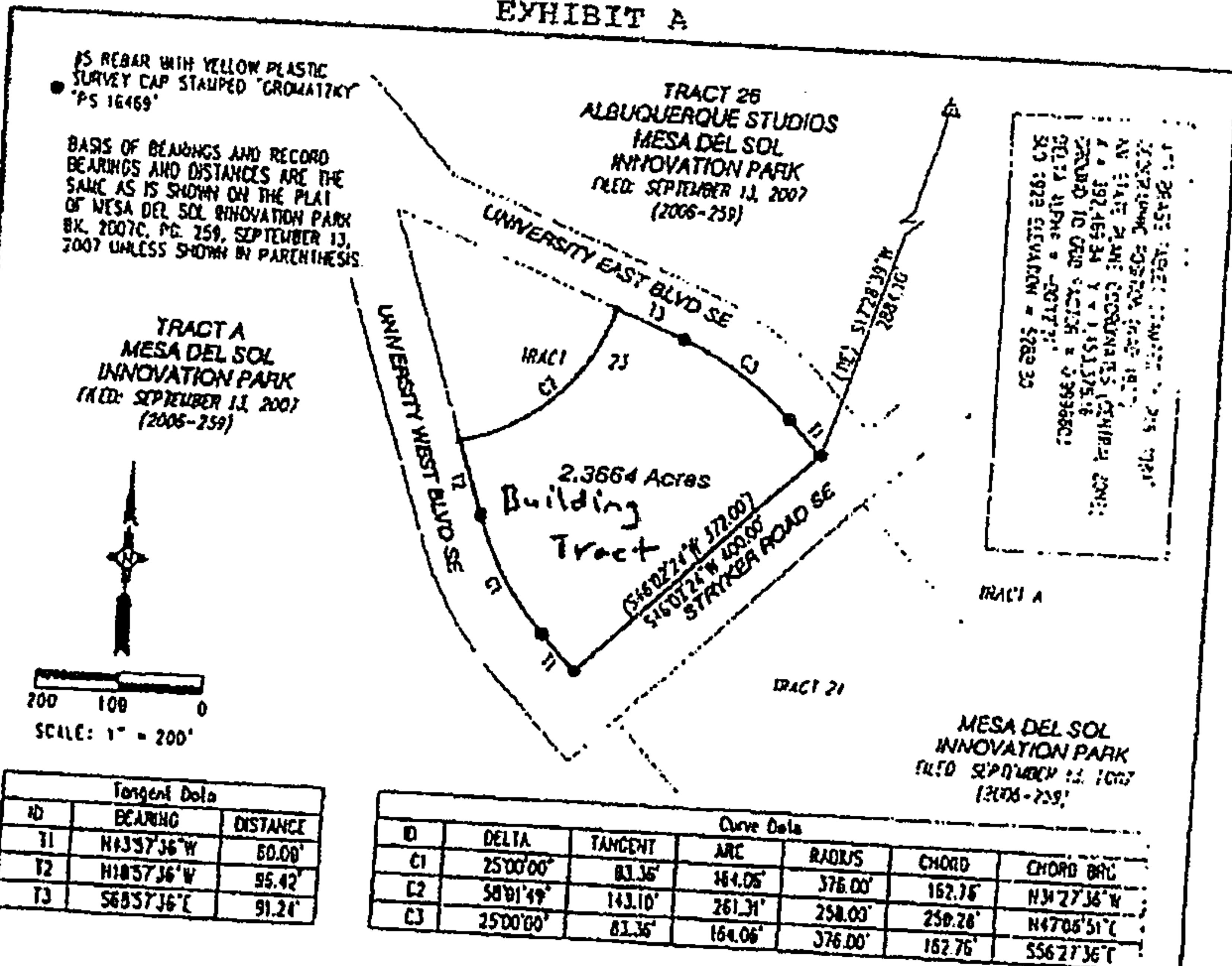
My Commission Expires:  
12/20/09

(SEAL)

H:\ForestCity\Towncenter\Parking Easement\Parking Easement Agreement FINAL.doc



EXHIBIT A



ID	BEARING	DISTANCE
T1	N43°57'36\"W	60.00'
T2	N18°57'36\"W	96.42'
T3	S68°57'36\"E	91.24'

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	25°00'00"	83.36'	164.06'	376.00'	162.76'	N31°27'36\"W
C2	58°01'49"	143.10'	261.31'	258.00'	250.28'	N47°06'51\"E
C3	25°00'00"	83.36'	164.06'	376.00'	162.76'	S56°27'36\"E

DESCRIPTION

A certain tract of land being a portion of Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising a portion of Tract 23 of the Bull Land Plat for Mesa Del Sol Innovation Park, Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on September 13, 2007 in Book 2007C, Page 259 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

**BEGINNING** at the southeast corner of said Tract 23, thence the City of Albuquerque survey monument '1-A16, 1984', having New Mexico State Plane Grid coordinates for the Central Zone: X=1,532,715.669, Y=1,453,438.899 bears N17°28'39\"W a distance of 2884.10 feet;

**THENCE** along the south boundary line, S45°02'41\"W a distance of 400.00 feet to the southwest corner of said Tract 23;

**THENCE** along the west boundary line, N43°57'36\"W a distance of 60.00 feet to a point of curvature;

**THENCE** continuing along said west boundary line, 164.06 feet along the arc of a tangent curve to the right having a radius of 376.00 feet and a chord bearing N31°27'36\"W a distance of 162.76 feet and an interior angle of 25°00'00\" to a point of tangency;

**THENCE** continuing along said west boundary line, N18°57'36\"W a distance of 96.42 feet to the northwest corner of said Tract 23;

**THENCE** leaving said west boundary line, 261.31 feet along the arc of a non-tangent curve to the left having a radius of 258.00 feet and a chord bearing N47°06'51\"E a distance of 250.28 feet and an interior angle of 58°01'49\" to a point of non-tangency, continuous on the east boundary line of said Tract 23;

**THENCE** along the east boundary line, S68°57'36\"E a distance of 96.42 feet to a point of curvature;

**THENCE** continuing along said east boundary line, 164.06 feet along the arc of a tangent curve to the right having a radius of 376.00 feet and a chord bearing S56°27'36\"E a distance of 162.76 feet and an interior angle of 25°00'00\" to a point of tangency;

**THENCE** continuing along said east boundary line, S45°02'41\"W a distance of 400.00 feet to **THE POINT AND PLACE OF BEGINNING.**

Said tract contains 2.3664 acres, more or less.

SURVEYOR'S CERTIFICATION

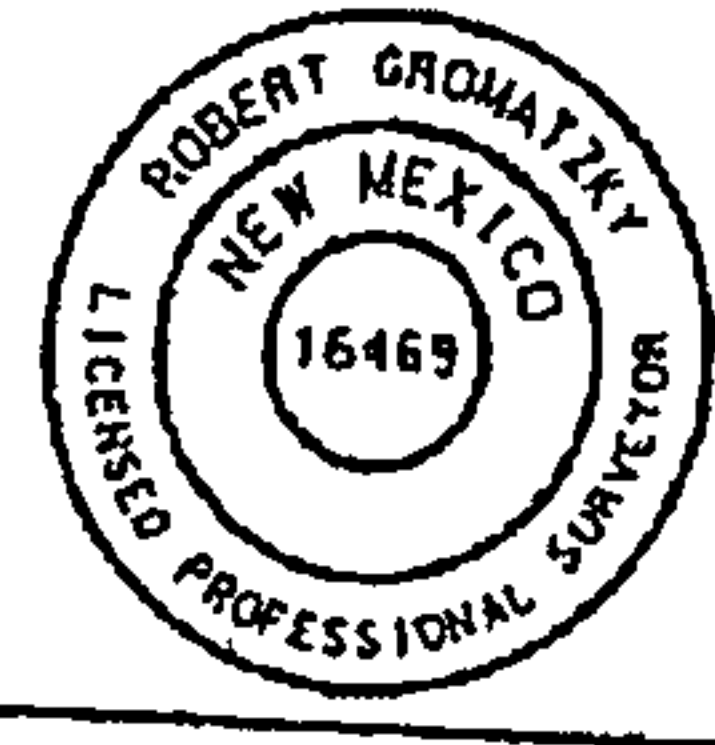
I, Robert Gromatzky, New Mexico Professional Surveyor No. 16469, do hereby certify that this Legal Description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

*Robert Gromatzky*  
 Robert Gromatzky  
 New Mexico Professional Surveyor No. 16469

Date: March 19, 2008

**Bohannon & Huston**

Company: 7108 Jefferson St NE Albuquerque, NM 87108-4211  
 ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES





# City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

## Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

### Interoffice Memorandum

April 14, 2008

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

**Project Number(s):**

**Case Number(s):**

**Agent:**

**Applicant:** Forest City Covington

**Legal Description:** SW ¼ of Section 15; NW ¼ and NE ¼ and SW ¼ and SE ¼ of Section 22; NW ¼ of Section 27, Township 9 North, Range 3 East (NMPM)

**Acreage:** 416 acres

**Zone Atlas Page:** Q-16/R-16/S-16

**CERTIFICATE OF APPROVAL:** Yes  No

**CERTIFICATE OF NO EFFECT:** Yes  No

**SUPPORTING DOCUMENTATION:**

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

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

**SUBMITTED:**

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): BOHANNAN HUSTON INC Michael Balaskovits PHONE: 505.823.1000  
 ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: mbalaskovits@bhinc.com

APPLICANT: Mesa del Sol, LLC (Manny J. Barrera) PHONE: 505.244.8472  
 ADDRESS: 5700 University West Blvd, Ste. 310 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Preliminary/Final Plat, Vacation of Private Easement

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

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

Lot or Tract No. TRACT 24 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: MESA DEL SOL INNOVATION PARK  
 Existing Zoning: PC Proposed zoning: ~~SM-2~~ PC MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): R-16 & S-16 UPC Code: 101605027152510101

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_  
1006539

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  \_\_\_\_\_  
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 5.4454  
 LOCATION OF PROPERTY BY STREETS: On or Near: STRYKER RD  
 Between: UNIVERSITY EAST BLVD. and UNIVERSITY WEST BLVD.  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE [Signature] DATE OCTOBER 22, 2013  
 (Print) MICHAEL BALASKOVITS Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 - DRB-70731</u>	<u>VPE</u>	_____	<u>\$45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>13 - DRB-70732</u>	<u>LMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>P&amp;F</u>	_____	<u>\$285.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>\$350.00</u>

Hearing date Oct. 30, 2013

10-23-13

Project # 1006009

Planner signature / date

**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.

Michael Balaskovits  
Applicant name (print)  
Michael Balaskovits 10/22/13  
Applicant signature / date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
13 - DRB - 70731

Form revised 4/07  
[Signature] 10-23-13  
Planner signature / date  
Project # 1006009

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

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

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

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

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

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

**Extension of preliminary plat approval expires after one year.**

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

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

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

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

MICHAEL BALASKOVITS  
 Applicant name (print)  
[Signature] 10/22/13  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Planner signature / date  
 Project # 1006009



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): BOHANNAN HUSTON INC Michael Balaskovits PHONE: 505.823.1000  
 ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: mbalaskovits@bhinc.com

APPLICANT: Mesa del Sol, LLC (Manny J. Barrera) PHONE: 505.244.8472  
 ADDRESS: 5700 University West Blvd, Ste. 310 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_

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

DESCRIPTION OF REQUEST: Preliminary/Final Plat, Vacation of Private Easement

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

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

Lot or Tract No. TRACT 24 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: MESA DEL SOL INNOVATION PARK  
 Existing Zoning: PC Proposed zoning: ~~PC~~ PC MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): R-16 & S-16 UPC Code: 101605027152510101

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_  
1006539

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  \_\_\_\_\_  
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 5.4454  
 LOCATION OF PROPERTY BY STREETS: On or Near: STRYKER RD  
 Between: UNIVERSITY EAST BLVD. and UNIVERSITY WEST BLVD.

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

SIGNATURE [Signature] DATE OCTOBER 22, 2013

(Print) MICHAEL BALASKOVITS Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>13 - DRB - 76731</u>	<u>VPE</u>	_____	<u>\$45.00</u>
<input checked="" type="checkbox"/> All checklists are complete	_____	<u>LMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>P&amp;F</u>	_____	<u>\$285.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>Oct. 30, 2013</u>				Total <u>\$350.00</u>

[Signature]  
 10-23-13  
 Planner signature / date

Project # 1006009



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.

Michael Balaskovits  
Applicant name (print)  
M. Balaskovits 10/22/13  
Applicant signature / date



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

Application case numbers  
13 - DRB - 70731

Form revised 4/07  
[Signature] 10-23-13  
Planner signature / date  
Project # 10016009

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

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

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

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

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

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

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

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

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

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

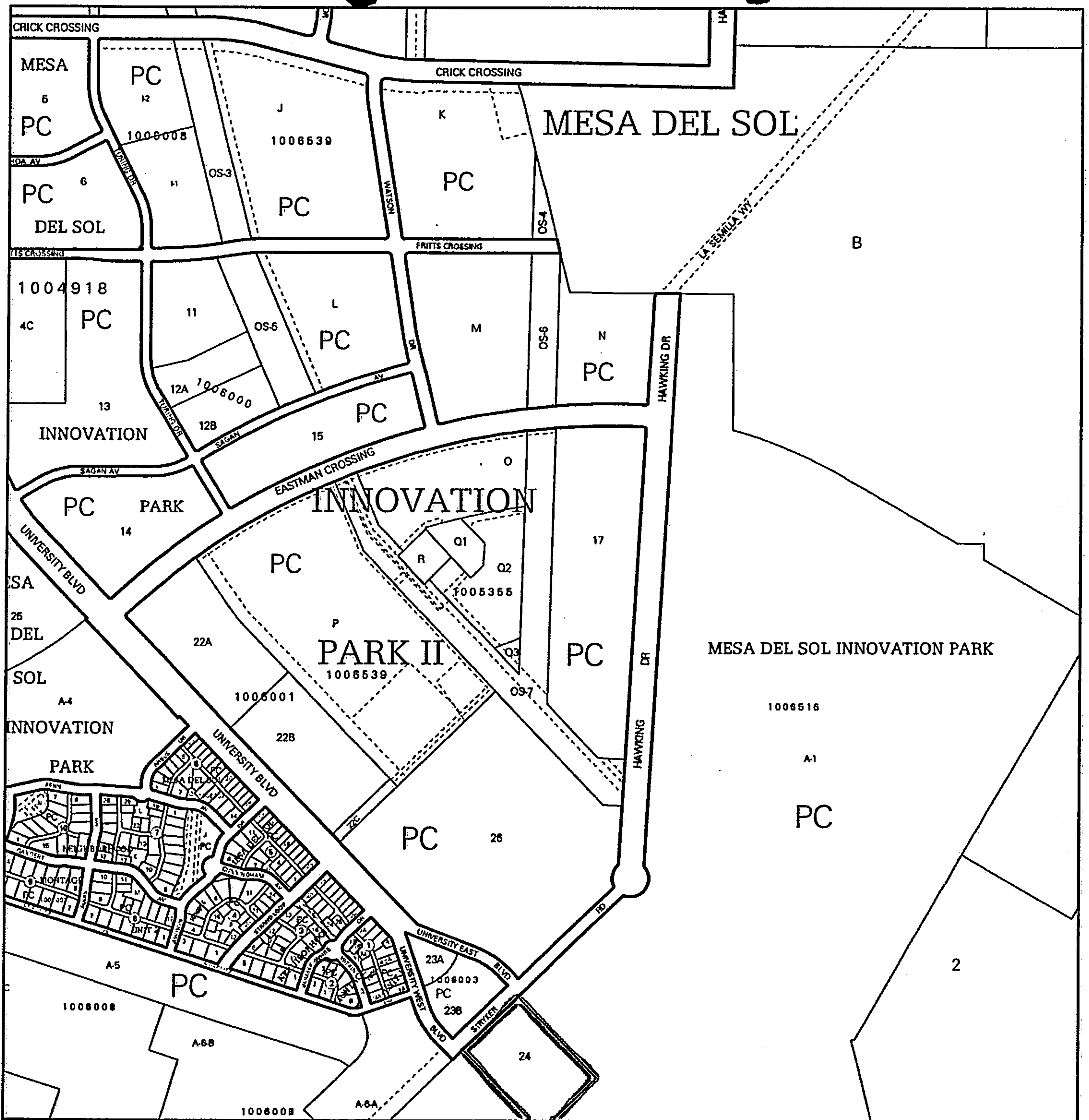
MICHAEL BALASKOVITS  
 Applicant name (print)  
[Signature] 10/22/13  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Planner signature / date  
 Project # 1006009



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

**AGGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

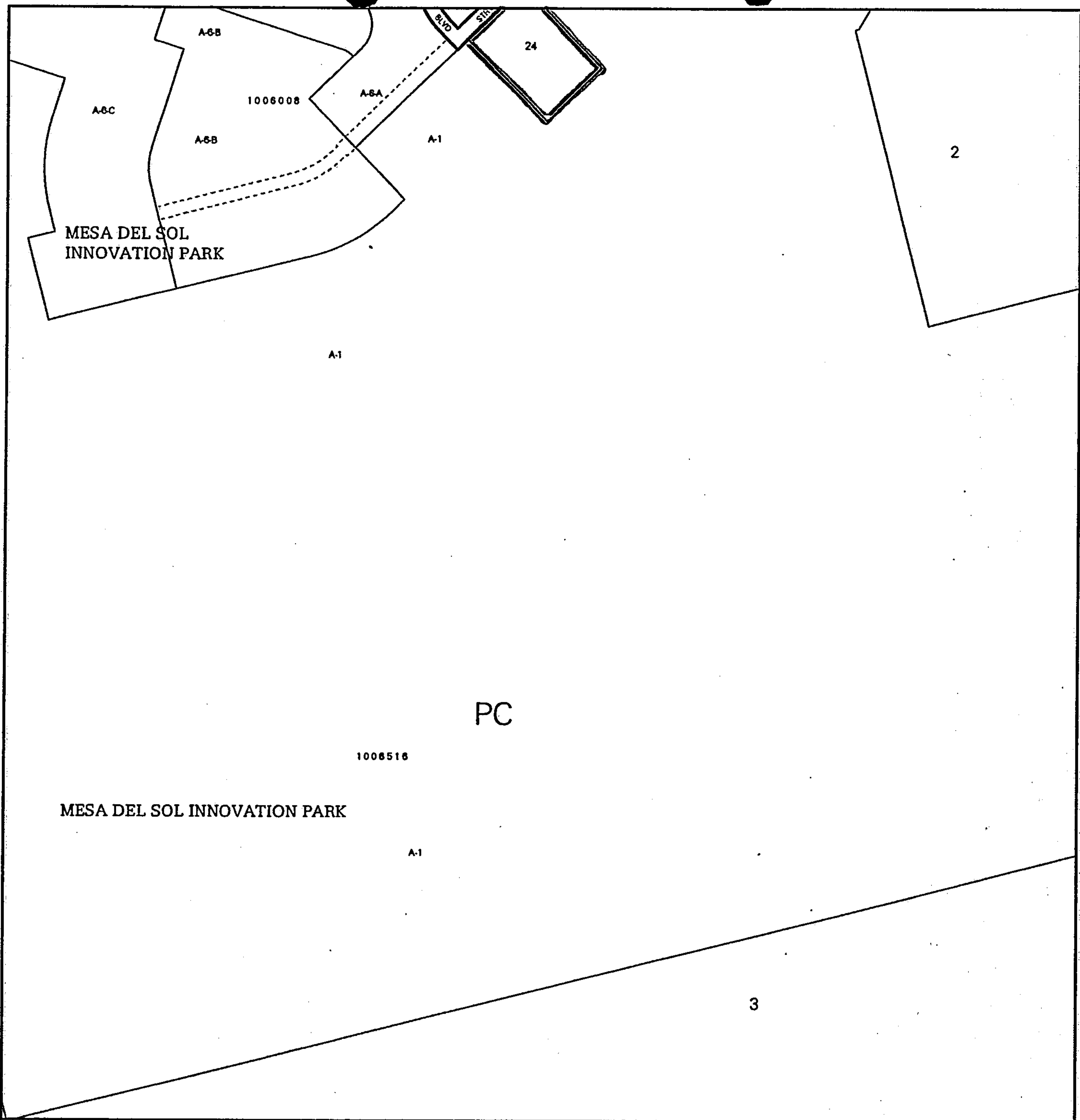
Zone Atlas Page:  
**R-16-Z**

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 6/7/2013



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

**Albuquerque Geographic Information System**

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**S-16-Z**

Selected Symbols

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

0 750 1,500 Feet

October 22, 2013

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

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

Re: **Tract 24 Mesa Del Sol Innovation Park**  
Minor Subdivision Request / Private Easement Vacation

Dear Mr. Cloud:

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

- Application for Development Review
- Cover letter w/Justification for Private Easement Vacation
- Complete document which created Private Easement
- Submittal Fees
- Site Sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-ways and street improvements,
- Zone Atlas map with the entire property outlined

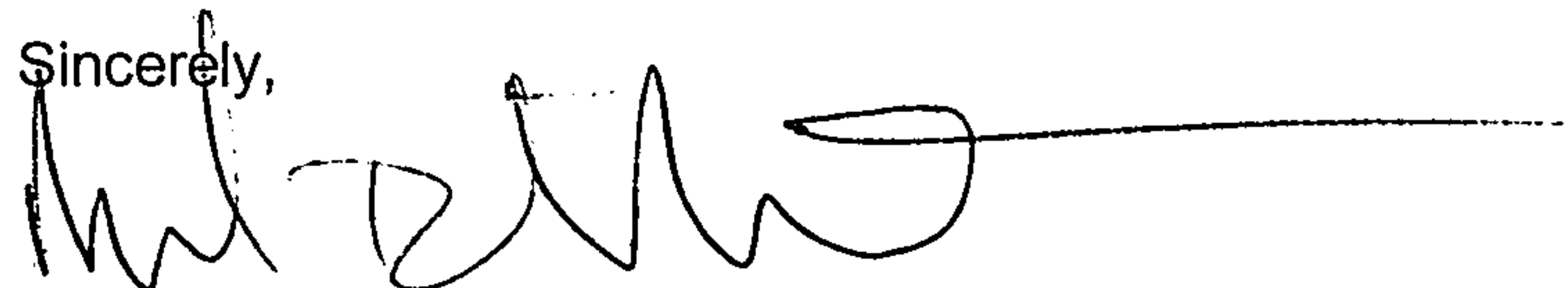
This plat and accompanying requests are being presented to the Development Review Board for the purpose of obtaining City review and approval. The submittal is a subdivision of Tract 24, Mesa Del Sol Innovation Park into two (2) tracts. This site is zoned PC.

### **Private Easement Vacation - Justification**

We are seeking to vacate the existing parking easement agreement granted over Tract 24 for the benefit of Tract 23-B under Document No. 2008041763. This easement is not required at this time, as there are no off-street parking requirements within the Community Center as note in section 2.3.3, bullet g) within the approved Level B Mesa del Sol master plan on Page 22. Parking easement agreements will be provided as needed in the future via paper documents.

Please place this item on the DRB Agenda to be heard on October 30, 2013. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



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

MHS/kcp  
Enclosures

cc: Manny Barrera, Mesa Del Sol

**Engineering ▲**  
**Spatial Data ▲**

**Advanced Technologies ▲**

MESA TOWN CENTER BUILDING #1, LLC  
5700 University West Blvd, SE, Albuquerque, NM 87106

October 22, 2013

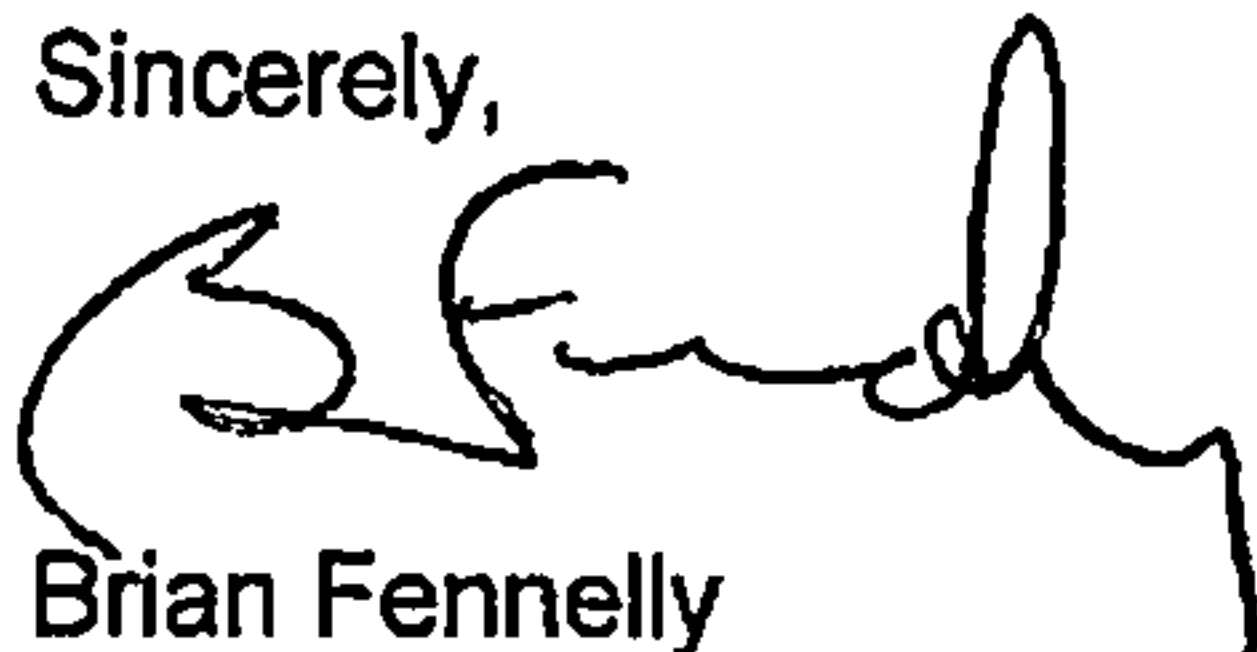
Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Vacation of Parking Easement Agreement Doc # 2008041763

Dear Mr. Cloud:

As owner of Tract 23-B, and beneficiary of the Parking Easement Agreement noted above, I hereby agree to the vacation of this Parking Easement Agreement over Tract 24 for the benefit of Tract 23-B.

Sincerely,



Brian Fennelly  
Authorized Signatory  
MESA – TOWNCENTER BUILDING #1, LLC (Owner of Tract 23-B)