

HIGH MESA Consulting Group

2015.046.3
March 17, 2016

Jack Cloud
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 Second Street, NW
Albuquerque, NM 87103

RE: Request for Major Subdivision Improvement Agreement 5th Extension and Infrastructure List Amendment.
Tract C-2-B, North Gateway
DRB Project No. 1000961

Dear Mr. Cloud:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms S(2), and S(3) along with related fees
- Explanation and Justification for request (below)
- City of Albuquerque Zone Atlas B-18-Z (with Site Highlighted)
- One (1) 8 ½ x 11 reduced copy of the Recorded Plat
- Original DRB Hearing Official Notice of Decision (April 07, 2007)
- Official DRB Notice of Decision for Previous Extension (April 16, 2014)
- Approved Infrastructure List
- Proposed Infrastructure List Amendment
- Office of the Community & Neighborhood Coordination Request, Inquiry Response, Notifying Letter, Certified Mail Receipt
- Copy of Water and Sanitary Sewer Availability Statement

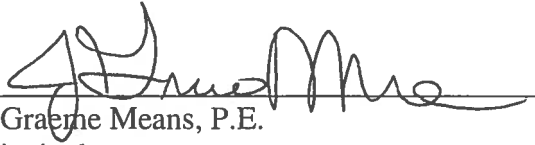
On behalf of our client, New Mexico Mutual, we are requesting a two year extension to the Subdivision Improvements Agreement. This will be the last requested extension as the project is currently under design and scheduled to be completed in 2017. In addition to the S.I.A. Extension, we are requesting approval of an Infrastructure List Amendment to reduce the Sanitary Sewer line size in San Mateo from 15" to 8" in accordance with the requirements set forth in the Water and Sanitary Sewer Availability Statement dated February 17, 2016 (copy attached). We also propose to amend the width and pavement section for San Mateo to be 28' Face-to-Face with local access pavement based upon previous coordination with Transportation Development.

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Joseph E. Gonzales

Please schedule this matter for the next Appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

HIGH MESA CONSULTING GROUP

A handwritten signature in black ink, appearing to read "J. Graeme Means", is written over a horizontal line.

J. Graeme Means, P.E.
Principal

GM:CLS

Enclosures

xc: Norman Becker, New Mexico Mutual
Peter Rehn, RMKM Architecture



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

V

P

D

L

A

APPEAL / PROTEST of...

- ☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): HIGH MESA CONSULTING GROUP PHONE: (505) 345-4250

ADDRESS: 6010-B MIDWAY PARK BLVD NE FAX: (505) 345-4254

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: gmeans@highmesacg.com

APPLICANT: NEW MEXICO MUTUAL CASUALTY CO. PHONE: (505) 343-2830

ADDRESS: 3900 SINGER BLVD NE FAX: (505) 343-2800

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: 5TH SIA EXTENSION AND INFRASTRUCTURE LIST AMENDMENT

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. C - 2 B Block: N/A Unit: N/A

Subdiv/Addn/TBKA: NORTH GATEWAY

Existing Zoning: IP Proposed zoning: IP MRGCD Map No _____

Zone Atlas page(s): B - 18 - Z UPC Code: 101806505739420401

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 759283,

06-DRB-00158, 1000961, 1003790

CASE INFORMATION:

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

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 5

LOCATION OF PROPERTY BY STREETS: On or Near: BALLOON FIESTA PARKWAY

Between: SAN MATEO BLVD and I - 25

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☒ Review Date: 2/10/16: 10/20/15

SIGNATURE J. Graeme Means DATE 3/17/16

(Print Name) J. GRAEME MEANS, P.E. 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 S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)
(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

J. Graeme Means, P.E.
Applicant name (print)
J. Graeme Means 3/17/16
Applicant signature / date



Form revised October 2007

- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | _____ |
| <input type="checkbox"/> Case #s assigned | _____ |
| <input type="checkbox"/> Related #s listed | _____ |

Planner signature / date
Project # _____

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.

J. Graeme Means, P.E.

Applicant name (print)

Applicant signature / date

ALBUQUERQUE
NEW MEXICO
1906

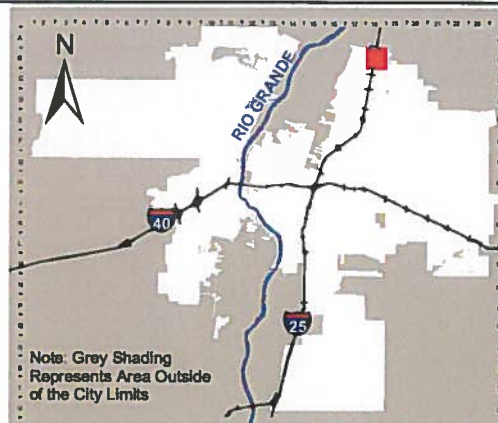
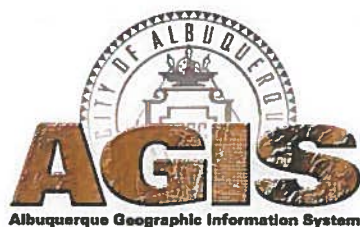
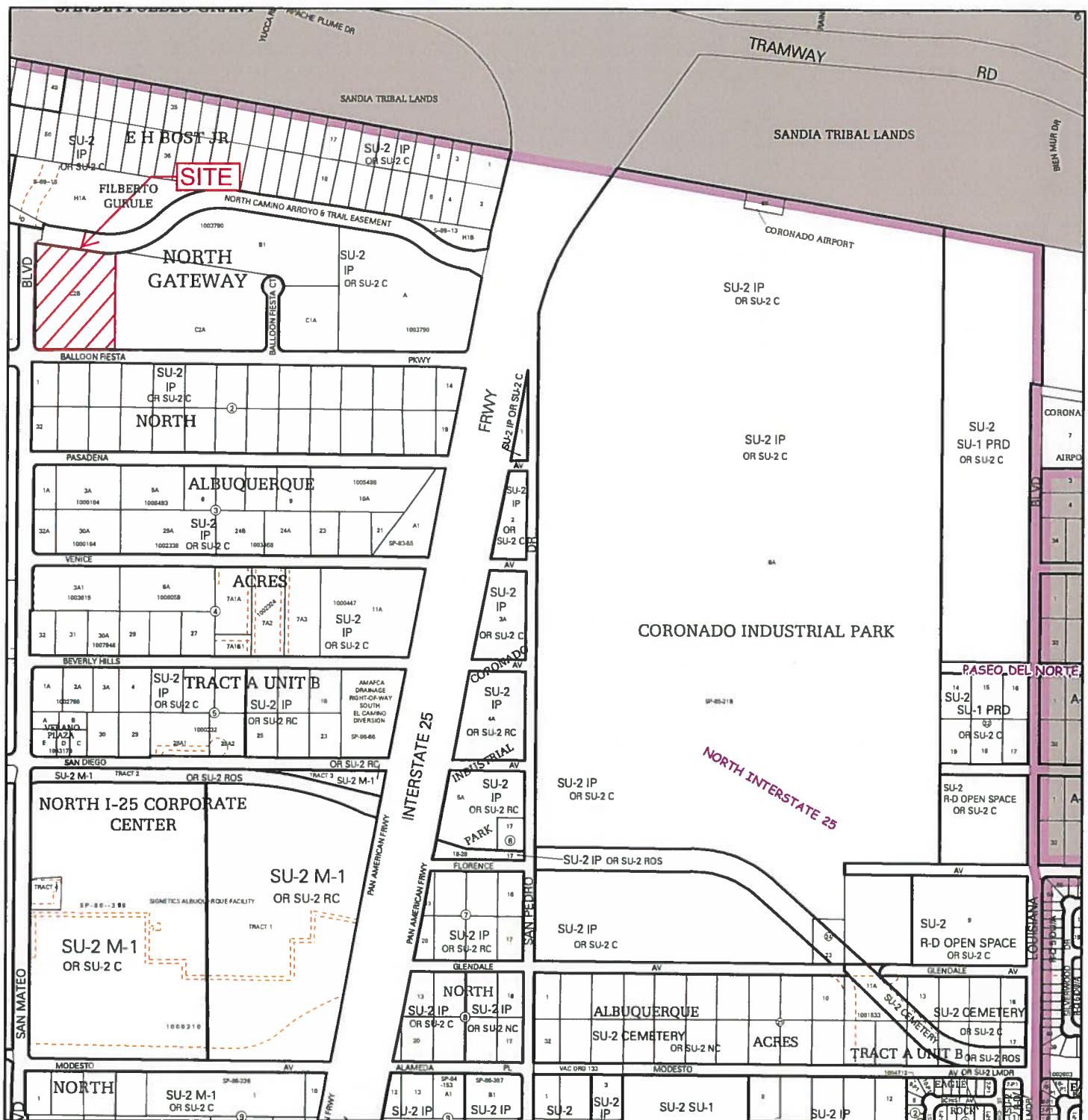
-
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

Form revised October 2007

Planner signature / date

Project #



Zone Atlas Page:

B-18-Z

Selected Symbols

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



CURVE	LENGTH	RADIUS	DELTA	TANGENT CH	BEARING	CH-DIST	=
C1	39.29	25.00	90°22'41"	25.02	N44°45'42"W	39.37	
C2	8.59	25.00	19°41'19"	4.34	N10°06'17"E	8.55	
C3	425.61	450.00	54°11'26"	230.23	N71°40'21"E	408.92	
C4	331.03	350.00	54°11'26"	178.07	N71°40'21"E	316.83	

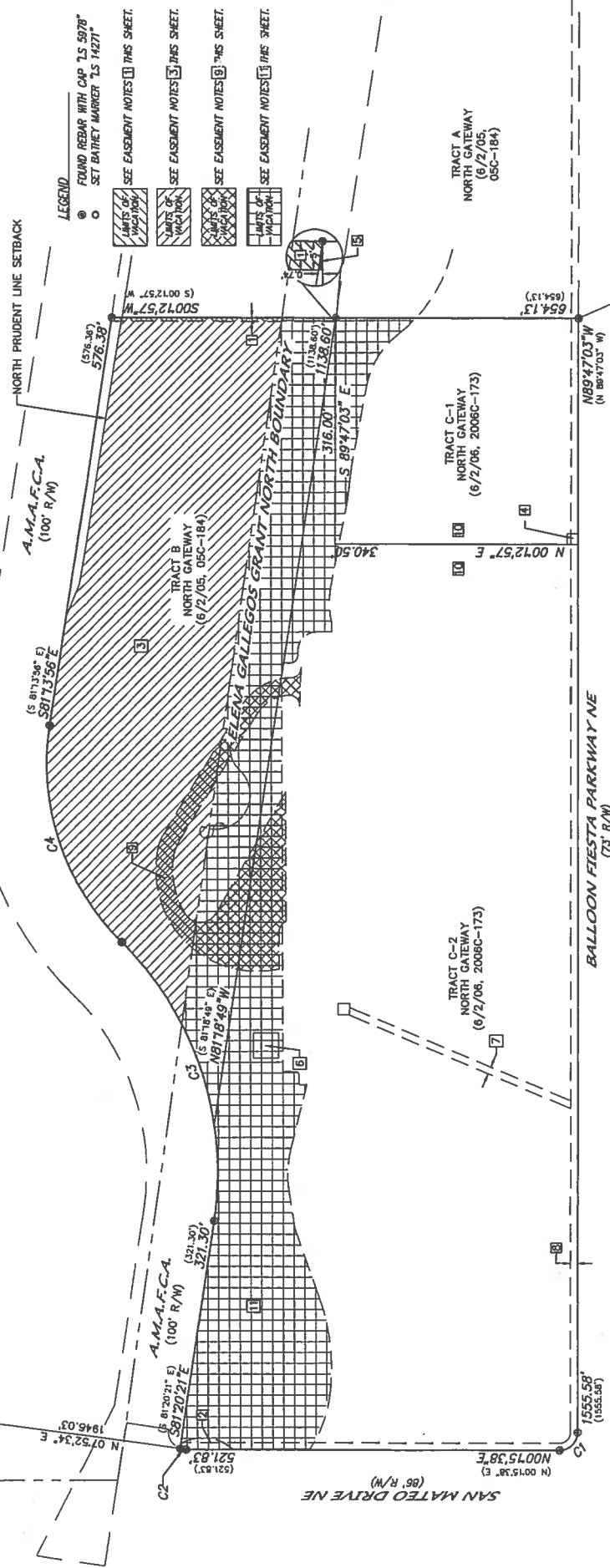
ACS Monument "1-A18"
NAD 1927 CENTRAL ZONE
X= 399,977.08
Y= 1,530,340.79
Z= 5133.595 (NAVD 1929)
G-G= 0.99966592
Delta Alpha= -011'35"

Local 288768254
Map 1: 1"=100' 2"=200' 3"=300' 4"=400' 5"=500' 6"=600' 7"=700' 8"=800' 9"=900' 10"=1000'

TRACTS B-1, C-1-A, C-2-A AND C-2-B NORTH GATEWAY

PLAT FOR
WITHIN THE
A PORTION OF THE ELENA GALLEGOS GRANT
PROJECTED SECTION 12
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
April, 2007

100' 60' 0 100' 200'
SCALE: 1" = 100'



ACS Monument "1-25-11"
NAD 1927 CENTRAL ZONE
X= 1,536,246.66
Y= 5206,936 (NAVD 1929)
G-G= 0.99966195
Delta Alpha= -011'21"

Easement Notes

- EXISTING 5' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT C (3/9/06, A113-4161) TO BE MAINTAINED BY THE OWNER OF TRACT C-1. (VACATED BY V-03-DRB-002318)
- EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)
- EXISTING PRUDENT LINE SETBACK (9/29/97, 97C-286) (VACATED BY V-03-DRB-002318)*
- EXISTING 15'X15' SIGN EASEMENT BENEFITING THE OWNER OF TRACT C-2 (6/2/06, 2006C-173) (RELEASED BY DOC. 2007-081610)
- EXISTING PRIVATE DRAINAGE EASEMENT BENEFITING TRACT C-1 (6/2/06, 2006C-173) (VACATED BY V-03-DRB-002318)

*QUITCLAIM RELEASE (BK A137, PG 282); DOCUMENT NO. 2007072872 (97C-286)
*QUITCLAIM RELEASE (PG 1 THRU 4; DOCUMENT NO. 2007073828 (97C-181))

- EXISTING 35'X35' MEMORANDUM OF LEASE AGREEMENT FILED JANUARY 20, 1998 (BK BCR 98-2, PG. 4855)
- EXISTING 10' PNM & USWEST COMM. (7/22/97, 9719-6524) SEE NOTE 6
- EXISTING 10' PUE (5/19/97, 97C-161)
- EXISTING RECIPROCAL DRAINAGE AND ACCESS EASEMENT (12/10/98, 9816-1208) (VACATED BY V-03-DRB-002318)
- EXISTING RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT ACROSS ALL TRACTS (6/02/06, 2006C-164) (VACATED BY V-03-DRB-002318)
- EXISTING TEMPORARY DRAINAGE EASEMENT (5/19/97, 97C-161) (VACATED BY V-03-DRB-002318)*



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 898-3050 Fax (505) 891-0244

Dwg: A06062_FP_03.dwg Drawn: SPS Date: 4/3/2007
Scale: AS SHOWN

Sheet 2 of 3



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 4, 2007

3. Project # 1003790

07DRB-00297 Major-SiteDev Plan Subd

07DRB-00298 Minor-Vacation of Private Easements

07DRB-00299 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or any portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY**, zoned IP located on BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 NE containing approximately 23 acre(s). (B-18)

At the April 4, 2007, Development Review Board meeting, the site development plan for subdivision was approved with final sign-off delegated to Planning for 15-day appeal period and four copies of the plan.

The vacation of private easements was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

With the signing of the infrastructure list dated 04/04/07 and approval of the grading plan engineer stamp dated 3/1/07 the preliminary plat was approved with the following condition of final plat:

Sixty-one feet of right-of-way on Balloon Fiesta Court is required.

The final plat was indefinitely deferred for the SIA.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 16, 2014

Project# 1003790
14DRB-70078 MAJOR -- 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

BOHANNAN HUSTON INC agents for NEW MEXICO MUTUAL CASUALTY CO. request the referenced/ above action for Lot C-2-B, **NORTH GATEWAY SUBDIVISION**, zoned SU-2/ IP or C, located on the north side of **BALLOON FIESTA PARKWAY NE** between **SAN MATEO BLVD NE** and **I-25** containing approximately 5.00 acres. (B-18)

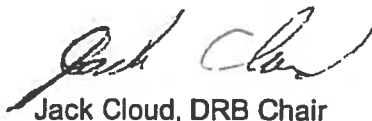
At the April 16, 2014 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by May 1, 2014, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, DRB Chair

Cc: BOHANNAN HUSTON INC
File



Current DRC
Project No. _____

Date Submitted: 6/6/12
Date Site Plan Approved: 8/22/06
Date Preliminary Plat Approved: 8/22/07
Date Preliminary Plat Expires: 8/22/07
DRB Project No: # 1000961
DRB Application No. # 12DRB-70137

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A" (_____)
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LIST

Tract C-1 and C-2, North Gateway
PROPOSED NAME OF PLAT ~~AND/OR OFF-PLAT DEVELOPMENT~~

Tract C, North Gateway
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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		30' FF	Arterial paving including cul-de-sac and curb & gutter	San Mateo Dr.	Balloon Fiesta Pkwy	North Boundary	/	/	/
		6'	Sidewalk (east side only)	San Mateo Dr.	Balloon Fiesta Pkwy	San Mateo Dr.	/	/	/
		6'	Sidewalk	Balloon Fiesta Pkwy	East Boundary Tract C-1	San Mateo Dr.	/	/	/
PUBLIC UTILITY IMPROVEMENTS									
		15"	Sanitary Sewer	San Mateo Dr.	Balloon Fiesta Pkwy	North Boundary	/	/	/
		12"	Waterline	San Mateo Dr.	Balloon Fiesta Pkwy	North Boundary	/	/	/



Project Name:

Tract C-1 and Tract C-2, North Gateway

Water Infrastructure to include valves, fittings and fire hydrants
SAS Infrastructure to include manholes & service connections

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT/OWNER	DRB CHAIR	DATE	AMAFCA	DATE
Bruce J. Slidworthy, P.E.	<i>[Signature]</i>	6-6-12	Carol S. Dugmont	6/6/12
PREPARED BY: PRINT NAME	DATE		PARKS & GENERAL SERVICES	Recreation Department
BOHANNAN HUSTON INC.	TRANSPORTATION DEVELOPMENT	06-06-12		
FIRM:	UTILITY DEVELOPMENT	06/06/12	Carla A. Chene	6-6-12
SIGNATURE			CITY ENGINEER	DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION:

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT/OWNER

Date Submitted: 6/6/12
Date Site Plan Approved:
Date Preliminary Plat Approved: 8/22/06
Date Preliminary Plat Expires: 8/22/07
DRB Project No: # 1000961
DRB Application No. # 12DRB-70137

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A" - (TO SUBDIVISION IMPROVEMENTS AGREEMENT DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LIST

Tract C-1 and C-2, North Gateway
PROPOSED NAME OF PLAT AND/OR OTHER IDENTIFYING

Tract C, North Gateway
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.

COA DRC Project #	SIA Sequence #	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		<div> <div>1</div> <div> <div>28' F-F</div> <div>Local Access</div> <div> <div>PUBLIC ROADWAY IMPROVEMENTS</div> <div> <div>Asph paving including cul-de-sac and curb & gutter</div> </div> </div> </div> </div>	San Mateo Dr.	Balloon Fiesta Pkwy	North Boundary	/	/	/
		<div>6'</div> <div>Sidewalk (east side only)</div>	San Mateo Dr.	Balloon Fiesta Pkwy	San Mateo Dr.	/	/	/
		<div>6'</div> <div>Sidewalk</div> <div>1</div>	Balloon Fiesta Pkwy	East Boundary Tract C-1	San Mateo Dr.	/	/	/
		<div>8"</div> <div>15"</div> <div>PUBLIC UTILITY IMPROVEMENTS</div> <div>Sanitary Sewer</div>	San Mateo Dr.	Balloon Fiesta Pkwy	North Boundary	/	/	/
		<div>12"</div> <div>Waterline</div>	San Mateo Dr.	Balloon Fiesta Pkwy	North Boundary	/	/	/



Tract C-1 and Tract C-2, North Gateway

Water Infrastructure to include valves, fittings and fire hydrants

AGENT/TOWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS					
Bruce J. Stidworthy, P.E.		<i>[Signature]</i>	DRB CHAIR	<i>[Signature]</i>	TRANSPORTATION DEVELOPMENT	<i>[Signature]</i>	UTILITY DEVELOPMENT
PREPARED BY: PRINT NAME	DATE						
BOHANNAN HUSTON INC.							
FIRM:							
SIGNATURE							
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION:							

DESIGN REVIEW COMMITTEE REVISIONS					
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER	
1	4/16				



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

March 15, 2016

J. Graeme Means, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd. NE/87109
Phone: 345-4250/Fax – 345-4254
E-mail: gmeans@highmesacg.com

Dear Graeme:

Thank you for your inquiry of **March 15, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – C-2B, NORTH GATEWAY, LOCATED ON BALLOON FIESTA PARKWAY NE BETWEEN SAN MATEO BOULEVARD NE AND I-25 FREEWAY** zone map **B-18**.

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

WILDFLOWER AREA N.A. "R"

Larry T. Caudill, 4915 Watercress NE/87113 857-0596 (h)

Tony Perry, 4909 Watercress NE/87113 797-7098 (h)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (***please attach: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail.***) If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

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

**LETTERS MUST BE SENT TO
BOTH CONTACTS OF EACH
NA/HOA.**

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ☒ **ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- ☐ The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- ☒ **Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**
- ☒ **Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 03/15/16 Time Entered: 1:30 p.m. ONC Rep. Initials: siw

HIGH MESA Consulting Group

2015.046.3

March 17, 2016

WILDFLOWER AREA N.A. "R"

- Larry T. Caudill *Via Certified Mail – Return Receipt Requested*
4915 Watercress NE Albuquerque NM, 87113
(505)857-0596 (h)
- Tony Perry *Via Certified Mail – Return Receipt Requested*
4909 Watercress NE Albuquerque NM, 87113
(505)797-7098 (h)

Project Title: New Mexico Mutual Building

Type of Request: Request for Major Subdivision Improvement Agreement 5th Extension and Infrastructure List Amendment.

Current Legal Description: Tracts C-2-B, North Gateway, B-18-Z

Developer: New Mexico Mutual Casualty Co.

Agent/Engineer: High Mesa Consulting Group

Contact: J. Graeme Means, PE, Principal

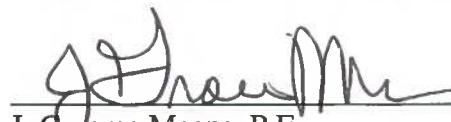
This project is scheduled to be heard before the Development Review Board on April 13, 2016. The meeting will be held at 600 2nd St. NW, Plaza Del Sol's hearing room, basement level of the building.

On behalf of our client, New Mexico Mutual Casualty Co. the owners of Tract C-2-B, North Gateway, we are requesting a two year extension to the Subdivision Improvements Agreement. This will be the last requested extension as the project is currently under design and scheduled to be completed in 2017. In addition to the S.I.A. Extension, we are requesting approval of an Infrastructure List Amendment to reduce the Sanitary Sewer line size in San Mateo from 15" to 8" in accordance with the requirements set forth in the Water and Sanitary Sewer Availability Statement dated February 17, 2016 (copy attached). We also propose to amend the width and pavement section for San Mateo to be 28' Face-to-Face with local access pavement based upon previous coordination with Transportation Development.

If you have any questions regarding this information, please do not hesitate to call.

Sincerely,

HIGH MESA CONSULTING GROUP



J. Graeme Means, P.E.

Principal

GM:CLS

Enclosures

xc: Norman Becker, New Mexico Mutual
Peter Rehn, RMKM Architecture

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E.

February 17, 2016

Chair

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Vice Chair

Art De La Cruz
County of Bernalillo
Commissioner, District 2

Richard J. Berry
City of Albuquerque
Mayor

Pat Davis
City of Albuquerque
Councilor, District 6

Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Ken Sanchez
City of Albuquerque
Councilor, District 1

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Ryan Curley
High Mesa Consulting Group
6010-B Midway Park Blvd NE
Albuquerque, New Mexico 97109

**RE: Water and Sanitary Sewer Availability Statement #151203
New Mexico Mutual Office Building - 5201 Balloon Fiesta Parkway
Zone Atlas Map: B-18**

Dear Mr. Curley:

Project Information: The subject site is located at the north east corner of San Mateo and Balloon Fiesta Parkway. The proposed development consists of approximately five acres and the property is currently zoned SU-2 for Commercial uses. The property lies within the Pressure Zone 2E in the Alameda trunk. The request for availability indicates plans to construct a multi-story office building (type II-B) on the site.

Existing Conditions: Water infrastructure in the area consists of the following:

- 14 inch ductile iron transmission main stub out in San Mateo at the corner with Balloon Fiesta Parkway (Project #26-5202.90-97)
- 12 inch PVC distribution main in Balloon Fiesta Parkway (Project #26-5202.90-97)

Sanitary sewer infrastructure in the area consists of the following:

- 15 inch PVC interceptor line stub out in San Mateo at the corner with Balloon Fiesta Parkway (Project #26-5202.90-97)
- 12 inch PVC interceptor line in Balloon Fiesta Parkway (Project #26-5202.90-97)

Water and Sewer Service: New metered water service to the property can be provided contingent upon a developer funded project to extend a 12 inch distribution main along San Mateo Blvd., covering the property frontage. The twelve inch sizing will be required to support the fire flow for the subject site. The proposed plan shows a private fire line coming from a public fire hydrant leg. This connection will not be allowed and a separate connection to the proposed main line in San Mateo or Balloon Fiesta Parkway will be required. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

Sanitary sewer service can be provided contingent upon a developer funded project to extend an eight inch collector line from the 15 inch interceptor stub along San Mateo. The line extension along San Mateo will cover the property west face to the arroyo crossing. If there is a food preparation/service court all food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

Cross Connection Prevention: Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority installed at each domestic service connection to the customer's water system or at a location approved by the Water Authority. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way.

The developer may request a location variance in writing from the cross connection manager. All new fire line services to fire protection systems shall be equipped with a reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way.

Fire Protection: From the request for availability the instantaneous fire flow requirements for the project are 3,400 gallons-per-minute. As modeled using InfoWater™ computer software, the fire flow can be met. Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for water meters need to be five feet by five feet and include the length of the water service if located on private property. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

Pro Rata: As described in this Availability Statement, the extension of public water and sanitary sewer lines may be eligible for partial reimbursement through the Pro Rata process as detailed in the Water Authority Water and Wastewater System Expansion Ordinance.

Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the City of Albuquerque via the Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be performed by a licensed and bonded public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates

collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance (O-07-13), Water Conservation Large Users Ordinance and Water Conservation Water by Request Ordinance.

Closure: This statement of service availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact the Water Utility Development Office at (505) 289-3307, or by fax at (505) 289-3303 if you have questions regarding the Information presented herein or need additional information.

Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)

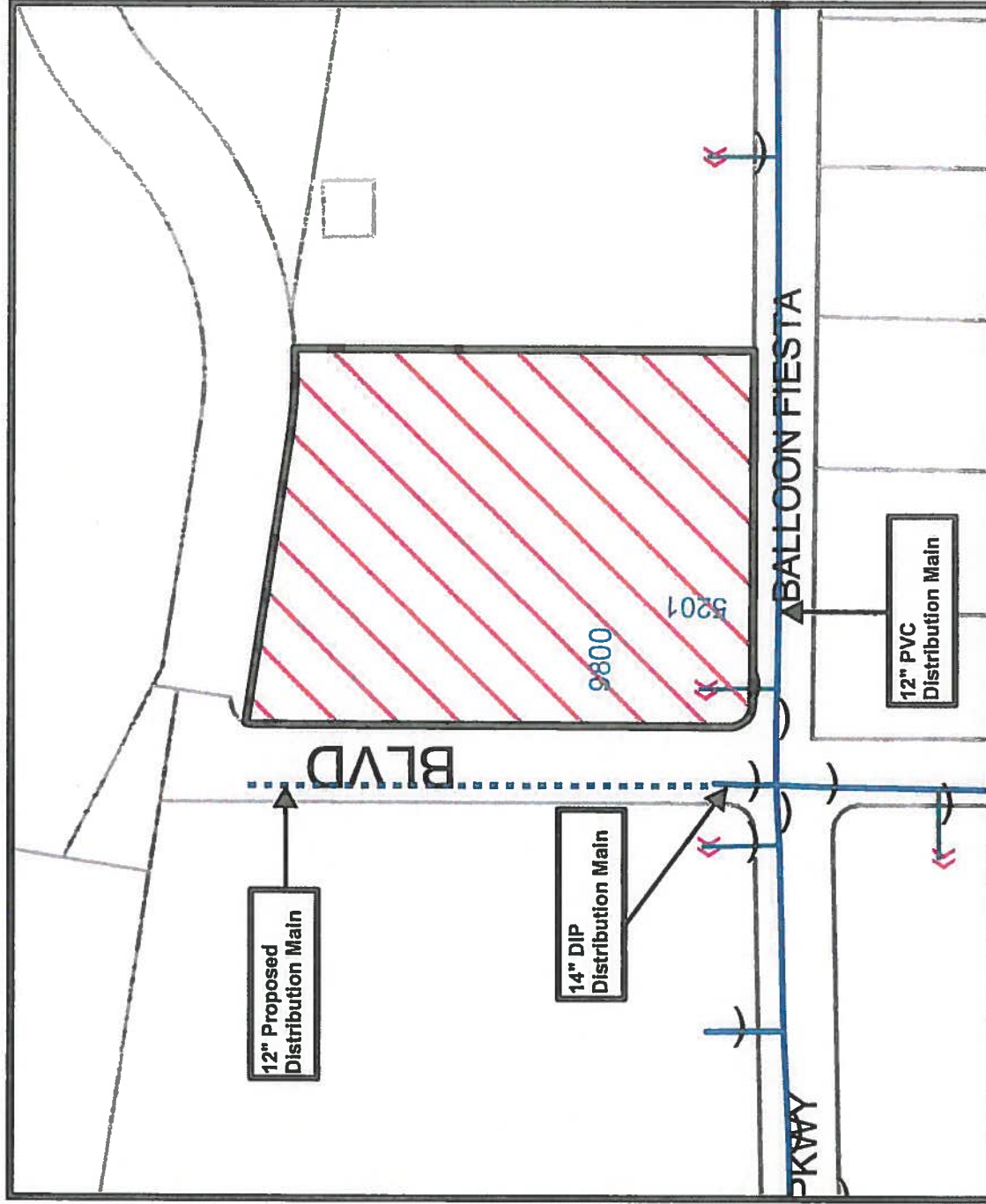
f/ Availability 151203



Legend

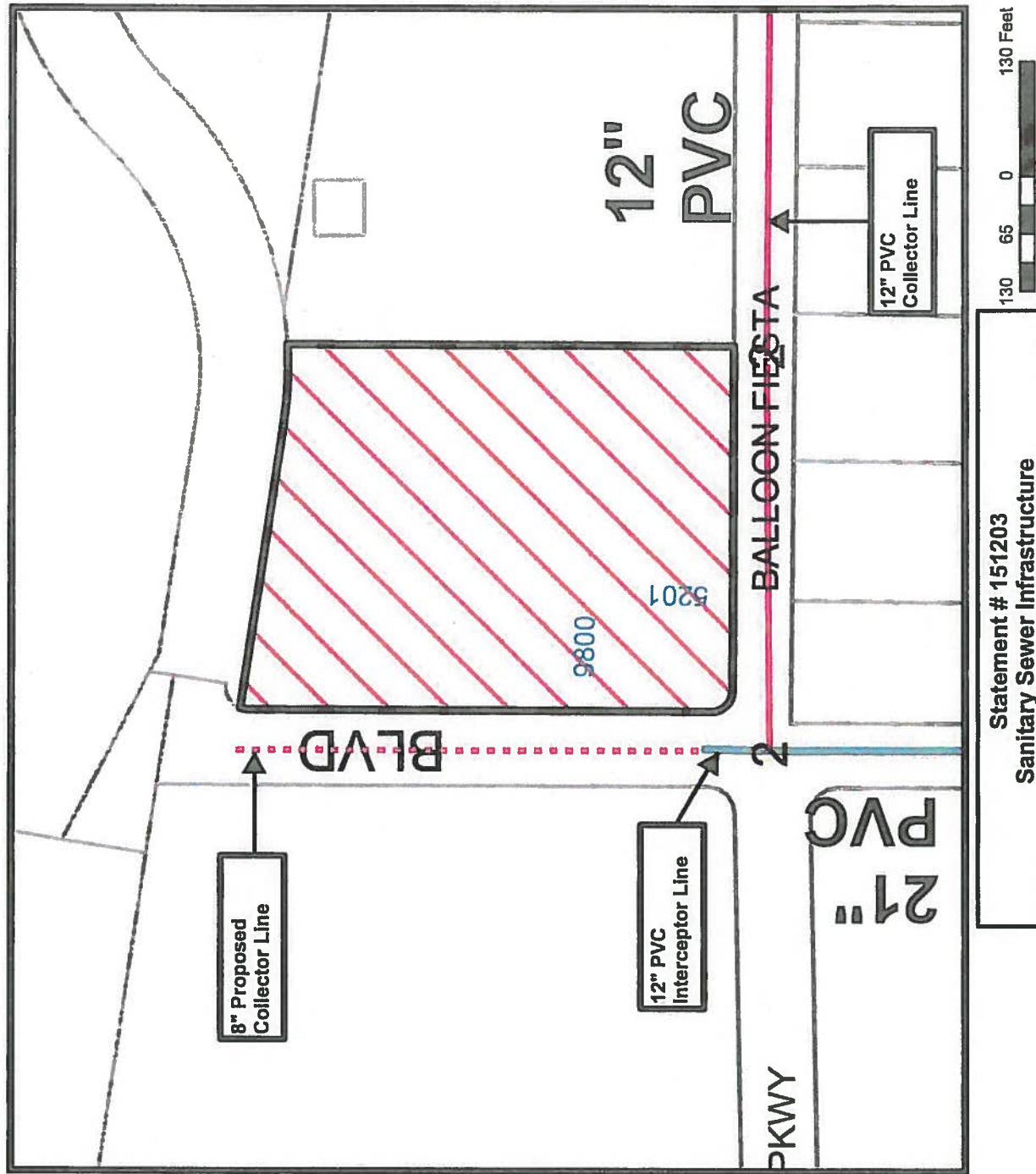
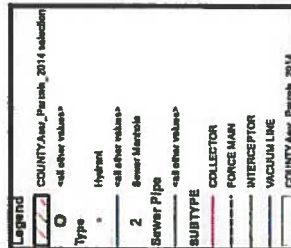
COUNTY_Aur_Permit_2014.mxd

WATER/WATER_PIPE	
SUBTYPE	
Distribution Main	
Drain Line	
Hydrant Leg	
In Zone Transmission	
Out Zone Transmission	
S&T Transmission	
Bypass	
Wet Collector Line	
Wet Wash Line	
<all other values>	
Type	
Hydrant	
Valve	
<all other values>	
Water Pipe	
SUBTYPE	
In Zone Transmission	
Out Zone Transmission	
COUNTY_Aur_Permit_2014	



Statement # 151203
Water Infrastructure

130 65 0 130 Feet



7002 3150 0005 7420 4370

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com**OFFICIAL USE**

Postage	\$ 1.42
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.67

Postmark
Here

Sent To

Tony PerryStreet, Apt. No.,
or PO Box No.**WILDFLOWER AREA N.A. "R"**

City, State, ZIP+4

**4909 Watercress NE
Albuquerque, NM 87113**

PS Form 3800, June 2002

See Reverse for Instructions

7002 3150 0005 7420 4363

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com**OFFICIAL USE**

Postage	\$ 1.42
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.67

Postmark
Here

Sent To

Larry T. CaudillStreet, Apt. No.,
or PO Box No.**WILDFLOWER AREA N.A. "R"**

City, State, ZIP+4

**4915 Watercress NE
Albuquerque, NM 87113**

PS Form 3800, June 2002

See Reverse for Instructions

CLASS

FIRST-CLASS

FIRST-CLASS

CERTIFIED MAIL™



7002 3150 0005 7420 4363



UNITED STATES POSTAGE

PITNEY BOWES

\$ 007.670

02 1P

0001841685 MAR 17 2016

MAILED FROM ZIP CODE 87109

First Class Mail
First Class Mail

HIGH MESA Consulting Group

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

TO:

Larry T. Caudill
WILDFLOWER AREA N.A. "R"
4915 Watercress NE
Albuquerque, NM 87113

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

FIRST-CLASS

FIRST-CLASS

FIRST-CLASS

FIRST-CLASS

FIRST-CLASS

2716679

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Larry T. Caudill
WILDFLOWER AREA N.A. "R"
4915 Watercress NE
Albuquerque, NM 87113



9590 9401 0127 5225 1667 96

2. Article Number (Transfer from service label)

7002 3150 0005 7420 4363

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

2015 046-3

A. Signature

X

☐ Agent

B. Received by (Printed Name)

☐ Addressee

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CERTIFIED MAIL™



7002 3150 0005 7420 4370

FIRST-CLASS

FIRST-CLASS

FIRST-CLASS



First Class Mail

HIGH MESA Consulting Group

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

TO:

Tony Perry
WILDFLOWER AREA N.A. "R"
4909 Watercress NE
Albuquerque, NM 87113

2716680

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Tony Perry
WILDFLOWER AREA N.A. "R"
4909 Watercress NE
Albuquerque, NM 87113**



9590 9401 0127 5225 1668 02

2. Article Number (Transfer from service label)

7002 3150 0005 7420 4370

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt