



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Red Shamrock 4, LLC - Josh Skarsgard PHONE: 505-998-9094

ADDRESS: 6220 San Pedro NE Ste 500 FAX: 505-998-9080

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: josh@retailsouthwest.com

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

DESCRIPTION OF REQUEST: Amendment to Infrastructure list

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

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

Lot or Tract No. 1-9 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: COORS Pavilion

Existing Zoning: SU-3 Proposed zoning: NA MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): G-11 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

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

Project #100032, EPC-40123-2013 15EPC-40079

**CASE INFORMATION:**

Within city limits?  Yes  No Within 1000FT of a landfill? no

No. of existing lots: 9 No. of proposed lots: NA Total site area (acres): 21 1/2

LOCATION OF PROPERTY BY STREETS: On or Near: COORS Blvd NW

Between: St. Joseph's NW and Western Trail NW

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

SIGNATURE \_\_\_\_\_ DATE 11/14/17

(Print Name) Joshua Skarsgard Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

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

Application case numbers  
17DRB - 70317

Action  
APP  
CMF

S.F. Fees  
\_\_\_\_ \$ 100.00  
\_\_\_\_ \$ 20.00  
\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_ \$ \_\_\_\_\_

Hearing date November 29, 2017

Total  
\$ 120.00

V. J.

11-14-17  
Staff signature & Date

Project # 1000032

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
  - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application
  
- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
  - Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**
  
- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
  - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - Design elevations & cross sections of perimeter walls **3 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Copy of recorded SIA
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - List any original and/or related file numbers on the cover application
  - DXF file and hard copy of final plat data for AGIS is required.
  
- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
  - 5 Acres or more: Certificate of No Effect or Approval
  - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
  - Infrastructure list if required (**verify with DRB Engineer**)
  - DXF file and hard copy of final plat data for AGIS is required.
  
- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

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

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

**Amended preliminary plat approval expires after one year**

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

Joshua Skarsgard  
 Applicant name (print)  
[Signature] 11/14/17  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
**D.DRB** - 70317

[Signature] 11-14-17  
 Planner signature / date  
 Project # 1000032

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: **100032**  
DRB Application No.: \_\_\_\_\_

**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 S/A 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	
							Inspector	City Crst Engineer
622383		12'	Art. Pymt. Right Turn Deceleration Lane w/ Preservation of Bike Lane	Coors Blvd. SB	South P/L Lot 3	370' plus 150' taper transition	/	/
622383		6'	PCC Sidewalk	Coors Blvd. SB	North P/L	St. Josephs Dr.	/	/
622383		ADA	PCC ADA Accessible Ramp	Coors Blvd. SB	Coors Blvd.	St. Josephs Dr.	/	/
622383		2 EA.	Pedestrian Connection	Coors Blvd. SB	North P/L	West P/L Lot 7	/	/
622383		1 EA.	Street Light Relocation See Notes	Coors Blvd. SB	South of North P/L	South of North P/L	/	/
658892		12'	Panel Sign Relocation Remove and Replace	St. Josephs Dr. EB	West P/L Lot 7	150' plus 150'-150' reverse curve	/	/
658892		24'	Art. Pymt. Left Turn Lane Addition of turn lane	St. Josephs Dr. EB	Coors Blvd.	300' plus transition from Coors	/	/
658892		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	City Crst Engineer
658892		6'	PCC Sidewalk	St Josephs Dr. WB	West P/L Lot 8	Coors Blvd.	/	/
658892		75'	Median Cut	St Josephs Dr.	West P/L Lot 7	West P/L Lot 7	/	/
658892		30'	Curb Opening	St Josephs Dr.	West P/L Lot 8	West P/L Lot 8	/	/
622382		24'	Res. Pmnt. Remove & Replace Replacement for Storm Drain	Quaker Heights Pl.	North P/L Lot 8	Valle Allegra	/	/
622382		24"	Storm Drain Drainage Connect to existing	Quaker Heights Pl.	On Site Pond	Valle Allegra	/	/
622382		3 ac.ft.	On Site Pond w/Outlet Structure 3 acre on site pond	Lot 9	Lot 9	Lot 9	/	/
658892		8"	Water Line W/ Appurtenances	St Josephs Dr.	Existing 10" Water Line	Existing 6" Stub west of Coors Blvd.	/	/
622382		8"	Water Line W/ Appurtenances	On Site w/in ABCWUA Easement	Proposed Water Line in St Josephs Dr.	Quaker Heights Pl.	/	/
658892		8"	Sanitary Sewer SAS & Manholes W/ Appurtenances	St Josephs Dr.	Existing Sanitary Sewer	East P/L	/	/
622382		8"	SAS & Manholes W/ Appurtenances	Quaker Heights Pl.	Valle Allegra	Site	/	/
622382		26'	Private Improvements Paving Asphalt Paving w/Valley Gutter Private Access & Drainage	N/S Site Easement	St Josephs Dr.	North P/L	/	/
622382		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		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 FEIMA.  
Street lights per City requirements.

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ron E. Hensley P.E. PARKS & GENERAL RECREATION - date  
 NAME (print) \_\_\_\_\_  
 GND LLC TRANSPORTATION DEVELOPMENT - date  
 FIRM AMAFCA - date  
 SIGNATURE *Ron E. Hensley* 11/13/17 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. 16000032  
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 guarantees. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which 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	
							Inspector	P.E. / 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	/	/

ORIGINAL

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. P/vmt. 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" Sub west of Coors Blvd.	/	/	/
		8"	Water Line W/ Appurtances	On Site w/in ABC/WUA Easement	Proposed Water Line in St. Josephs Dr.	Quaker Hieghts 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 Cnst 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

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

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

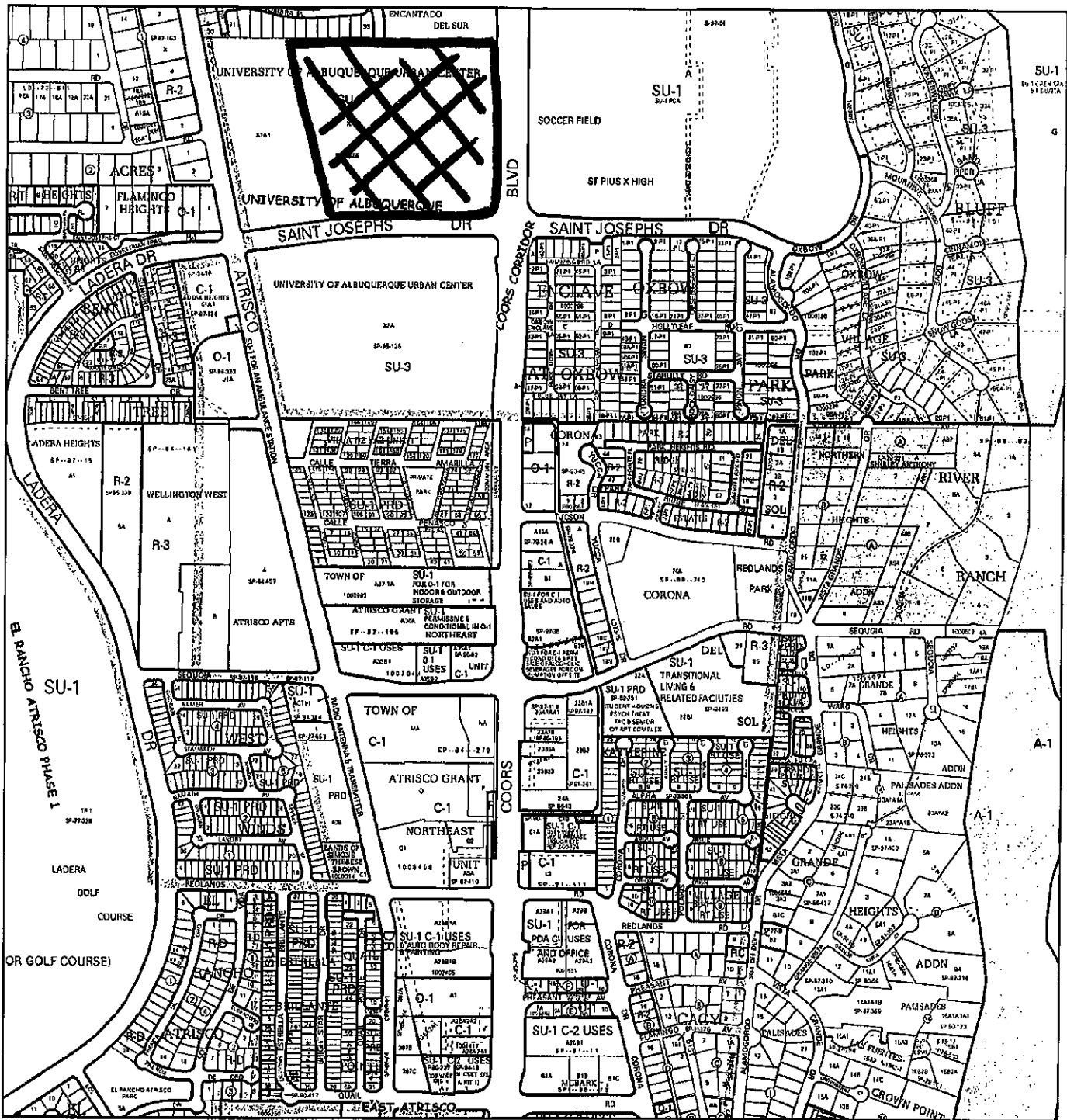
AMAFCA - date

CAESAR S. DUMONT  
 PARKS & GENERAL RECREATION - date


DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT OWNER

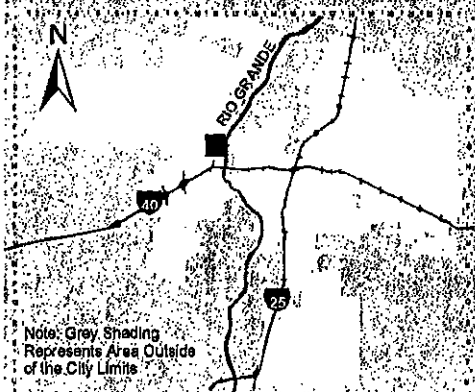




For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 9/2/2014



Note: Grey 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

November 14, 2017

City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup>. St. NW  
Albuquerque, NM 87102

**RE: DRB Justification Letter for submittal for Amendment to Infrastructure List – Project Number 1000032**

Dear DRB Chairman Mr. Jack Cloud:

Red Shamrock 4, LLC (“**Applicant**”) is requesting for approval of Major Subdivision Action to the Development Review Board (“**DRB**”) on the real property described as Coors Pavilion, and more specifically 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.*

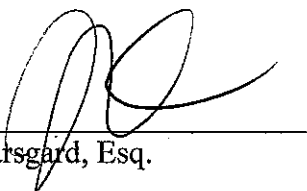
**Specifically, Applicant is seeking an Amendment to the Subdivision Improvements Agreement, Development Review Board Required Infrastructure List.**

Mr. Peter Kubiak of the New Mexico Department of Transportation instructed Applicant not to construct an extension to the left turn bay of the Coors Boulevard and Sequoia Road intersection. It appears that this instruction from the NMDOT requires an Amendment to the Infrastructure List approved by the DRB for this project (see email dated May 15, 2017 attached as **Exhibit A**).

This was also discussed with agents of the City of Albuquerque in August of 2017 (see email dated August 10, 2017 attached as **Exhibit B**).

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](mailto:josh@retailsouthwest.com).

Sincerely,

  
\_\_\_\_\_  
Joshua Skarsgard, Esq.

# Exhibit A

## Timothy Simmons

---

**From:** Kubiak, Peter, NMDOT <Peter.Kubiak@state.nm.us>  
**Sent:** Monday, May 15, 2017 2:59 PM  
**To:** Timothy Simmons; Chavez, Ray, NMDOT  
**Cc:** Perea, Nancy, NMDOT; Haynes, Margaret, NMDOT  
**Subject:** RE: Coors Pavilion Access - Review Plans

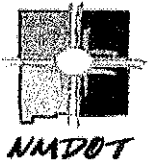
**Importance:** High

Tim,

Please reference comments in **RED** below.

Thank You,

Peter J. Kubiak  
D-3 Engineering Coordinator  
7500 Pan American Freeway N.E  
P.O Box 91750  
Albuquerque N.M 87199  
(505)798-6608  
[peter.kubiak@state.nm.us](mailto:peter.kubiak@state.nm.us)



---

**From:** Timothy Simmons [mailto:[tsimmons@civiltransformations.com](mailto:tsimmons@civiltransformations.com)]  
**Sent:** Saturday, May 13, 2017 5:50 PM  
**To:** Kubiak, Peter, NMDOT  
**Cc:** Perea, Nancy, NMDOT; Haynes, Margaret, NMDOT  
**Subject:** RE: Coors Pavilion Access - Review Plans

Peter,

Thanks for the comments. Per my voice message, the developers are pushing to have this approved a.s.a.p., so we are incorporating the comments but have the following questions:

1. Comment 3 - this channelized island originally called for barrier curb, but was changed to mountable (using the standard pay item description) as per comment 39 from your 30% review comments. Now, Comment 3 of these 90% review comments calls for mountable curb in contradiction of Comment 3. Because adjacent curbs along Coors are barrier curbs and the posted speed is at the threshold for barrier curb, this will be changed back to barrier curb and the RPMs will be added; please confirm. Channelization island to remain mountable. Prismatic RPMs to be set on the top

2. Comment 4 - the record drawings did not call for OGFC (see attached), and the recent mill/overlay project appeared to have used normal gradation SP-III pavement and not OGFC. Please provide plan information from the referenced maintenance project regarding OGFC requirements; otherwise the existing pavement depths will be matched as per the proposed plans. Please contact me to schedule a site visit as quickly as possible. OGFC shall be indicated on the plan sheet at 5/8. A site visit has been schedule to confirm. If not needed the sealed plan set sheet can be amended with a revision

3. Comment 9 - Sequoia turn bay extension was a requirement of the traffic impact study submitted by Terry Brown to Nancy Perea. If the District no longer requires it, please confirm and it will be removed from the plans. This improvement is not needed by the NMDOT at this time and will not be required with this development.

4. Comment 18 & 21 - Please clarify what additional plan information is required? The developer did enlist JD Inspections Inc. to conduct pre- and post-relocation inspections (see attached report which was submitted with the 90% review plans). When the structure is taken down, a second inspection will be conducted per Note 5 on Sheet R308. If passed, the structure will be relocated and if not, then a new structure will be installed. Please break up the note into two separate line notes. Note one will discuss the need for a pre inspection and Note two will discuss the need for a post removal and rest inspection.

5. Comment 19 & 20 - Please clarify what additional plan information is required here? Note 4 on R308 calls for new foundation per current std. dwg. 701 series; the old plan was only included for contractor's information so the bolt pattern dimensions of the OSS could be matched (see edits on Sheet R313 attached). Understanding that the foundation will meet the current standard but the bolt patter will remain the same sighting the reuse of the OSS. Please contact Ray Chavez for approval.

6. Please provide the comment spreadsheet to facilitat the responses.

Please feel free contact me directly to facilitate this review. It is my intention to submit sealed drawings for approval and subsequent release for construction. Thanks.

*Tim*

Timothy D. Simmons, PE, PTOE  
President and Principal Engineer

**Civil Transformations Inc.**

2929 Coors Blvd. NW, Suite 309 | Albuquerque, NM 87120-1425

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**From:** Kubiak, Peter, NMDOT [<mailto:Peter.Kubiak@state.nm.us>]

**Sent:** Wednesday, May 10, 2017 5:15 PM

**To:** Timothy Simmons

**Cc:** Perea, Nancy, NMDOT; Haynes, Margaret, NMDOT

**Subject:** RE: Coors Pavillion Access - Review Plans

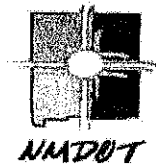
**Importance:** High

Tim,

Here is the second round of comments. These comments mostly comprise additional striping notes and the post inspection of the OSS which did not get addressed on the first go around. In reviewing the comments if there are any questions or concerns please contact me at your earliest availability.

Thank You,

Peter J. Kubiak  
D-3 Engineering Coordinator  
7500 Pan American Freeway N.E  
P.O Box 91750  
Albuquerque N.M 87199  
(505)798-6608  
[peter.kubiak@state.nm.us](mailto:peter.kubiak@state.nm.us)



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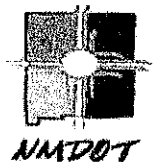
**From:** Kubiak, Peter, NMDOT  
**Sent:** Friday, May 05, 2017 3:15 PM  
**To:** 'Timothy Simmons'  
**Subject:** RE: Coors Pavillion Access - Review Plans

Tim,

The plan set is making its rounds. I hope to have something back to you by Friday next week if not sooner

Thank You,

Peter J. Kubiak  
D-3 Engineering Coordinator  
7500 Pan American Freeway N.E  
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Albuquerque N.M 87199  
(505)798-6608  
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**From:** Timothy Simmons [<mailto:tsimmons@civiltransformations.com>]  
**Sent:** Friday, May 05, 2017 12:33 PM  
**To:** Kubiak, Peter, NMDOT  
**Subject:** RE: Coors Pavillion Access - Review Plans  
**Importance:** High

Peter - the owner is inquiring as to when we can expect comments/finalization of these plans?

*Tim*

## EXHIBIT B

-----Original Message-----

From: Wolfenbarger, Jeanne [mailto:[jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)]

Sent: Thursday, August 10, 2017 4:59 PM

To: 'Terry O. Brown, P.E.' <[tobe@swcp.com](mailto:tobe@swcp.com)>

Cc: Patz, Logan W. <[lpatz@cabq.gov](mailto:lpatz@cabq.gov)>; Michel, Racquel M. <[rmichel@cabq.gov](mailto:rmichel@cabq.gov)>; Roeder, James A. <[jroeder@cabq.gov](mailto:jroeder@cabq.gov)>; Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>

Subject: FW: Coors Pavillion Subdivision (DRB 1000032)

Terry, the DOT had requested that the requirement for the left turn bay extension at Coors/Sequoia be taken off the plan set for the subject project.

Shahab has requested that you evaluate the option of leaving the left turn bay extension out. If we do not extend the left turn bay, how does this impact the traffic?

If we are going to remove it, and you are in acceptance of this change, Shahab wants to change the TIS to reflect this.

(We need this information for our records if we are going to consider removing it from the infrastructure list.)

Jeanne Wolfenbarger, P.E.

Manager for Design Review & Construction City of Albuquerque  
(505)924-3993

**Joshua J. Skarsgard, Esq., CPA**

Owner



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State of New Mexico Attorney Bar Number: 25965 (Active)

State of New Mexico Certified Public Accountant Number: 5873 (Inactive)