



Supplemental Form (SF)

<p>SUBDIVISION</p> <p>___ Major subdivision action</p> <p>___ Minor subdivision action</p> <p>___ Vacation</p> <p>___ Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p>___ for Subdivision</p> <p><input checked="" type="checkbox"/> for Building Permit</p> <p>___ Administrative Amendment (AA)</p> <p>___ Administrative Approval (DRT, URT, etc.)</p> <p>___ IP Master Development Plan</p> <p>___ Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p>___ Storm Drainage Cost Allocation Plan</p>	<p>S Z ZONING & PLANNING</p> <p>___ Annexation</p> <p>V ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p>P ___ Adoption of Rank 2 or 3 Plan or similar</p> <p>___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p>D ___ Street Name Change (Local & Collector)</p> <p>L A APPEAL / PROTEST of...</p> <p>___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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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): Retail Southwest Development PHONE: 262-2323
 ADDRESS: 8220 San Pedro NE, Suite 500 FAX: 998-9080
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: josh@retailsouthwest.com
 APPLICANT: Red Shamrock 10, LLC PHONE: 262-2323
 ADDRESS: 8220 San Pedro NE, Suite 500 FAX: 998-9080
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: josh@retailsouthwest.com
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Building Permits (3)

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 X-1-A 2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: University of Albuquerque Urban Center
 Existing Zoning: SU-3 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): G-11 UPC Code: 101106019549120846

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
Project No. 1000032; 16 DRB-70353; 15 EPC-40079

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 9 Total site area (acres): 21.2 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors + St. Josephs NW
 Between: St. Josephs NW and Western Trail NW
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

[Signature] DATE 11/9/17
 (Print Name) Joshua Skarsgard Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

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

Project # _____

Staff signature & Date _____

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**
- ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Completed Site Plan for Subdivision Checklist
 - ___ 6 copies of the Infrastructure List, if relevant to the site plan
 - ___ TIS/AQIA Traffic Impact Study form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**
- ✓ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - ✓ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - ✓ Solid Waste Management Department signature on Site Plan
 - ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ✓ Letter briefly describing, explaining, and justifying the request
 - ✓ Letter of authorization from the property owner if application is submitted by an agent
 - ✓ Copy of the document delegating approval authority to the DRB
 - ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ✓ Sign Posting Agreement
 - ___ Completed Site Plan for Building Permit Checklist
 - ✓ 6 copies of the Infrastructure List, if relevant to the site plan
 - ✓ TIS/AQIA Traffic Impact Study form with required signature
 - ✓ Copy of Site Plan with Fire Marshal's stamp
 - ✓ Fee (see schedule)
 - ✓ List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ 6 copies of the Infrastructure List, if relevant to the site plan
 - ___ TIS/AQIA Traffic Impact Study form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

Joshua Skarsgard Agent
 Applicant name (print)
1-9-17
 Applicant signature / date



Form revised **October 2007**

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

Planner signature / date

Project # _____



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Deborah Stover, Director

Richard J. Berry, Mayor
June 13, 2012

Robert J. Perry, CAO

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance

Documentation

Project Number(s): Oxbow Apartments

Case Number(s):

Agent:

Applicant: DBG Properties LLC

Legal Description: Parcel H, Oxbow Town Center

Zoning: SU-3 and C-2 uses; zone change request to R-3 for multifamily housing.

Acreage: 15.23 acres

Zone Atlas Page: G-11

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:

DISCOVERY:

SUPPORTING DOCUMENTATION:

An Archaeological Survey of the Oxbow Town Center, 21 Acres on Albuquerque's West Side, Bernalillo County NM by Matthew J. Barbour (NMCRIS #124125, Office of Archaeological Studies MNM/DCA; Robert Dello-Russo P.I.)

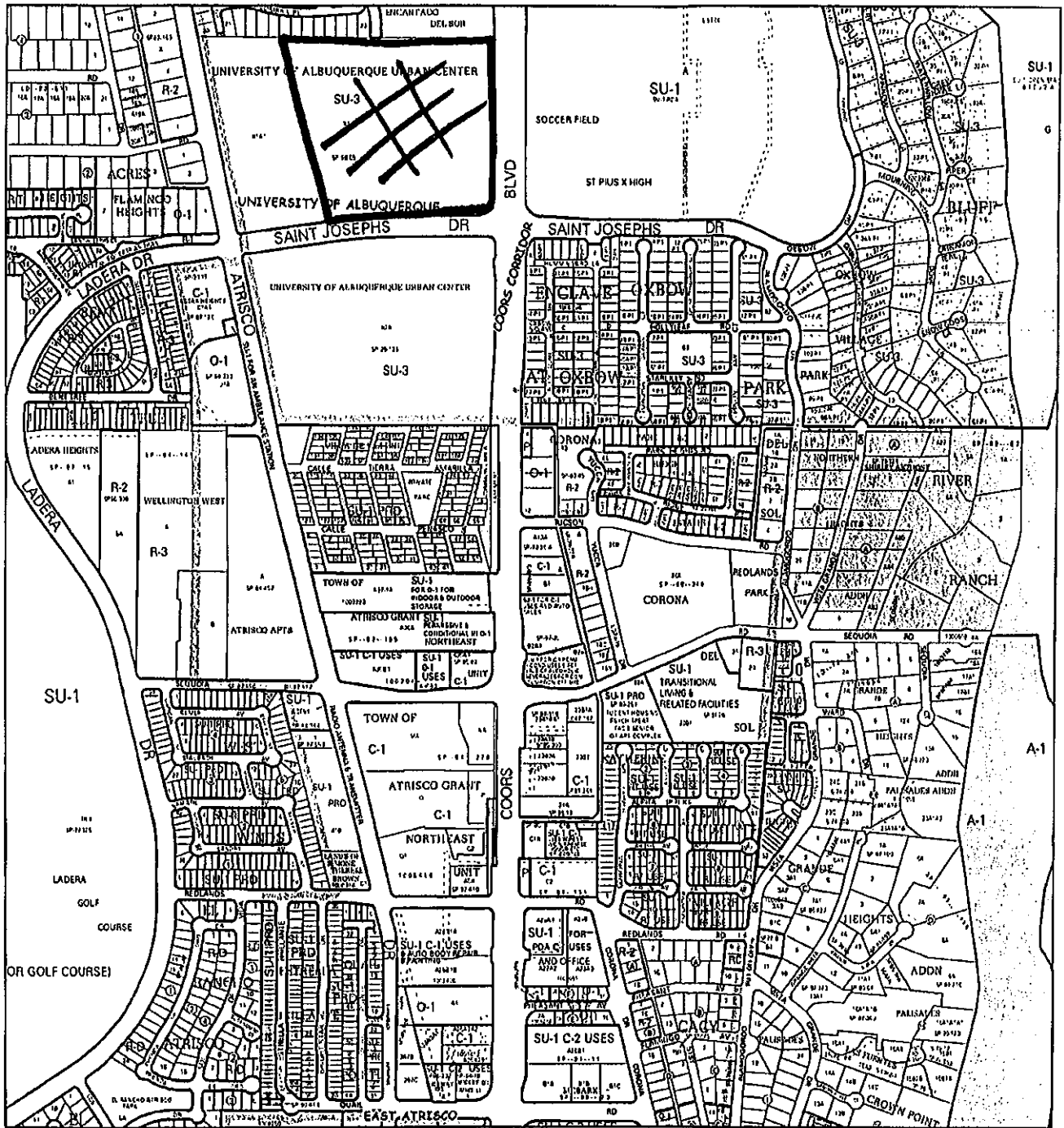
SITE VISIT: n/a

RECOMMENDATION(S):


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

SUBMITTED:

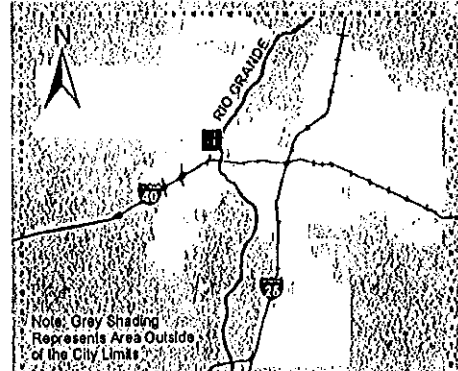
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



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



Map amended through: 1/28/2016



Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-11-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

January 9, 2016

City of Albuquerque
Development Review Board
600 2nd. St. NW
Albuquerque, NM 87102

RE: DRB Justification Letter for submittal for (ONE APPLICATION) for Site Development Plan for Building Permit for three buildings within Coors Pavilion 21 acre shopping center: (1) 3,500 sq. ft. standalone Verizon building (2) Starbucks anchored 6,000 sq. ft. multi-tenant shopping center; (3) 4,000 sq. ft. Panera Bread restaurant. This application is related to "Coors Pavilion" shopping center – Project Number 1000032

Dear DRB Chairman Mr. Jack Cloud:

Please be advised that Retail Southwest Development, LLC (Joshua Skarsgard) ("**Agent**") is acting as agent on behalf of Red Shamrock 10, LL, Red Shamrock Investments, LLC, and Retail Equity Development 6, LLC (as Tenants in Common – Owners) ("**Applicant**"), in their request for approval of **one application** for Site Development Plan for Building Permit ("**SDPBP**") upon the "to be subdivided" Lots 2, 3 and 4 - to the Development Review Board ("**DRB**") on the real property currently described as:

Tract X-1-A2 Plat of Tracts X-1-A1 & X-1-A2 University of Albuquerque Urban Center, zoned SU-3/Mixed Use, located on Coors Blvd., between St. Josephs and Western Trail NW, containing approximately 21.3 acres.

("Subject Property").

PLATTING NOTE: This Subject Property is currently before the DRB on an application for Preliminary Plat and Vacation of Private Blanket Drainage Easement (16DRB-70398 and 16DRB-70402, respectively) which was approved at the Wednesday January 4th, 2017 - DRB Hearing. The "Final Plat" application will take place after SIA's are in place and DRC approval (application pending).

DELEGATION TO DRB FOR FINAL SIGN OFF ON INDIVIDUAL SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPLICATIONS

On April 14, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project # 1000032 – 15 EPC – 40079, a Site Development Plan for Subdivision for the 21.3 acre Coors Pavilion project located on St. Joseph's Drive NW between Coors Blvd. and Atrisco Drive. The application also contained Design Standards that were approved by the EPC.

The Notice of Decision Finding **Number 10** states: “Staff has also conducted a thorough review to ensure that the proposed Design Standards conform to the requirements of the Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan and the Zoning Code Regulations.”

The Notice of Decision Finding **Number 11** states: “The Applicant is requesting delegation of future Site Development Plans for Building Permit to the DRB”.

The Notice of Decision Finding **Number 12** states: “Staff has coordinated with the applicant to ensure that the proposed Design Guidelines meet or exceed the minimum requirements of the Zoning Code and all applicable plans and is in favor of recommending that the EPC grant the request for DRB Delegation.”

The Notice of Decision Finding **Number 13** states: “If approved by the EPC, all future DRB delegated Site Development Plans for Building Permit for the Subject Site will occur per the requirements of an advertised DRB Public Hearing.”

APPLICATIONS FOR SDPBP

The Applicant is submitting this one application below pursuant to the advertised DRB Public Hearing process and in compliance with the Notice of Decision:

- (A) The to be subdivided “Lot 2” – 3,500 sq. ft. single-tenant single story retail building (Verizon CSOK).
- (B) The to be subdivided “Lot 3” –6,000 sq. ft. multi-tenant single story shopping center (easterly end cap tenant is anchored by Starbucks Coffee)
- (C) The to be subdivided “Lot 4” – 4,000 sq. ft. restaurant with drive thru window (Panera Bread)

Compliance with the Design Standards. The Applicant is confident that this application will comply with the Design Guidelines approved by the EPC at the April 14th, 2016 Hearing (and City of Albuquerque Code of Ordinances). The Applicant will add a note to all three building permit submittals requiring the installation of “exterior mounted security cameras” (as required by the EPC Notice of Decision).

The individual grading and drainage plans, site plans, utility plans, and landscape plans comply with the Site Development Plan for Subdivision (SDPS) that was approved by the DRB at the Wednesday December 21st DRB Hearing.

If you have any questions or concerns regarding this Application, please contact me using the following contact information: Joshua Skarsgard - 8220 San Pedro NE Suite 500 Albuquerque, NM 87113 - Phone: 505-262-2323 E-mail: josh@retailsouthwest.com.

Sincerely,



Joshua Skarsgard, Esq.

Red Shamrock 10, LLC

8220 San Pedro Dr. NE, Suite 500, Albuquerque, New Mexico 87113, (505) 262-2323

December 29, 2016

City of Albuquerque
Planning Department
Development Review Board
600 2nd Street – 3rd Floor
Albuquerque, NM 87102

RE: Tract X-1-A2 University of Albuquerque Urban Center (Proposed Lot 4)
Site Development Plan for Building Permit
Project No. 1000032; 16DRB-70353; 15EPC-40079

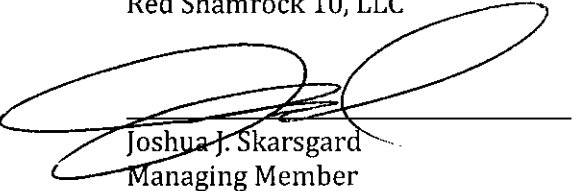
To Whom it May Concern:

Red Shamrock 10, LLC, as owner of the above-referenced property, is the Applicant for an application for a Site Development Plan for Building Permit. This letter shall serve as authorization for Retail Southwest Development (Joshua J. Skarsgard) to act as agent on behalf of Applicant with regard to the building permit application.

Please let me know if you have any questions.

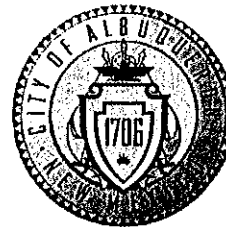
Best Regards,

Red Shamrock 10, LLC



Joshua J. Skarsgard
Managing Member

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339**

AMENDED OFFICIAL NOTIFICATION OF DECISION

April 15, 2016

Oxbow Town Center
Thomas Keleher
201 third St NW Suite 1200
Albuquerque, NM 87102

Project# 1000032
15EPC-40079 Site Development Plan for Subdivision

LEGAL DESCRIPTION:

The above actions for all or a portion of Tract X-1-A2 Plat of Tracts X-1-A1 & X-1-A2 University of Albuquerque Urban Center, zoned SU-3/Mixed Use, located on Coors Blvd., between St. Josephs and Western Trail NW, containing approximately 21.3 acres. (G-11)
Staff Planner: Vicente Quevedo

PO Box 1293

On April 14, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project #1000032/15EPC-40079, a Site Development Plan for Subdivision, based on the following finding:
Albuquerque

FINDINGS 15EPC-40079 – Site Development Plan for Subdivision:

New Mexico 87103
1. This is a request for a Site Development Plan for Subdivision for Tracts X-1-A2 and, Plat of Tracts X-1-A1 & X-1-A2, University of Albuquerque Urban Center located On St. Josephs Drive NW between Coors Blvd. and Atrisco Drive and containing approximately 21.3 acres.

www.cabq.gov

2. This is a request for a Site Development Plan for Subdivision for an approximately 21.3 acre parcel located on St. Josephs Drive NW between Coors Blvd. and Atrisco Drive. The existing zoning for the subject site is SU-3 for Mixed Use (O-1 & C-2 Uses). The applicant is proposing to develop 7 acres of the subject site as office uses per the O-1 zone of the Zoning Code and the remaining approximately 14.3 acres as commercial uses per the C-2 zone of the Zoning Code. Design Standards are also proposed for the subject site. Staff notes that the proposed Coors Pavilion Site Development Plan for Subdivision includes Design Standards which in turn include additional design parameters that conform to the requirements of the Zoning Code and all applicable plans.
3. At the time of annexation and establishment of zoning, the subject site land use was designated as "Employment Center, Technical Services, Light Industrial, and/or Office Park (Campus Type)." In 1996, City Council approved a change to "A minimum of 40 acres shall be developed as apartments (R-3) at 20-25 du/ac with the balance of the property (approximately 19 acres) shall be developed as commercial

AMENDED OFFICIAL NOTICE OF DECISION

Project #1000032

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(C-2) and/or office (O-1)" (R-58-1996; SD-80-3-3). The applicant requested R-T residential uses as part of the land use mix for the 19-acre portion designated for commercial/office, but this use was determined by EPC and City Council to be inconsistent with Transit policies and the intent of the West Side Strategic Plan.

In 2007, the residential uses were removed from the allowable uses, instead designating a minimum of 17 acres of O-1 development and the remainder as a mix of O-1 and C-2 uses (R-07-256). Concurrently, the WSSP was amended to designate Parcels A and B as a Community Activity Center (R-07-255). The Council Resolution indicated that the size and service area of the activity center was a hybrid of a neighborhood and community activity center.

In 2012, an apartment complex was proposed on Parcel A. In the face of strong neighborhood opposition, in particular, to the intended work-force housing market segment, the applicant withdrew the request (Project 1005357/12EPC-40040/41/42).

In 2013, a request to amend the University of Albuquerque Sector Development Plan to change the zoning and allowable land use mix for the subject site and redevelop 17 acres of single-family residential uses instead of the required minimum 17 acres of O-1 development. A recommendation of denial was forwarded from the EPC to City Council (Project 1000032/13EPC-40123). The applicant subsequently withdrew the requested action.

4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, University of Albuquerque Urban Center Sector Development Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following applicable goals and policies of the Comprehensive Plan:
 - A. Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The request furthers Policy II.B.5.d. because it respects neighborhood values by proposing O-1 and C-2 uses that are appropriate for the plan area. The applicant has also participated in several discussions with surrounding neighborhood representatives to ensure that the Design Standards appropriately respond to natural environment conditions and carrying capacities. The Villa de Paz HOA has submitted a letter expressing unanimous support for the project.
 - B. Policy II.B.5.e.: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request furthers Policy II.B.5.e. because the site is vacant land that has access to existing facilities and services.
 - C. Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

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The request furthers Policy II.B.5.i. because employment and service uses shall be located to complement residential areas and the proposed design standards will ensure that future development is sited to minimize adverse effects. The subject site is surrounded by development on all sides: to the north is single-family residential development (Rancho Encantado, Del Sur and Valle Alegre); to the east is a public park with soccer fields, St. Pius School, and single-family residential development (Enclave at Oxbow); to the south of Parcel B is a single-family residential development with attached dwelling units (Villa de Paz); and to the west is a multi-family residential development (Atrisco Apartments).

D. Policy II.B.5.j.: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In free-standing retailing and contiguous storefronts along streets in older neighborhoods.

The request furthers Policy II.B.5.j. because it would appropriately locate new commercial development in and existing commercially zoned area within a larger shopping center area.

E. Policy II.B.7.a.: Existing and proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

The request furthers Policy II.B.7.a. by allowing extensive office and commercial development within the Activity Center which would contribute to mixed use concentrations of interrelated activities within the Activity Center, and improve on the cost-effectiveness of City services, relative to the current use entitlements.

F. II.D.6 Economic Development: The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The request furthers the Economic Development Goal because the Activity Center site is already surrounded by mixed density residential development that would support the development of office, commercial, and retail services as proposed by the applicant.

6. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:

A. II.B.7 Activity Centers: The Goal is to expand and strengthen concentrations of moderate and high density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

The request partially furthers the Activity Centers Goal because while the development will contribute to expanding and strengthening concentrations of moderate and high density land uses, the

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request does not appear to contribute to reducing auto travel needs given that the majority of users of the site will more than likely need to drive and park a vehicle to access commercial and office uses on the site.

7. The request furthers the following applicable goals and policies of the West Side Strategic Plan:

- A. Objective 4: Preserve a sense of community and quality of life for all residents based on wise, long-term decision-making. (Page 17)

The request furthers WSSP Objective 4 because locating the proposed uses within a Community Activity Center and near existing residential uses will ensure an appropriate mix of higher density / intensity uses to serve the surrounding residents.

- B. Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers. (Page 38)

The request furthers WSSP Policy 1.1 because the applicant is proposing higher density non-residential development within a designated Community Activity Center and the subject site is surrounded by areas of lower density residential development. Additionally, the O-1 zone provides sites suitable for office, service, institutional, and dwelling uses. It is often used as a buffer or transition between single-family residential and commercial uses.

- C. Policy 1.13: The Community Activity Center shall provide the primary focus for the entire community with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, civic land uses, employment, and the most intense land uses within the community. Its service area may be approximately three miles (radius) and a population of up to 30,000. (Page 41)

The request furthers WSSP Policy 1.13 because the intent of the policy is to focus higher intensity and mixed-uses within Activity Centers, and to encourage low-density residential development outside of Activity Centers.

8. The request partially furthers the following applicable goals and policies of the West Side Strategic Plan:

- A. Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side. (Page 17)

The request partially furthers WSSP Objective 1 because it will contribute to providing a mix of land uses on the West Side and will be located to complement surrounding and existing residential development, however the request does not appear to contribute to reducing auto travel needs given that the majority of users of the site will more than likely need to drive and park a vehicle to access commercial and office uses on the site.

AMENDED OFFICIAL NOTICE OF DECISION

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April 15, 2016

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9. The request furthers the following applicable goals and policies of the Coors Corridor Plan:
 - A. Policy 3 – Recommended Land Use: The Coors Corridor Plan recommends land uses which are identified on the following maps. They specify existing and recommended zoning and recommended land uses. These recommended land uses shall guide the development in the plan area.

The request furthers CCP Policy 3 because the plan's recommended land use for the site is industrial/employment. The O-1 and C-2 uses proposed for the subject site will appropriately fulfill the employment requirement of the CCP. The recommendation for industrial uses is no longer applicable given the amount of residential uses surrounding the Activity Center.
 - B. Site Planning and Architecture Policies: Various design policies apply to development within the Coors Corridor Plan area. These include: site design, building setback height and bulk, front landscaped street yard, site landscaping, off-street parking, commercial sites, access, bikeways and horse trails, site lighting, and architectural design.

The request furthers CCP Site Planning and Architecture Policies because the proposed Design Standards address site design, setback, height, and bulk, landscaping, off-street parking, access, site lighting and architectural design. Staff has ensured that the proposed Site Development Plan for Subdivision complies with all required elements of the CCP.
10. Staff has also conducted a thorough review to ensure that the proposed Design Standards conform to the requirements of the Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan and the Zoning Code regulations.
11. The applicant is requesting delegation of future Site Development Plans for Building Permit to the Development Review Board (DRB).
12. Staff has coordinated with the applicant to ensure that the proposed Design Guidelines meet or exceed the minimum requirements of the Zoning Code and all applicable plans and is in favor of recommending that the EPC grant the request for DRB delegation.
13. If approved by the EPC, all future DRB delegated Site Development Plans for Building Permit for the subject site will occur per the requirements of an advertised DRB public Hearing.
14. The Enclave at Oxbow HOA, Ladera Heights Neighborhood Association, Rancho Encantado HOA, Vista Grande Neighborhood Association, Westside Coalition of Neighborhood Association's and property-owners within 100-feet were all notified of this request.
15. A facilitated meeting was recommended by the Office of Neighborhood Coordination and a meeting between the applicant and recognized neighborhood association representatives was held on February 10, 2016.

AMENDED OFFICIAL NOTICE OF DECISION

Project #1000032

April 15, 2016

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16. Staff received written public comments from surrounding neighborhood association representatives and area residents expressing support for the project (Villa de Paz Neighborhood Association) and requesting that additional information be added to the administrative record. The additional information has been included in the record.

CONDITIONS 15EPC-40079 – Site Development Plan for Subdivision:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Conditions of approval from Albuquerque / Bernalillo County Water Utility Authority:
 - A. The conceptual utility plan indicates an onsite public waterline. If individual lots are to be served from separate water meters, then this would be allowed. The waterline shall be minimized, thus there is potential to eliminate the proposed public waterline along the western property lines of Lots 8-12 as well as the waterlines south of Lot 8 and south of Lot 7. The proposed fire hydrants that are connected to these lines to be eliminated can be extended from the remaining public waterlines. All fire hydrants on the property shall be deemed private. All public waterline easements shall be 20' in width and granted to the Water Authority.
 - B. The proposed sanitary sewer shall be deemed private.
 - C. Request an availability statement at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.
4. Conditions of approval from NMDOT:
 - A. The standard drawings for the ITS sign shall be installed per NMDOT Std dwgs 701-01 series using the Dynamic/VMS notes and 701-06 series upsized by two sizes.
5. Conditions of approval from Solid Waste Management – Refuse Division:

AMENDED OFFICIAL NOTICE OF DECISION

Project #1000032

April 15, 2016

Page 7 of 9

- A. Project#1000032--# of refuse enclosures indicated, inadequate for size of site development. Tracts 1 and 2 indicate enclosure locations. Please indicate enclosures for 3,4,5,7. Provide site plan to minimum scale of 1-50 to verify truck access.

6. Conditions of approval from Public Service Company of New Mexico:

- A. An existing overhead distribution line is located along the eastern boundary of the subject property on the west side of Coors Blvd NW. In addition, an existing overhead distribution line is also located along the southern boundary of the property on the north side of St. Josephs Drive NW. It is the applicant's obligation to abide by any conditions or terms of those easements. Sheet DS02 - Site Development Plan for Subdivision Design Standards, Section VII. Utilities, indicates that the existing PNM overhead distribution line on Coors Blvd. would be relocated. It is necessary for the developer to contact PNM's New Service Delivery Department to discuss distribution line relocation and potential streetlight impact in the submittal and to coordinate electric service for this project. PNM is requesting a meeting with the applicant before the February EPC hearing to discuss the relocation assumptions and alternative location to place the distribution line. In the event that the distribution line cannot be relocated, the Conceptual Grading and Drainage Plan indicates that the first flush water quality pond is being directed at PNM existing pole locations on the northeast corner of the project which is not acceptable. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697

- B. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
- 7. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).
 - 8. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
 - 9. The service drive along the western boundary shall extend north to the proposed southern boundary of the O-1 lots and then head east.

AMENDED OFFICIAL NOTICE OF DECISION

Project #1000032

April 15, 2016

Page 8 of 9

10. All buildings shall have exterior security cameras.

11. Developer shall be responsible for permanent improvements to transportation facilities as required by the approved TIS.

12. All subsequent site development plans for building permits shall be delegated to an advertised DRB hearing.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **APRIL 29, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.


AMENDED OFFICIAL NOTICE OF DECISION

Project #1000032

April 15, 2016

Page 9 of 9

Sincerely,



Suzanne Lubar
Planning Director

SL/VQ

cc: Oxbow Town Center, Thomas Keleher, 201 Third St NW, Suite 1200, ABQ, NM 87102
Retail Equity Development 3, 8220 San Pedro NE Suite 500, ABQ, NM 87113
Jill M. Greene, The Enclave at Oxbow HOA, 3915 Fox Sparrow Trail NW, ABQ, NM 87120
Forrest Uppendahl, The Enclave at Oxbow HOA, 3900 Rock Dove Trail NW, ABQ, NM 87120
Allan & Marie Ludi, Ladera Heights NA, 6216 St. Josephs Ave. NW, ABQ, NM 87120
Colin Semper, Rancho Encantado HOA, 5809 Mesa Sombra Pl. NW, ABQ, NM 87120
Adam Barker, Rancho Encantado HOA, 8500 Jefferson, Suite B, ABQ, NM 87113
Berent Groth, Vista Grande NA, 3546 Sequoia Pl NW, ABQ, NM 87120
Richard Schaefer, Vista Grande NA, 3579 Sequoia Pl. NW, ABQ, NM 87120
Richard Shine, 3835 Oxbow Village Ln NW, ABQ, NM 87120
Pauline Garcia, 5119 Lexy Ct NW, ABQ, NM 87120
Larry Wells, 100 Sun Avenue, Suite 410, ABQ, NM 87109
Vanessa Alared, 5818 Jones Pl. NW, ABQ, NM 87120
Kevin McLarty, 5800 Mesa Sombra Pl. NW, ABQ, NM 87120
Jerry Worrall, 1039 Pinatubo Pl NW, ABQ, NM 87120



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

***PLEASE NOTE:** The NA/HOA 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.

December 22, 2016

Melissa Brown
Retail Southwest Development
8220 San Pedro NE
262-2323 (o) 998-9080 (fax)
melissa@retailsouthwest.com

Dear Melissa:

Thank you for your inquiry 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 **[DRB Submittal]** project recorded as **[Tract X-1-A2 as shown on the amended Plat of Tracts X-1-A1 and X-1-A2, University of Albuquerque Urban Center, filed in the office of the County Clerk, Bernalillo County, New Mexico on March 12, 1998, in Vol. 98C, Page 68]** located on **[Coors Blvd. NW between St. Joseph's Dr. and Western Trail]** zone map **[G-11]**.

This correspondence serves as your "Developer Notification Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

Please note that according to Section §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 924-3914 or ONC@cabq.gov

Sincerely,
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded 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 and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914.

A facilitated meeting request must be received by ONC by: **January 9, 2017**.

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Developer Notification Letter" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC letter is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 924-3914 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

(ONC use only)

Date Processed: 12/22/16 ONC Staff Initials: DC

ATTACHMENT A

LADERA HEIGHTS N.A. (LDH) “R”

***Allan Ludi** *e-mail:* aludi415@gmail.com
6216 St. Josephs Ave. NW/87120 839-9153 (h)
Marie Ludi *e-mail:* aludi2wo@yahoo.com
6216 St. Josephs Ave. NW/87120 839-9153 (h)

THE ENCLAVE AT OXBOW H.O.A. (EOX)

***Jill M. Greene** *e-mail:* albqdog@aol.com
3915 Fox Sparrow Trail NW/87120 410-3250 (c)
Forrest Uppendahl *e-mail:* uppsge@comcast.net
3900 Rock Dove Trail NW/87120 836-1758 (h)

VISTA GRANDE N.A. (VTG) “R”

***Berent Groth** *e-mail:* berentgroth@mac.com
3546 Sequoia Pl. NW/87120 266-6700 (c)
Richard Schaefer *e-mail:* Schaefer@unm.edu
3579 Sequoia Pl. NW/87120 836-3673 (h)

Retail Southwest Development, LLC

8220 San Pedro Drive NE, Suite 500, Albuquerque, New Mexico 87113 505-262-2323

January 9, 2017

Allan Ludi
Ladera Heights N.A.
6216 St. Josephs Ave. NW
Albuquerque, NM 87120

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Re: Site Development Plan for Building Permit Application with City of Albuquerque

Dear Mr. Ludi:

This letter is to inform you that Retail Southwest Development, LLC (Mr. Joshua Skarsgard) represents an applicant for Application for Site Development Plan for Building Permit Action (three buildings), Tract X-1-A2 University of Albuquerque Urban Center ("Subject Site"), that will be submitted to the City of Albuquerque ("City") on January 9, 2017, for a public hearing on February 1, 2017. The City requires that notification be made to all affected Neighborhood and/or Homeowner Associations contemporaneous with applications for Site Development Plan for Building Permit Action. The purpose of this letter is to inform you as to the facts surrounding the applications and to invite you to contact us if you have any questions. The Subject Site is legally described as:

Tract X-1-A2 as shown on the Amended Plat of Tracts X-1-A1 and X-1-A2, University of Albuquerque Urban Center, filed in the office of the County Clerk, Bernalillo County, New Mexico, on March 12, 1998, in Vol. 98C, Page 68.

The three (3) proposed building sites are **.7345, .9002 and 1.0019 acres, respectively (proposed Lots 2, 3 and 4)**, of vacant land located on the northwest corner of Coors Blvd. NW and St. Josephs Dr. NW. The Applicant is requesting approval on Site Development Plan for Building Permit to begin construction of three (3) retail buildings (see attached proposed site plan).

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914. A facilitated meeting request must be received by ONC by January 9, 2017.

If you have any questions or concerns regarding this proposal, please contact me using the following contact information:

Joshua Skarsgard
Retail Southwest Development, LLC
8220 San Pedro NE Suite 500
Albuquerque, NM 87113
Phone: 505-262-2323
E-mail: josh@retailsouthwest.com

Sincerely,



Joshua Skarsgard, Esq.

Attachment

Retail Southwest Development, LLC

8220 San Pedro Drive NE, Suite 500, Albuquerque, New Mexico 87113 505-262-2323

January 9, 2017

Marie Ludi
Ladera Heights N.A.
6216 St. Josephs Ave. NW
Albuquerque, NM 87120

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Re: Site Development Plan for Building Permit Application with City of Albuquerque

Dear Ms. Ludi:

This letter is to inform you that Retail Southwest Development, LLC (Mr. Joshua Skarsgard) represents an applicant for Application for Site Development Plan for Building Permit Action (three buildings), Tract X-1-A2 University of Albuquerque Urban Center ("Subject Site"), that will be submitted to the City of Albuquerque ("City") on January 9, 2017, for a public hearing on February 1, 2017. The City requires that notification be made to all affected Neighborhood and/or Homeowner Associations contemporaneous with applications for Site Development Plan for Building Permit Action. The purpose of this letter is to inform you as to the facts surrounding the applications and to invite you to contact us if you have any questions. The Subject Site is legally described as:

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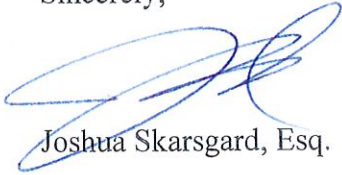
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If you have any questions or concerns regarding this proposal, please contact me using the following contact information:

Joshua Skarsgard
Retail Southwest Development, LLC
8220 San Pedro NE Suite 500
Albuquerque, NM 87113
Phone: 505-262-2323
E-mail: josh@retailsouthwest.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Skarsgard', is written over the printed name below it.

Joshua Skarsgard, Esq.

Attachment

Retail Southwest Development, LLC

8220 San Pedro Drive NE, Suite 500, Albuquerque, New Mexico 87113 505-262-2323

January 9, 2017

Forrest Uppendahl
The Enclave at Oxbow H.O.A.
3900 Rock Dove Tr. NW
Albuquerque, NM 87120

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Re: Site Development Plan for Building Permit Application with City of Albuquerque

Dear Mr. Uppendahl:

This letter is to inform you that Retail Southwest Development, LLC (Mr. Joshua Skarsgard) represents an applicant for Application for Site Development Plan for Building Permit Action (three buildings), Tract X-1-A2 University of Albuquerque Urban Center ("Subject Site"), that will be submitted to the City of Albuquerque ("City") on January 9, 2017, for a public hearing on February 1, 2017. The City requires that notification be made to all affected Neighborhood and/or Homeowner Associations contemporaneous with applications for Site Development Plan for Building Permit Action. The purpose of this letter is to inform you as to the facts surrounding the applications and to invite you to contact us if you have any questions. The Subject Site is legally described as:

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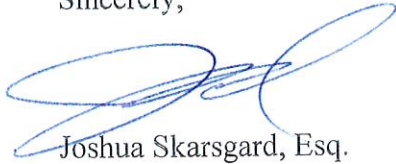
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Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914. A facilitated meeting request must be received by ONC by January 9, 2017.

If you have any questions or concerns regarding this proposal, please contact me using the following contact information:

Joshua Skarsgard
Retail Southwest Development, LLC
8220 San Pedro NE Suite 500
Albuquerque, NM 87113
Phone: 505-262-2323
E-mail: josh@retailsouthwest.com

Sincerely,



Joshua Skarsgard, Esq.

Attachment

**DEKKER
PERICH
SABATINI**

7601 JEFFERSON BL. SUITE 100
ALBUQUERQUE, NM 87120
505.741.9700 / INFO@DEKKERPERICH.COM
ARCHITECTS

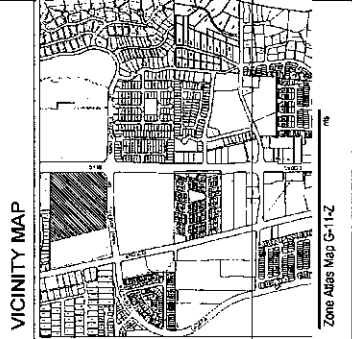
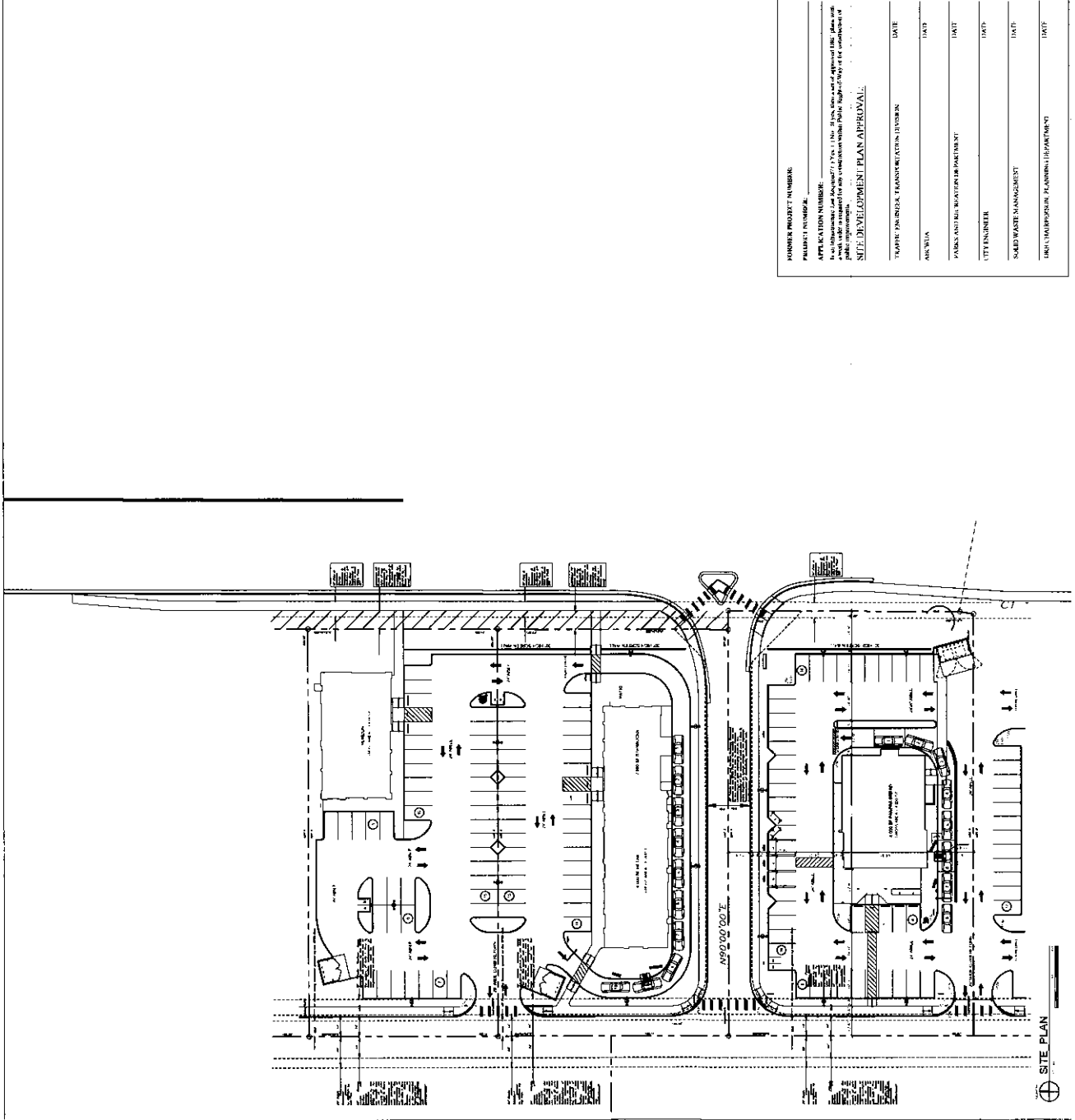
PROPERTY
PROJECT

LOTS 2, 3 & 4
COORS PAVILION
NW Corner of Coors Blvd & Joseph Dr
Albuquerque, New Mexico 87120

REVISIONS
DRAWN BY: MJA
REVIEWED BY: CCL
DATE: 10/11/11
PROJECT NO: 10-198-006
DRAWING NO: 10-198-006
**SITE DEVELOPMENT
PLAN FOR
BUILDING PERMIT**
SHEET NO: **SPBP-1**
OF 08

- GENERAL SHEET NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ORDINANCES AND THE CITY OF ALBUQUERQUE ZONING ORDINANCES.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE CITY OF ALBUQUERQUE ORDINANCES.
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
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 20. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.

REFER TO INDIVIDUAL SPBP-1 SHEETS FOR KEYED NOTES AND SITE DATA FOR EACH LOT - 2, 3, & 4.



OWNER PROJECT NUMBER:

PROJECT NUMBER:

APPLICATION NUMBER:

SITE DEVELOPMENT PLAN APPROVAL:

TRAFIC ENGINEER TRANSPORTATION DIVISION	DATE
	DATE
ARCHITECT <td>DATE</td>	DATE
CITY ENGINEER <td>DATE</td>	DATE
SOLID WASTE MANAGEMENT <td>DATE</td>	DATE
ENVIRONMENTAL PLANNING DEPARTMENT <td>DATE</td>	DATE

Retail Southwest Development, LLC

8220 San Pedro Drive NE, Suite 500, Albuquerque, New Mexico 87113 505-262-2323

January 9, 2017

Jill M. Greene
The Enclave at Oxbow H.O.A.
3915 Fox Sparrow Tr. NW
Albuquerque, NM 87120

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Re: Site Development Plan for Building Permit Application with City of Albuquerque

Dear Ms. Greene:

This letter is to inform you that Retail Southwest Development, LLC (Mr. Joshua Skarsgard) represents an applicant for Application for Site Development Plan for Building Permit Action (three buildings), Tract X-1-A2 University of Albuquerque Urban Center ("Subject Site"), that will be submitted to the City of Albuquerque ("City") on January 9, 2017, for a public hearing on February 1, 2017. The City requires that notification be made to all affected Neighborhood and/or Homeowner Associations contemporaneous with applications for Site Development Plan for Building Permit Action. The purpose of this letter is to inform you as to the facts surrounding the applications and to invite you to contact us if you have any questions. The Subject Site is legally described as:

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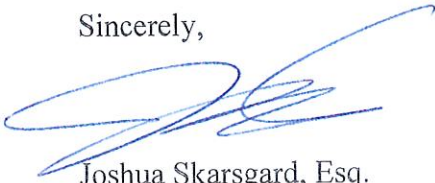
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If you have any questions or concerns regarding this proposal, please contact me using the following contact information:

Joshua Skarsgard
Retail Southwest Development, LLC
8220 San Pedro NE Suite 500
Albuquerque, NM 87113
Phone: 505-262-2323
E-mail: josh@retailsouthwest.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Skarsgard', with a large, sweeping flourish extending to the right.

Joshua Skarsgard, Esq.

Attachment

Retail Southwest Development, LLC

8220 San Pedro Drive NE, Suite 500, Albuquerque, New Mexico 87113 505-262-2323

January 9, 2017

Richard Schaefer
Vista Grande N.A.
3579 Sequoia Pl. NW
Albuquerque, NM 87120

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Re: Site Development Plan for Building Permit Application with City of Albuquerque

Dear Mr. Schaefer:

This letter is to inform you that Retail Southwest Development, LLC (Mr. Joshua Skarsgard) represents an applicant for Application for Site Development Plan for Building Permit Action (three buildings), Tract X-1-A2 University of Albuquerque Urban Center ("Subject Site"), that will be submitted to the City of Albuquerque ("City") on January 9, 2017, for a public hearing on February 1, 2017. The City requires that notification be made to all affected Neighborhood and/or Homeowner Associations contemporaneous with applications for Site Development Plan for Building Permit Action. The purpose of this letter is to inform you as to the facts surrounding the applications and to invite you to contact us if you have any questions. The Subject Site is legally described as:

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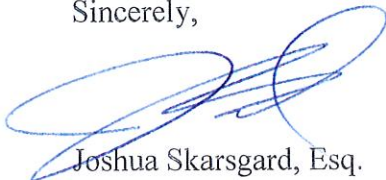
The three (3) proposed building sites are **.7345, .9002 and 1.0019 acres, respectively (proposed Lots 2, 3 and 4)**, of vacant land located on the northwest corner of Coors Blvd. NW and St. Josephs Dr. NW. The Applicant is requesting approval on Site Development Plan for Building Permit to begin construction of three (3) retail buildings (see attached proposed site plan).

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914. A facilitated meeting request must be received by ONC by January 9, 2017.

If you have any questions or concerns regarding this proposal, please contact me using the following contact information:

Joshua Skarsgard
Retail Southwest Development, LLC
8220 San Pedro NE Suite 500
Albuquerque, NM 87113
Phone: 505-262-2323
E-mail: josh@retailsouthwest.com

Sincerely,



Joshua Skarsgard, Esq.

Attachment

**DEKKER
PERICH
SABATINI**

7601 AFFORDANCE BLVD. SUITE 100
MINNEAPOLIS, MN 55419
562.741.3700 / INFO@DPSA.COM

OWNER:

PROJECT:

LOTS 2, 3 & 4
COORS PAVILION
NW Corner of Coors Blvd & Joseph Dr
Albuquerque, New Mexico 87120

REVISIONS:

DRAWN BY: MSJ, AJL
CHECKED BY: CO, JMB
DATE: 10/17/17
PROJECT NO: 15-0136-000
DRAWING NAME:

**SITE DEVELOPMENT
PLAN FOR
BUILDING PERMIT**

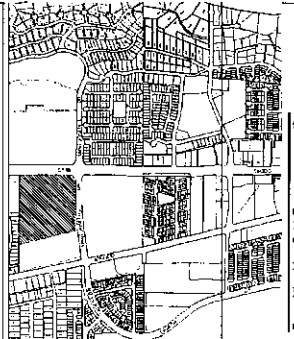
SHEET NO: **SPBP-1**
OF

GENERAL SHEET NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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19. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

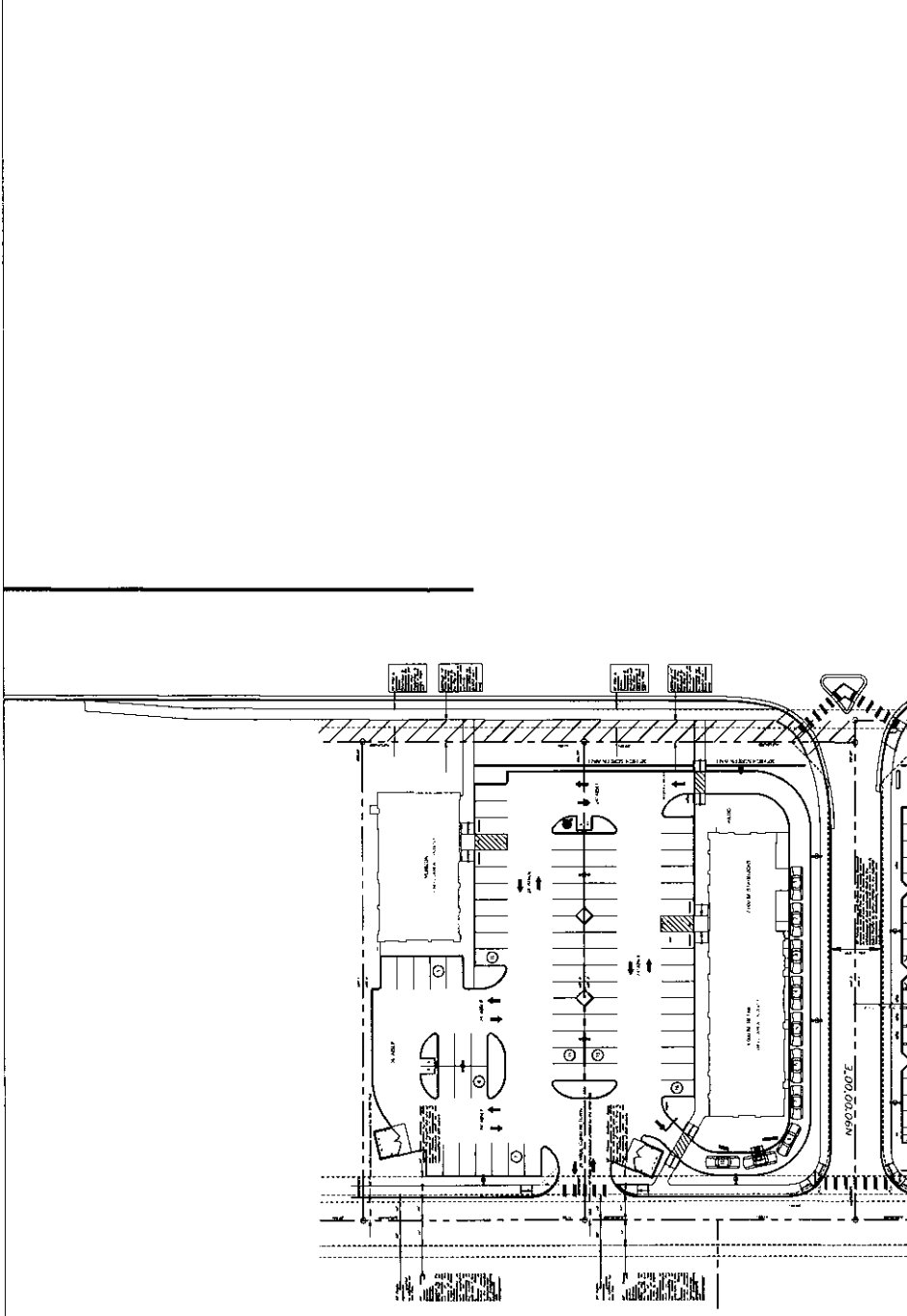
**REFER TO INDIVIDUAL SPBP-1
SHEETS FOR KEYED NOTES
AND SITE DATA FOR EACH
LOT - 2, 3, & 4.**

VICINITY MAP



Zone Atlas Map G-11-Z

FOUNDER PROJECT NUMBER:	
PROJECT NUMBER:	
APPLICATION NUMBER:	
SITE DEVELOPMENT PLAN APPROVAL:	
TRAVIS FINCHER, TRANSPORTATION DIVISION	DATE:
APR WVA	DATE:
PARKS AND RECREATION DEPARTMENT	DATE:
UTL DIVISION	DATE:
SOLID WASTE MANAGEMENT	DATE:
TRICHOPLASTIC PLANNING DEPARTMENT	DATE:



SITE PLAN

Retail Southwest Development, LLC

8220 San Pedro Drive NE, Suite 500, Albuquerque, New Mexico 87113 505-262-2323

January 9, 2017

Berent Groth
Vista Grande N.A.
3546 Sequoia Pl. NW
Albuquerque, NM 87120

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Re: Site Development Plan for Building Permit Application with City of Albuquerque

Dear Mr. Groth:

This letter is to inform you that Retail Southwest Development, LLC (Mr. Joshua Skarsgard) represents an applicant for Application for Site Development Plan for Building Permit Action (three buildings), Tract X-1-A2 University of Albuquerque Urban Center (“Subject Site”), that will be submitted to the City of Albuquerque (“City”) on January 9, 2017, for a public hearing on February 1, 2017. The City requires that notification be made to all affected Neighborhood and/or Homeowner Associations contemporaneous with applications for Site Development Plan for Building Permit Action. The purpose of this letter is to inform you as to the facts surrounding the applications and to invite you to contact us if you have any questions. The Subject Site is legally described as:

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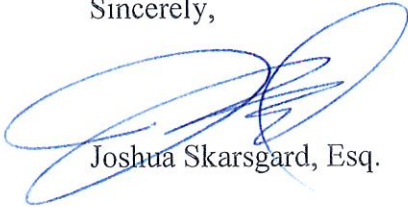
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Joshua Skarsgard
Retail Southwest Development, LLC
8220 San Pedro NE Suite 500
Albuquerque, NM 87113
Phone: 505-262-2323
E-mail: josh@retailsouthwest.com

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and a final flourish, positioned above the name.

Joshua Skarsgard, Esq.

Attachment

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.57

Postmark Here
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 ALBUQUERQUE NM 87102-6-NW

Sent To: Marie Ludi
 Street, Apt. No., or PO Box No. 6216 St. Josephs Ave. NW
 City, State, ZIP+4 Albuquerque, NM 87120
 PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	2.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.57

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 JAN - 9 2017
 ALBUQUERQUE NM 87102-6-NW

Sent To: Jill M. Greene
 Street, Apt. No., or PO Box No. 3915 Fox Sparrow Tr. NW
 City, State, ZIP+4 Albuquerque, NM 87120
 PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	2.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.57

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 JAN - 9 2017
 ALBUQUERQUE NM 87102-6-NW

Sent To: Forrest Lippendahl
 Street, Apt. No., or PO Box No. 3900 Rock Dove Tr. NW
 City, State, ZIP+4 Albuquerque, NM 87120
 PS Form 3800, August 2006 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.75
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.47
Total Postage and Fees	\$ 6.57

Postmark Here
 JAN - 9 2017
 ALBUQUERQUE NM 87102-6-NW

Sent To: Allan Ludi
 Street and Apt. No., or PO Box No. 6216 St. Josephs Ave.
 City, State, ZIP+4 Albuquerque, NM 87120
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	
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Postmark Here
 JAN - 9 2017
 ALBUQUERQUE NM 87102-6-NW

Sent To: Berent Groth
 Street, Apt. No., or PO Box No. 3546 Sequoia Pl. NW
 City, State, ZIP+4 Albuquerque, NM 87120
 PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	2.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.57

Postmark Here
 JAN - 9 2017
 ALBUQUERQUE NM 87102-6-NW

Sent To: Richard Schaefer
 Street, Apt. No., or PO Box No. 3579 Sequoia Pl. NW
 City, State, ZIP+4 Albuquerque, NM 87120
 PS Form 3800, August 2006 See Reverse for Instructions

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 _____ To _____

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) (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)


PROJECT NUMBER: 1000032

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

1/9/17



 Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale:

1.0 acre or less	1" = 10'	Over 5 acres	1" = 50'
1.0 - 5.0 acres	1" = 20'	Over 20 acres	1" = 100'
[other scales, if approved by staff]			
3. Bar scale
4. North arrow
5. Vicinity map
6. Signature Block (for DRB site dev. plans)
7. Property lines (clearly identify)
8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
9. Phases of development including location and square footages of structures, circulation, parking and landscaping
10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height)
- 7. Location of refuse container and enclosure
- 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 90 provided: 116
Handicapped spaces (included in required total) required: 6 provided: 6
Motorcycle spaces (in addition to required total) required: 5 provided: 7
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 5 provided: 7
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

- NA Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

- 1. Scale - must be same as scale on sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- 12. Verification of adequate sight distance
- 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Building footprints
- 6. Location of Retaining walls

B. Grading Information

- 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- 3. Identify whether ponding is required
- 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 5. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.
- 6. In addition to the above, the following must be provided for DRB applications:
 - A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- 2. Bar Scale
- 3. Detailed Building Elevations for each facade
 - a. Identify facade orientation (north, south, east, & west)
 - b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- 4. Dimensions, colors and materials of Refuse Enclosure
- 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements
- 7. Verification of adequate sight distance

Current DRC
Project Number:

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

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

Coors Pavilion Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS X-1 - A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: _____
Date Site Plan Approved: 1-4-17
Date Preliminary Plat Approved: 1-4-18
Date Preliminary Plat Expires: 1-4-18
DRB Project No. 1000032
DRB Application No. 16-70398

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Crst Engineer
		12'	Transportation Art. Pymt. Right Turn Deceleration Lane w/ Preservation of Bike Lane	Coors Blvd. SB	South P/L Lot 3	370' plus 150' taper transition	/	/
		6'	PCC Sidewalk	Coors Blvd. SB	North P/L	St Josephs Dr.	/	/
		12'	Art. Pymt. Left Turn Lane Lengthen SB turn lane	Coors Blvd. SB	Sequoia Rd.	175' plus transition from 100' existing	/	/
		ADA	PCC ADA Accessible Ramp Pedestrian Connection	Coors Blvd. SB	Coors Blvd.	St Josephs Dr.	/	/
		2 EA	Street Light Relocation See Notes	Coors Blvd. SB	North P/L	West P/L Lot 7	/	/
		1 EA	Panel Sign Relocation Remove and Replace	Coors Blvd. SB	South of North P/L	South of North P/L	/	/
		12'	Art. Pymt. Left Turn Lane Addition of turn lane	St. Josephs Dr. EB	West P/L Lot 7	150' plus 150'-150' reverse curve	/	/
		24'	Art. Pymt. Left Turn Lane Lengthen EB turn lanes	St. Josephs Dr. EB	Coors Blvd.	300' plus transition from Coors	/	/
		12'	Art. Pymt. Right Turn Lane Addition of turn lane	St. Josephs Dr. WB	West P/L Lot 7	150' plus 150'-150' reverse curve	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
		6'	PCC Sidewalk	St Josephs Dr. WB	West P/L Lot 8	Coors Blvd.	/	/	/
		75'	Median Cut	St Josephs Dr.	West P/L Lot 7	West P/L Lot 7	/	/	/
		30'	Curb Opening	St Josephs Dr.	West P/L Lot 8	West P/L Lot 8	/	/	/
		24'	Res. Pymt. Remove & Replace Replacement for Storm Drain	Quaker Heights Pl.	North P/L Lot 8	Valle Allegra	/	/	/
		24"	Drainage Storm Drain Connect to existing	Quaker Heights Pl.	On Site Pond	Valle Allegra	/	/	/
		3 ac.ft.	On Site Pond w/Outlet Structure 3 acre on site pond	Lot 9	Lot 9	Lot 9	/	/	/
		8"	Water Line W/ Appurtances	St Josephs Dr.	Existing 10" Water Line	Existing 6" Stub west of Coors Blvd	/	/	/
		8"	Water Line W/ Appurtances	On Site w/in ABCWUA Easement	Proposed Water Line in St Josephs Dr.	Quaker Heights Pl.	/	/	/
		8"	Sanitary Sewer SAS & Manholes W/ Appurtances	St Josephs Dr.	Existing Sanitary Sewer	East P/L	/	/	/
		8"	SAS & Manholes W/ Appurtances	Quaker Heights Pl.	Valle Allegra	Site	/	/	/
		26'	Private Improvements Paving Asphalt Paving w/Valley Gutter Private Access & Drainage	N/S Site Easement	St Josephs Dr.	North P/L	/	/	/
		8"	Sanitary Sewer SAS & Manholes W/ Appurtances	SAS Site Easement	Quaker Heights Pl.	Lot 6	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard S/A requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Crst Engineer
							/	/
							/	/

Approval of Creditable Items: _____
 Impact Fee Administrator Signature _____ Date _____
 City User Dept. Signature _____ Date _____

AGENT / OWNER: _____
 Ron E. Hensley P.E.
 NAME (print) _____
 GND LLC
 FIRM _____
 SIGNATURE - date _____

DRB CHAIR - date _____
 CAROL S. DEMONT 1-4-17
 PARKS & GENERAL RECREATION - date _____

TRANSPORTATION DEVELOPMENT - date _____
 AMAFCA - date _____

UTILITY DEVELOPMENT - date _____
 CITY ENGINEER - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

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

Coors Pavilion Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS X-1 - A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: _____
Date Site Plan Approved: 1-4-17
Date Preliminary Plat Approved: 1-4-18
Date Preliminary Plat Expires: 1-4-18
DRB Project No. 1600032
DRB Application No. 16-70398

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Cnst Engineer
		12'	Transportation Art. Pvmt. Right Turn Deceleration Lane w/ Preservation of Bike Lane	Coors Blvd. SB	South P/L Lot 3	370' plus 150' taper transition	/	/
		6'	PCC Sidewalk	Coors Blvd. SB	North P/L	St Josephs Dr.	/	/
		12'	Art. Pvmt. Left Turn Lane Lengthen SB turn lane	Coors Blvd. SB	Sequoia Rd	175' plus transition from 100' existing	/	/
		ADA	PCC ADA Accessible Ramp Pedestrian Connection	Coors Blvd. SB	Coors Blvd.	St Josephs Dr.	/	/
		2 EA	Street Light Relocation See Notes	Coors Blvd. SB	North P/L	West P/L Lot 7	/	/
		1 EA	Panel Sign Relocation Remove and Replace	Coors Blvd. SB	South of North P/L	South of North P/L	/	/
		12'	Art. Pvmt. Left Turn Lane Addition of turn lane	St Josephs Dr. EB	West P/L Lot 7	150' plus 150'-150' reverse curve	/	/
		24'	Art. Pvmt. Left Turn Lane Lengthen EB turn lanes	St Josephs Dr. EB	Coors Blvd.	300' plus transition from Coors	/	/
		12'	Art. Pvmt. Right Turn Lane Addition of turn lane	St Josephs Dr. WB	West P/L Lot 7	150' plus 150'-150' reverse curve	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Crst Engineer
		6'	PCC Sidewalk	St Josephs Dr. WB	West P/L Lot 8	Coors Blvd.	/	/
		75'	Median Cut	St Josephs Dr.	West P/L Lot 7	West P/L Lot 7	/	/
		30'	Curb Opening	St Josephs Dr.	West P/L Lot 8	West P/L Lot 8	/	/
		24'	Res. Pvmt. Remove & Replace Replacement for Storm Drain	Quaker Heights Pl.	North P/L Lot 8	Valle Allegra	/	/
		24"	Storm Drain Connect to existing	Quaker Heights Pl.	On Site Pond	Valle Allegra	/	/
		3 ac. ft.	On Site Pond w/Outlet Structure 3 acre on site pond	Lot 9	Lot 9	Lot 9	/	/
		8"	Water Line W/Appurtenances	St Josephs Dr.	Existing 10" Water Line	Existing 6" Stub west of Coors Blvd	/	/
		8"	Water Line W/Appurtenances	On Site w/in ABCWUA Easement	Proposed Water Line in St Josephs Dr.	Quaker Heights Pl.	/	/
		8"	Sanitary Sewer SAS & Manholes W/Appurtenances	St Josephs Dr.	Existing Sanitary Sewer	East P/L	/	/
		8"	SAS & Manholes W/Appurtenances	Quaker Heights Pl.	Valle Allegra	Site	/	/
		26'	Private Improvements Paving Asphalt Paving w/Valley Gutter Private Access & Drainage	N/S Site Easement	St Josephs Dr.	North P/L	/	/
		8"	Sanitary Sewer SAS & Manholes W/Appurtenances	SAS Site Easement	Quaker Heights Pl.	Lot 6	/	/
							/	/
							/	/
							/	/
							/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Crst Engineer
							/	/
							/	/

Approval of Creditable Items: _____
 Impact Fee Administrator Signature _____ Date _____
 City User Dept. Signature _____ Date _____

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
 Street lights per City requirements.

1 _____
 2 _____
 3 _____

AGENT / OWNER

Ron E. Hensley P.E.
 NAME (print) _____
 GND LLC
 FIRM
 SIGNATURE - date _____

DRB CHAIR - date _____
 TRANSPORTATION DEVELOPMENT - date _____
 UTILITY DEVELOPMENT - date _____
 CITY ENGINEER - date _____

AMAFCA - date _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Carol S. Demont 1-4-17
 PARKS & GENERAL RECREATION - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC
Project Number:

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: 1-4-17
Date Preliminary Plat Approved: 1-4-17
Date Preliminary Plat Expires: 1-4-18
DRB Project No. 1600032
DRB Application No. 16-70398

INFRASTRUCTURE LIST

(Rev. 9-05)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Coors Pavilion Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
TRACTS X-1 - A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
						Inspector	City Cnst Engineer
	12'	Transportation Art. Pvmt. Right Turn Deceleration Lane w/ Preservation of Bike Lane	Coors Blvd. SB	South P/L Lot 3	370' plus 150' taper transition	/	/
	6'	PCC Sidewalk	Coors Blvd. SB	North P/L	St. Josephs Dr.	/	/
	12'	Art. Pvmt. Left Turn Lane Lengthen SB turn lane	Coors Blvd. SB	Sequoia Rd.	175' plus transition from 100' existing	/	/
	ADA	PCC ADA Accessible Ramp Pedestrian Connection	Coors Blvd. SB	Coors Blvd.	St. Josephs Dr.	/	/
	2 EA	Street Light Relocation See Notes	Coors Blvd. SB	North P/L	West P/L Lot 7	/	/
	1 EA	Panel Sign Relocation Remove and Replace	Coors Blvd. SB	South of North P/L	South of North P/L	/	/
	12'	Art. Pvmt. Left Turn Lane Addition of turn lane	St. Josephs Dr. EB	West P/L Lot 7	150' plus 150'-150' reverse curve	/	/
	24'	Art. Pvmt. Left Turn Lane Lengthen EB turn lanes	St. Josephs Dr. EB	Coors Blvd.	300' plus transition from Coors	/	/
	12'	Art. Pvmt. Right Turn Lane Addition of turn lane	St. Josephs Dr. WB	West P/L Lot 7	150' plus 150'-150' reverse curve	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
		6'	PCC Sidewalk	St Josephs Dr. WB	West P/L Lot 8	Coors Blvd.	/	/	/
		75'	Median Cut	St Josephs Dr.	West P/L Lot 7	West P/L Lot 7	/	/	/
		30'	Curb Opening	St Josephs Dr.	West P/L Lot 8	West P/L Lot 8	/	/	/
		24'	Res. Pvmnt. Remove & Replace Replacement for Storm Drain	Quaker Heights Pl.	North P/L Lot 8	Valle Allegra	/	/	/
		24"	Storm Drain Connect to existing	Quaker Heights Pl.	On Site Pond	Valle Allegra	/	/	/
		3 ac.ft.	On Site Pond w/Outlet Structure 3 acre on site pond	Lot 9	Lot 9	Lot 9	/	/	/
		8"	Water Line W/ Appurtances	St Josephs Dr.	Existing 10" Water Line	Existing 6" Stub west of Coors Blvd	/	/	/
		8"	Water Line W/ Appurtances	On Site w/in ABCWUA Easement	Proposed Water Line in St Josephs Dr.	Quaker Heights Pl.	/	/	/
		8"	Sanitary Sewer SAS & Manholes W/ Appurtances	St Josephs Dr.	Existing Sanitary Sewer	East P/L	/	/	/
		8"	SAS & Manholes W/ Appurtances	Quaker Heights Pl.	Valle Allegra	Site	/	/	/
		26'	Private Improvements Paving Asphalt Paving w/Valley Gutter Private Access & Drainage	N/S Site Easement	St Josephs Dr.	North P/L	/	/	/
		8"	Sanitary Sewer SAS & Manholes W/ Appurtances	SAS Site Easement	Quaker Heights Pl.	Lot 6	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SJA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Crst Engineer
							/	/
							/	/

Approval of Creditable Items: _____
 Impact Fee Administrator Signature Date _____
 City User Dept. Signature Date _____

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
 Street lights per City requirements.

- _____
- _____
- _____

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ron E. Hensley P.E.
 NAME (print) _____
 GND LLC
 FIRM _____
 SIGNATURE - date _____
 DRB CHAIR - date _____
 TRANSPORTATION DEVELOPMENT - date _____
 UTILITY DEVELOPMENT - date _____
 CITY ENGINEER - date _____
 AMAFCA - date _____
 CAROL S. DUNN
 PARKS & GENERAL RECREATION - date 1-4-17

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC Project Number: _____

FIGURE 12

ORIGINAL

INFRASTRUCTURE LIST
(Rev. 9-05)

EXHIBIT "A"

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

Coors Pavilion Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS X-1 - A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: _____
Date Site Plan Approved: 1-4-17
Date Preliminary Plat Approved: 1-4-18
Date Preliminary Plat Expires: 1-4-18
DRB Project No.: 1600032
DRB Application No.: 16-70398

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

Financially Guaranteed DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
						Private Inspector	City Crst Engineer
	12'	Transportation Art. Pvmnt. Right Turn Deceleration Lane w/ Preservation of Bike Lane	Coors Blvd. SB	South P/L Lot 3	370' plus 150' taper transition	/	/
	6'	PCC Sidewalk	Coors Blvd. SB	North P/L	St. Josephs Dr.	/	/
	12'	Art. Pvmnt. Left Turn Lane Lengthen SB turn lane	Coors Blvd. SB	Sequoia Rd.	175' plus transition from 100' existing	/	/
	ADA	PCC ADA Accessible Ramp Pedestrian Connection	Coors Blvd. SB	Coors Blvd.	St. Josephs Dr.	/	/
	2 EA	Street Light Relocation See Notes	Coors Blvd. SB	North P/L	West P/L Lot 7	/	/
	1 EA	Panel Sign Relocation Remove and Replace	Coors Blvd. SB	South of North P/L	South of North P/L	/	/
	12'	Art. Pvmnt. Left Turn Lane Addition of turn lane	St. Josephs Dr. EB	West P/L Lot 7	150' plus 150'-150' reverse curve	/	/
	24'	Art. Pvmnt. Left Turn Lane Lengthen EB turn lanes	St. Josephs Dr. EB	Coors Blvd.	300' plus transition from Coors	/	/
	12'	Art. Pvmnt. Right Turn Lane Addition of turn lane	St. Josephs Dr. WB	West P/L Lot 7	150' plus 150'-150' reverse curve	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
		6'	PCC Sidewalk	St Josephs Dr. WB	West P/L Lot 8	Coors Blvd.	/	/	/
		75'	Median Cut	St Josephs Dr.	West P/L Lot 7	West P/L Lot 7	/	/	/
		30'	Curb Opening	St Josephs Dr.	West P/L Lot 8	West P/L Lot 8	/	/	/
		24'	Res. Pvmt. Remove & Replace Replacement for Storm Drain	Quaker Heights Pl.	North P/L Lot 8	Valle Allegra	/	/	/
		24"	Storm Drain Connect to existing	Quaker Heights Pl.	On Site Pond	Valle Allegra	/	/	/
		3 ac. ft.	On Site Pond w/Outlet Structure 3 acre on site pond	Lot 9	Lot 9	Lot 9	/	/	/
		8"	Water Line W/ Appurtances	St Josephs Dr.	Existing 10" Water Line	Existing 6" Stub west of Coors Blvd	/	/	/
		8"	Water Line W/ Appurtances	On Site w/in ABCWUA Easement	Proposed Water Line in St Josephs Dr.	Quaker Heights Pl.	/	/	/
		8"	SAS & Manholes W/ Appurtances	St Josephs Dr.	Existing Sanitary Sewer	East P/L	/	/	/
		8"	SAS & Manholes W/ Appurtances	Quaker Heights Pl.	Valle Allegra	Site	/	/	/
		26'	Private Improvements Paving Asphalt Paving w/Valley Gutter Private Access & Drainage	N/S Site Easement	St Josephs Dr.	North P/L	/	/	/
		8"	Sanitary Sewer W/ Appurtances	SAS Site Easement	Quaker Heights Pl.	Lot 6	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		Approval of Creditable Items:	City User Dept. Signature	Date
							Inspector	P.E.			
							/	/	/		
							/	/	/		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ron E. Hensley P.E.

NAME (print)

GND LLC

FIRM

SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

AMAFCA - date

- date

- date

Carol S. Dumort 1-4-17
PARKS & GENERAL RECREATION - date

Carol S. Dumort 1-4-17
DRB CHAIR - date

Carol S. Dumort 1/4/17
TRANSPORTATION DEVELOPMENT - date

Carol S. Dumort 01-04-17
UTILITY DEVELOPMENT - date

Carol S. Dumort 1-4-17
CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRG
Project Number:

FIGURE 12

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

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

Coors Pavilion Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS X-1 - A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: _____
Date Site Plan Approved: 1-4-17
Date Preliminary Plat Approved: 1-4-18
Date Preliminary Plat Expires: 1-4-18
DRB Project No: 1000032
DRB Application No: 16-70398

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

Financially Guaranteed DRG #	Constructed Under DRG #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	P.E.
		12'	Transportation Art. Pvmt. Right Turn Deceleration Lane w/ Preservation of Bike Lane	Coors Blvd. SB	South P/L Lot 3	370' plus 150' taper transition	/	/
		6'	PCC Sidewalk	Coors Blvd. SB	North P/L	St Josephs Dr.	/	/
		12'	Art. Pvmt. Left Turn Lane Lengthen SB turn lane	Coors Blvd. SB	Sequoia Rd.	175' plus transition from 100' existing	/	/
		ADA	PCC ADA Accessible Ramp Pedestrian Connection	Coors Blvd. SB	Coors Blvd.	St Josephs Dr.	/	/
		2 EA.	Street Light Relocation See Notes	Coors Blvd. SB	North P/L	West P/L Lot 7	/	/
		1 EA.	Panel Sign Relocation Remove and Replace	Coors Blvd. SB	South of North P/L	South of North P/L	/	/
		12'	Art. Pvmt. Left Turn Lane Addition of turn lane	St Josephs Dr. EB	West P/L Lot 7	150' plus 150'-150' reverse curve	/	/
		24'	Art. Pvmt. Left Turn Lane Lengthen EB turn lanes	St Josephs Dr. EB	Coors Blvd.	300' plus transition from Coors	/	/
		12'	Art. Pvmt. Right Turn Lane Addition of turn lane	St Josephs Dr. WB	West P/L Lot 7	150' plus 150'-150' reverse curve	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Crst Engineer
		6'	PCC Sidewalk	St Josephs Dr. WB	West P/L Lot 8	Cours Blvd.	/	/
		75'	Median Cut	St Josephs Dr.	West P/L Lot 7	West P/L Lot 7	/	/
		30'	Curb Opening	St Josephs Dr.	West P/L Lot 8	West P/L Lot 8	/	/
		24'	Res. Pvmnt. Remove & Replace Replacement for Storm Drain	Quaker Heights Pl.	North P/L Lot 8	Valle Allegra	/	/
		24"	Storm Drain Connect to existing	Quaker Heights Pl.	On Site Pond	Valle Allegra	/	/
		3 ac. ft.	On Site Pond w/Oulet Structure 3 acre on site pond	Lot 9	Lot 9	Lot 9	/	/
		8"	Water Line W/Appurtenances	St Josephs Dr.	Existing 10" Water Line	Existing 6" Stub west of Coors Blvd	/	/
		8"	Water Line W/Appurtenances	On Site w/in ABCWUA Easement	Proposed Water Line in St Josephs Dr.	Quaker Heights Pl.	/	/
		8"	Sanitary Sewer SAS & Manholes W/Appurtenances	St Josephs Dr.	Existing Sanitary Sewer	East P/L	/	/
		8"	SAS & Manholes W/Appurtenances	Quaker Heights Pl.	Valle Allegra	Site	/	/
		26'	Private Improvements Paving Asphalt Paving w/Valley Gutter Private Access & Drainage	N/S Site Easement	St Josephs Dr.	North P/L	/	/
		8"	Sanitary Sewer SAS & Manholes W/Appurtenances	SAS Site Easement	Quaker Heights Pl.	Lot 6	/	/
							/	/
							/	/
							/	/
							/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Crst Engineer
							/	/
							/	/

Approval of Creditable Items: _____

Impact Fee Administrator Signature _____ Date _____

City User Dept. Signature _____ Date _____

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA. Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

Ron E. Hensley P.E.
NAME (print)

GND LLC
FIRM
Ron E. Hensley
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Carol M. ... 1-4-17
DRB CHAIR - date

Carol S. Dumont 1-4-17
PARKS & GENERAL RECREATION - date

... 1/4/17
TRANSPORTATION DEVELOPMENT - date

... 01-04-17
UTILITY DEVELOPMENT - date

... 1-4-17
CITY ENGINEER - date

AMAFCA - date _____ - date _____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC
Project Number:

FIGURE 12

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

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

Coors Pavilion Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS X-1 - A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: _____
Date Site Plan Approved: 1-4-17
Date Preliminary Plat Approved: 1-4-18
Date Preliminary Plat Expires: 1-4-18
DRB Project No: 1000032
DRB Application No: 16-70378

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

Financially Guaranteed DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
						Inspector	City Cnst Engineer
	12'	Transportation Art. Pvmt. Right Turn Deceleration Lane w/ Preservation of Bike Lane	Coors Blvd. SB	South P/L Lot 3	370' plus 150' taper transition	/	/
	6'	PCC Sidewalk	Coors Blvd. SB	North P/L	St Josephs Dr.	/	/
	12'	Art. Pvmt. Left Turn Lane Lengthen SB turn lane	Coors Blvd. SB	Sequoia Rd.	175' plus transition from 100' existing	/	/
	ADA	PCC ADA Accessible Ramp Pedestrian Connection	Coors Blvd. SB	Coors Blvd.	St Josephs Dr.	/	/
	2 EA.	Street Light Relocation See Notes	Coors Blvd. SB	North P/L	West P/L Lot 7	/	/
	1 EA.	Panel Sign Relocation Remove and Replace	Coors Blvd. SB	South of North P/L	South of North P/L	/	/
	12'	Art. Pvmt. Left Turn Lane Addition of turn lane	St Josephs Dr. EB	West P/L Lot 7	150' plus 150'-150' reverse curve	/	/
	24'	Art. Pvmt. Left Turn Lane Lengthen EB turn lanes	St Josephs Dr. EB	Coors Blvd.	300' plus transition from Coors	/	/
	12'	Art. Pvmt. Right Turn Lane Addition of turn lane	St Josephs Dr. WB	West P/L Lot 7	150' plus 150'-150' reverse curve	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Chst Engineer
		6'	PCC Sidewalk	St Josephs Dr. WB	West P/L Lot 8	Coors Blvd.	/	/
		75'	Median Cut	St Josephs Dr.	West P/L Lot 7	West P/L Lot 7	/	/
		30'	Curb Opening	St Josephs Dr.	West P/L Lot 8	West P/L Lot 8	/	/
		24'	Res. Pvmnt. Remove & Replace Replacement for Storm Drain	Quaker Heights Pl.	North P/L Lot 8	Valle Allegra	/	/
		24"	Storm Drain Connect to existing	Quaker Heights Pl.	On Site Pond	Valle Allegra	/	/
		3 ac. ft.	On Site Pond w/Outlet Structure 3 acre on site pond	Lot 9	Lot 9	Lot 9	/	/
		8"	Water Line W/ Appurtances	St Josephs Dr.	Existing 10" Water Line	Existing 6" Stub west of Coors Blvd	/	/
		8"	Water Line W/ Appurtances	On Site w/in ABCWUA Easement	Proposed Water Line in St Josephs Dr.	Quaker Heights Pl.	/	/
		8"	Sanitary Sewer SAS & Manholes W/ Appurtances	St Josephs Dr.	Existing Sanitary Sewer	East P/L	/	/
		8"	SAS & Manholes W/ Appurtances	Quaker Heights Pl.	Valle Allegra	Site	/	/
		26'	Private Improvements Paving Asphalt Paving w/Valley Gutter Private Access & Drainage	N/S Site Easement	St Josephs Dr.	North P/L	/	/
		8"	Sanitary Sewer SAS & Manholes W/ Appurtances	SAS Site Easement	Quaker Heights Pl.	Lot 6	/	/
							/	/
							/	/
							/	/
							/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Crst Engineer
							/	/
							/	/

Approval of Creditable Items: _____ Date _____
 Impact Fee Administrator Signature _____ Date _____
 City User Dept. Signature _____ Date _____

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
 Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ron E. Hensley P.E. NAME (print) _____
 GND LLC FIRM _____
 SIGNATURE - date _____
 DRB CHAIR - date _____
 TRANSPORTATION DEVELOPMENT - date _____
 CITY ENGINEER - date _____
 AMAFCA - date _____
 PARKS & GENERAL RECREATION - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Retail Southwest Development DATE OF REQUEST: 12/29/2015 ZONE ATLAS PAGE(S): G-11-Z

CURRENT:

ZONING SU-3
PARCEL SIZE (AC/SQ. FT.) approx. 23 acres

LEGAL DESCRIPTION:

TRACT X-1-A2 PLAT OF TRACTS X-1-A1 & X-1-A2 UNIVERSITY OF ALBUQUERQUE URBAN CENTER CONT 21.2244 AC OR 924,537 SF

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [X] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 11
BUILDING SIZE: 182,000 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Terry D. Braun DATE 12/29/2015

(To be signed upon completion of processing by the Traffic Engineer)

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

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

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

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

[Signature]
TRAFFIC ENGINEER

12-30-15
DATE

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

TIS -SUBMITTED 12/30/15
-FINALIZED ___/___/___

[Signature]
TRAFFIC ENGINEER

12-30-15
DATE