OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 31, 2012

Project# 1005357
12DRB-70335 EXT OF MAJOR PRELIMINARY PLAT

SURV-TEK INC agent(s) for OXBOW TOWN CENTER, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-42 & X-2-A, **OXBOW TOWN CENTER** zoned SU-3, located on ST JOSEPH'S DR NW BETWEEN COORS BLVD NW AND ATRISCO DR NW containing approximately 47.72 acre(s). (G-11)

SURV-TEK INC agent(s) for OXBOW TOWN CENTER, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-42 & X-2-A, **OXBOW TOWN CENTER** zoned SU-3, located on ST JOSEPH'S DR NW BETWEEN COORS BLVD NW AND ATRISCO DR NW containing approximately 47.72 acre(s). (G-11)

At the October 31, 2012 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

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

Jack Cloud, DRB Chair

Cc: Surv-Tek Inc.
Marilyn Maldonado
file

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 26, 2011

Project# 1005357
11DRB-70287 EXT OF MAJOR PRELIMINARY PLAT

SURV-TEK, INC agent(s) for OXBOW TOWN CENTER, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 AND X-2-A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned SU-3, located on ST JOSEPH'S BETWEEN COORS AND ATRISCO containing approximately 47.72 acre(s). (G-11)

At the October 26, 2011 Development Review Board meeting, the one-year extension of the preliminary plat was approved. The conditions of final plat still apply.

If you wish to appeal this decision, you must do so by November 3, 2011, 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).

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

Jack Cloud, DRB Chair

Cc: Surv-tek, Inc – 9384 Valley View Dr. NW – Albuquerque, NM 87114
Cc: Oxbow town Center, LLC – P.O. Box 6631 – Albuquerque, NM 87114
Marilyn Maldonado
File

HEARING DATE: 10-26-11 (EPP)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 13, 2010

Project# 1005357
10DRB-70280 EXT OF MAJOR PRELIMINARY PLAT

SURV-TEK INC agent(s) for OXBOW TOWN CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) X-1-A2 & X-2-A, **UNIVERSITY OF ALBUQUERUQE URBAN CENTER Unit(s)** , zoned SU-3, located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DR NW containing approximately 47.72 acre(s). [REF:] (G-11)

At the October 13, 2010 Development Review Board meeting, the one-year extension of the preliminary plat was approved. The conditions of final plat still apply.

If you wish to appeal this decision, you must do so by October 28, 2010, 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).

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

Jack Cloud, AICP, DRB Chair

Cc: Surv-Tek, Inc. – 9384 Valley View Dr NW – Albuquerque, NM 87114
Cc: Oxbow Town Center, LLC – 4407 Lomas Blvd. NE – Albuquerque, NM 87111
Marilyn Maldonado
file

6. **Project# 1002068**
10DRB-70286 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for YES HOUSING request(s) the above action(s) for all or a portion of Lot(s) 150 & 151, Block(s) , Tract(s) , **TOWN OF ATRISCO GRANT UNIT 6 Unit(s) 6,** zoned R-T, located on GONZALES RD SW BETWEEN COORS BLVD SW AND BATAAN ST SW containing approximately 5.6498 acre(s). [REF:] (K-10) **/DEFERRED TO 10/20/10 AT THE AGENT'S REQUEST.**

7. **Project# 1004994**
10DRB-70279 EXT OF SIA FOR TEMP DEFR SDWK CONST

JD HOME BUILDER request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) B-2 & B-1, **SEVILLE Unit(s) ,** zoned R-LT, located on KAYENTA BLVD NW BETWEEN CALLE GRANDE NW AND NAVAJO NW containing approximately 2.1132 acre(s). [REF:] (A-10) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

8. **Project# 1002739**
10DRB-70276 MINOR - TEMP DEFR SWDK CONST
10DRB-70277 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO, INC request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) , **ANDERSON HEIGHTS Unit(s) 3,** zoned R-LT, located on RIO CLARA BETWEEN RIO SAN DIEGO AND RIO MARIA containing approximately acre(s). [REF:] (P-8) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE. A TWO YEAR EXTENSION TO THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **Project# 1005357**
10DRB-70280 EXT OF MAJOR PRELIMINARY PLAT

SURV-TEK INC agent(s) for OXBOW TOWN CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) X-1-A2 & X-2-A, **UNIVERSITY OF ALBUQUERUQE URBAN CENTER Unit(s) ,** zoned SU-3, located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DR NW containing approximately 47.72 acre(s). [REF:] (G-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

10. **Project# 1007812**
10DRB-70288 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SAHADI HAYATI agent(s) for AMAFCA request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) , **NORTH OF I-40 FROM 98TH ST NW TO COORS BLVD NW Unit(s) ,** zoned SU-1, SU-2 & RD, located on NORTH I-40 BETWEEN 98TH ST NW AND COORS BLVD NW containing approximately 56.371 acre(s). [REF:] (J-9/10 & H-10/11) **DEFERRED TO 10/20/10 AT THE AGENT'S REQUEST.**

HEARING DATE 10-13-10 (EPP)

*****

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 12, 2009

Project# 1005357
09DRB-70340 EXT OF MAJOR PRELIMINARY PLAT

SURV-TEK INC agent(s) for OXBOW TOWN CENTER LLC request(s) the above action(s) for all or a portion of Tract(s) X-1A2 & X-2A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER (TO BE KNOWN AS OXBOW TOWN CENTER)** zoned SU-3, located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW ANMD ATRISCO DR NW (G-11)

At the November 12, 2009 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

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

Jack Cloud, AICP, DRB Chair

Cc: Surv-Tek Inc – 9384 Valley View Dr NW – Albuquerque, NM 87114
C: Oxbow Town Center, LLC – 4407 Lomas Blvd NE – Albuquerque, NM 87110
Marilyn Maldonado
file

3. **Project# 1007761**
09DRB-70328 VACATION OF PUBLIC RIGHT-OF-WAY

PAIKI agent(s) for CITY OF ALBUQUERQUE/ PARKS request(s) the referenced/ above action(s) for all or a portion of DODGE AVENUE NW adjacent to Tracts A-2 and B, **BLACK ARROYO PARK/ BLACK ARROYO DAM** located between TANZANITE DR NW and BUCKBOARD ST NW. (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1), (2) & (3) OF THE SUBDIVISION ORDINANCE.**

4. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70032 MINOR - TEMP DEFR SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70034 VACATION OF PUBLIC EASEMENT
07DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL,** zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) *[Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, 3/5/08, 4/9/08, 5/14/08, 5/28/08, 6/4/08, 6/11/08, 6/25/08, 7/16/08, 8/6/08, 8/20/08, 9/3/0, 9/24/08, 11/5/08, 12/17/08, 1/21/09, 2/4/09, 3/11/09, 4/1/09, 6/3/09, 8/5/09, 10/7/09]* **DEFERRED TO 2/3/09 AT THE AGENT'S REQUEST.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

5. **Project# 1003565**
08DRB-70534 EPC APPROVED SDP FOR SUBDIVISION

JOSH SKARSGARD agent(s) for ART GARDENSWARTZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 8, **MIRAMONTES PARK Unit(s) 1,** zoned C-1, SU-1 C-2 USES AND WAREHOUSE, located on SAN MATEO BLVD NE BETWEEN CLAREMONT AVE NE AND PHOENIX AVE NE (H-1) *[Deferred from 1/7/09, 7/29/09, 8/12/09, 8/19/09, 9/2/09]*. **INDEFINITELY DEFERRED ON A NO SHOW.**

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

6. **Project# 1005357**
09DRB-70340 EXT OF MAJOR PRELIMINARY PLAT

SURV-TEK INC agent(s) for OXBOW TOWN CENTER LLC request(s) the above action(s) for all or a portion of Tract(s) X-1A2 & X-2A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER (TO BE KNOWN AS OXBOW TOWN CENTER)** zoned SU-3, located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW ANMD ATRISCO DR NW (G-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

7. Other Matters: None.
ADJOURNED: 9:35

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 12, 2008

Project# 1005357
08DRB-70472 EXT OF MAJOR PRELIMINARY PLAT

SURV-TEK INC agent(s) for OXBOW TOWN CENTER LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 & X-2-A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER (TO BE KNOWN AS OXBOW TOWN CENTER)** zoned SU-3, located on ST JOSEPHS DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DR NW containing approximately 47.72 acre(s). (G-11)

At the November 12, 2008 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

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

Jack Cloud, AICP, DRB Chair

Cc: Surv-Tek, Inc. – 9384 Valley View Dr NW – Albuquerque, NM 87114
Oxbow Town Center, LLC – 4407 Lomas Blvd. NE – 87114
Marilyn Maldonado

8. **Project# 1007545**
08DRB-70462 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for MANUEL LUJAN request(s) the above action(s) for all or a portion of Lot(s) 3, Tract(s) O, **LANDS OF RABADI & / SCHWARTZMAN PACKING CO** zoned IP/SU-1 IP, located on MULBERRY SE BETWEEN GIBSON BLVD SE AND SUNPORT BLVD SE containing approximately 16.6575 acre(s). (M-15)*{Deferred from 11/5/08]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND EASEMENT DEDICATION AND TO PLANNING FOR COMMENTS AND REFERENCE OF 1962 DEED.**

9. **Project# 1005357**
08DRB-70472 EXT OF MAJOR PRELIMINARY PLAT

SURV-TEK INC agent(s) for OXBOW TOWN CENTER LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 & X-2-A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER (TO BE KNOWN AS OXBOW TOWN CENTER)** zoned SU-3, located on ST JOSEPHS DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DR NW containing approximately 47.72 acre(s). (G-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

10. **Project# 1007312**
08DRB-70470 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for GARDENO & EDEN LLC request(s) the above action(s) for all or a portion of Tract(s) 91, 92, 93, & 218-C-2-A, zoned M-2, located on 2ND ST SW AND WOODWARD RD SW containing approximately 3.7241 acre(s). (M-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR A 20 FOOT WATERLINE EASEMENT, AND TO PLANNING FOR AMAFCA SIGNATURE ANS OWNERS INITIALS, AND AGIS DXF FILE.**

11. **Project# 1007544**
08DRB-70471 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for LIMITED ASSETS LLC request(s) the above action(s) for all or a portion of Lot(s) H-1-B & H-3, **ALTAMONT ADDITION Unit(s) 6,** zoned C-2, located on MONTGOMERY BLVD NE BETWEEN LOUISIANA BLVD NE AND GEORGIA ST NE containing approximately 2.3388 acre(s). (G-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005357 **AGENDA ITEM NO: 2**

SUBJECT:

Site Plan for Subd
Site Plan for BP
Preliminary Plat

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report is ~~required~~ approval for Preliminary Plat approval. dated 10-2-07
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

1-2-08

APPROVED ____; DENIED ____; DEFERRED __X__; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: December 12, 2007

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005357 **AGENDA ITEM NO: 8**

SUBJECT:

Site Plan for Subd
Site Plan for BP
Preliminary Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

An approved drainage report dated 10-2-07 is on file for Preliminary Plat approval.
No adverse comments on infrastructure list.
An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan for Building Permit sign-off by City Engineer.

RESOLUTION:

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: January 2, 2008

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

#2

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Division

INTER-OFFICE MEMO **December 12, 2007**

TO: DRB Chair
FROM: Carmen Marrone, Senior Planner
RE: **Project #1005357, Oxbow Town Center**

On April 12, 2007, the EPC approved a Site Development Plan for Subdivision and a Site Development Plan for Building Permit for approximately 48 acres located on Coors Blvd NW between Western Trails and Sequoia.

I have reviewed the DRB Site Development Plans and find that the applicant has complied with most of the EPC conditions except for the following:

Condition 7i regarding public access easements which will be handled with the plat

Condition 9b regarding the City's Energy Management goal

Condition 10a regarding coordination with the Transit Department

Condition 11b and 11c – landscaping comments need to be verified

Condition 14 regarding water harvesting

If you have any questions regarding this case, please call me at 924-3814.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 2, 2008

Project# 1005357
07DRB-70392 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70395 EPC APPROVED SDP FOR SUBDIVISION
07DRB-70419 EPC APPROVED SDP FOR BUILD PERMIT

SURV-TEK INC agent(s) for OXBOW TOWN CENTER, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 & X-2-A UNIVERSITY OF ALBUQUERQUE URBAN, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER TBK OXBOW TOWN CENTER,** zoned SU-3, located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DRIVE NW containing approximately 47.72 acre(s). (G-11) *(Deferred from 12/12/07)*

At the January 2, 2008 Development Review Board meeting, the preliminary plat was approved.

The site development plan for subdivision was approved with final sign-off delegated to planning for Carmen Marrone's initials and for 3 copies.

The site development plan for building permit was approved with final sign-off delegated to Transportation to address comments, and to the City Engineer for SIA, staff planners initials, and for 3 copies.

If you wish to appeal these decisions, you must do so by January 17, 2008 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, Acting DRB Chair

Cc: George Rainhart Architect & Associates – 2325 San Pedro NE Ste 2-B Albuquerque, NM 87110
Cc: Sunland Development Group LLC – 4407 Lomas Blvd NE - Albuquerque, NM 87110
Cc: Surv-Tek, Inc – 9384 Valley View Dr NW – Albuquerque, NM 87114
Cc: Oxbow Town Center, LLC – 4407 Lomas Blvd. NE – Albuquerque, NM 87110

Marilyn Maldonado
File

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: December 12, 2007
Zone Atlas Page: G-11
Notification Radius: 100 Ft.

Project#: 1006947
App#07DRB-70392

Cross Reference and Location: ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DR NW

Applicant: OXBOW TOWN CENTER LLC
4407 LOMAS BLVD NE
ALBQUERQUE, NM 87110

Agent: SURV-TEK INC
9384 VALLEY VIEW DR NW
ALBUQUERQUE, NM 87114

Special Instructions:

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

Date Mailed: NOVEMBER 21, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): SURV-TEK, INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: OXBOW TOWN CENTER, LLC PHONE: 259-0991
ADDRESS: 4407 LOMAS BLVD NE FAX: 831-6855
CITY: ALB STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: OWNERS List all owners:

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL (MAJOR)

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. TRACTS X-1-A2 AND X-2-A UNIVERSITY OF ALBUQUERQUE URBAN CENTER Block: — Unit: —
Subdiv/Add/TBKA: OXBOW TOWN CENTER
Existing Zoning: SU-3 Proposed zoning: SAME MRGCD Map No N/A
Zone Atlas page(s): G-11 UPC Code: 101106019549120 0846
101106018038720705

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

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of existing lots: 2 No. of proposed lots: 10 Total area of site (acres): 47.72
LOCATION OF PROPERTY BY STREETS: On ~~or Near~~: ST. JOSEPH'S DRIVE N.W.
Between: COORS BLVD N.W. and ATRISCO DRIVE N.W.

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

SIGNATURE DATE 11.5.07
(Print) RUSS HUGG Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB-___-70392	PP		$ 715.00
___-___-___	CMF		$ 20.00
___-___-___	ADV		$ 75.00
___-___-___			$
___-___-___			$
			Total $ 810.00

Hearing date December 12, 2007

11/16/07
Planner signature / date

Project # 1006474
1006947

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)**

✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
✓ Proposed Infrastructure List
N/A Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
✓ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Property owner's and City Surveyor's signature on the proposed plat
✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
N/A Signed Pre-Annexation Agreement if Annexation required.
✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

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

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

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

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

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

☐ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (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.

Russ Huge
Applicant name (print)

11.16.07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB - _____ - 70392
_____ - _____ - _____
_____ - _____ - _____

11/16/07
Planner signature / date

Project # 1006974

15	10110 60265 38211 906	TAMBOR MARIA	3923 ROCK DOVE TRL NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 39- P1 PLAT OF THE ENCLAVE AT OXBOW A REP LAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .1126 A C
16	10110 60180 38720 705	KELEHER WILLIAM B & JAN R & MLK LTD CO & ETAL C/O KELEHER & MCLEOD P A	PO DRAWER AA	ALB UQU ERQ UE	N M	871 03	V	A1 A	TR X-2-A AMENDED PLAT OF TRS X-2-A & X-2- B THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER CONT 26.4990 AC M/L
17	10110 60263 39011 907	OXBOW HOMEOWNERS ASSOCIATION	PO BOX 21 699	ALB UQU ERQ UE	N M	871 54	V	A1 A	TR A PLAT OF THE ENCLAVE AT OXBOW A REPLAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .1222 A C
18	10110 60265 36011 901	BRUCKNER RONALD L	3901 ROCK DOVE TRL NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 34- P1 PLAT OF THE ENCLAVE AT OXBOW A REP LAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .1250 A C
19	10110 60267 39311 908	TORRES LEROY & LORETTA A	5431 HUMMINGBIRD LN NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 40- P1 PLAT OF THE ENCLAVE AT OXBOW A REP LAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .1177 A C
20	10110 60272 39311 909	NEWMAN PHYLLIS A	5427 HUMMINGBIRD LN NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 41- P1 PLAT OF THE ENCLAVE AT OXBOW A REP LAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .1105 A C
21	10110 61121 00531 018	HELEAN KATHERYN B & DONALD P HAMELIN	5920 MESA SOMBRA PL NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 24 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1801 AC
22	10110 60212 31020 752	HARLAN JASON C	172 CALLE LOMA PARDA NW	ALB UQU ERQ UE	N M	871 20 347 6	R	A1 A	* 172 REPLAT VILLA DE PAZ UNIT 1
23	10110 60220 31020 757	GRISSOM LENORA % WELLS FARGO HOME MTG INC	800 MARQUETTE AVE	MIN NEA POLIS	M N	554 02	R	A1 A	* 177 REPLAT VILLA DE PAZ UNIT 1
24	10110 60154 31020 716	DUNKLEBERGER CHERL L & JEFFREY	137 CALLE PUEBLO PINADO NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	*137 REPLAT VILLA DE PAZ UNIT 1
25	10110 60148 31020 711	NICHOLS ROY H	4332 MAGNOLIA DR NE	ALB UQU ERQ UE	N M	871 11 425 1	R	A1 A	*132 REPLAT VILLA DE PAZ UNIT 1
26	10110 60181 31020 731	MYERS MARK D	152 CALLE VADITO NW	ALB UQU ERQ UE	N M	871 20 345 6	R	A1 A	* 152 REPLAT VILLA DE PAZ UNIT 1
27	10110 60188 31020 736	HARMON JEANETTE	600 VIA POSADA SE	ALB UQU ERQ UE	N M	871 23	R	A1 A	* 157 REPLAT VILLA DE PAZ UNIT 1
28	10110 60265 32012 030	SMITH LEO E & SHIRL A	3809 ROCK DOVE TRL NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 27- P1 PLAT OF THE ENCLAVE AT OXBOW A REP LAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .1238 A C
29	10110 60263 29310 406	MILLIGAN PATRICIO ETUX	7805 HENDRIX NE	ALB UQU ERQ UE	N M	871 10	C	A1 A	CORONA DEL SOL SUB TR 15
3	10110	TREVINO VICTOR A & SHI	179 CALL	ALB	N	871	R	A1	* 179 REPLAT VILLA DE PAZ UNIT 1

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10110 61132 00431 020	WILLARD KENNETH L & DEBBIE SARRACINO	5912 MESA SOMBRA PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 26 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1512 AC
2	10110 61155 00431 024	GONZALEZ MELISSA A	5812 MESA SOMBRA PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 30 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1457 AC
3	10110 61161 00431 025	ROMERO STEVEN & LORI	5808 MESA SOMBRA PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 31 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1512 AC
4	10110 61166 00431 026	CHAVEZ GEORGE H	5804 MESA SOMBRA PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 32 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1567 AC
5	10110 61126 00431 019	TORREZ RITA C	5916 MESA SOMBRA PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 25 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1518 AC
6	10110 61150 00431 023	SMITH PHYLLIS LUCILLE & GIFFORD GABRIEL DAVID	5900 MESA SOMBRA NW	ALBUQUERQUE	NM	87120	R	A1A	LT 29 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1402 AC
7	10110 60232 31820 763	VELARDE ROGER N	183 CALLE MONTE APLANADO NW	ALBUQUERQUE	NM	87120	R	A1A	* 183 REPLAT VILLA DE PAZ UNIT 1
8	10110 60167 31820 722	MAHAN ROBBIE	143 CALLE PUEBLO PINADO NW	ALBUQUERQUE	NM	87120 3475	R	A1A	*143 REPLAT VILLA DE PAZ UNIT 1
9	10110 60171 31820 725	CHISM THERESA L	146 CALLE VADITO NW	ALBUQUERQUE	NM	87120	R	A1A	* 146 REPLAT VILLA DE PAZ UNIT 1
10	10110 60199 31820 742	GALLEGOS ANNA M	163 CALLE ARROYO SECO NW	ALBUQUERQUE	NM	87120 3453	R	A1A	* 163 REPLAT VILLA DE PAZ UNIT 1
11	10110 60206 31820 745	LUCERO KATHY L	166 CALLE LOMA PARDA NW	ALBUQUERQUE	NM	87120	R	A1A	* 166 REPLAT VILLA DE PAZ UNIT 1
12	10110 61144 00431 022	OLGUIN EDEN K & LAURA	5904 MESA SOMBRA PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 28 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1454 AC
13	10110 61138 00431 021	BAER MARION TAYLOR	5908 MESA SOMBRA PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 27 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1357 AC
14	10110 61173 01531 028	RANCHO ENCANTADO HOMEOWNERS ASSN INC	4400 ALAMEDA BLVD NE SUITE B	ALBUQUERQUE	NM	87113	V	A1A	TR G PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT .0197 AC

	401		E B	UE					
47	10110 60265 33812 034	OLSON MARY KAY TRUS TEE OLSON TRUST	3827 ROC K DOVE TR L NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 31- P1 PLAT OF THE ENCLAVE AT OXBOW A REP LAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .1142 A C
48	10110 60265 37811 905	MARTINEZ TONY A SR & ROSIE O	3919 ROC K DOVE TR L NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 38- P1 PLAT OF THE ENCLAVE AT OXBOW A REP LAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .1084 A C
49	10110 60198 30820 739	LYONS FRANCES JOSIE	160 CALL E ARROYO SECO NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	* 160 REPLAT VILLA DE PAZ UNIT 1
50	10110 60202 30820 749	STEVENS MARK & DORIS	105 UNIV ERSITY DR	RUI DOS O	N M	883 45 722 2	R	A1 A	* 169 REPLAT VILLA DE PAZ UNIT 1
51	10110 61144 01931 402	BENAVIDEZ ROBERT A S R & REBECCA S	4201 MES A RINCON DR NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 37 PLAT OF RANCHO ENCANTADO DEL S UR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1971 AC
52	10110 61130 02031 404	MCCLELLAN JERRY R & WENDY S	4209 MES A RINCON DR NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 39 PLAT OF RANCHO ENCANTADO DEL S UR A REPLAT OF TRACT 4 COORS VILLAGE CONT .2306 AC
53	10110 61163 02131 030	MCDANIEL CHANCE & KA CI SCHULTE	5805 MES A SOMBRA PL NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 35 PLAT OF RANCHO ENCANTADO DEL S UR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1548 AC
54	10110 61126 02631 405	GONZALES KENNETH M & KATHY M	4215 MES A RINCON DR NE	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 40 PLAT OF RANCHO ENCANTADO DEL S UR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1881 AC
55	10110 61137 01931 403	NHAN JIMMY C & JUDY L	4205 MES A RINCON DR NW	ALB UQU ERQ UE	N M	871 13	R	A1 A	LT 38 PLAT OF RANCHO ENCANTADO DEL S UR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1747 AC
56	10110 61157 01931 031	SEMPER COLIN G & ARA MINTIA R	5809 MES A SOMBRA PL NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 36 PLAT OF RANCHO ENCANTADO DEL S UR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1690 AC
57	10110 60265 34312 035	ARCHULETA JANE	3831 ROC K DOVE TR L NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 32- P1 PLAT OF THE ENCLAVE AT OXBOW A REP LAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .1142 A C
58	10110 60198 31220 740	DABNEY IRWIN	835 AUBR EY AVE	ARD MOR E	P A	190 03 200 1	R	A1 A	* 161 REPLAT VILLA DE PAZ UNIT 1
59	10110 60204 31220 748	BIGHAM ROBERT D & YV ONNE	771 BUCK AVE	VAC AVIL LE	C A	956 88	R	A1 A	* 168 REPLAT VILLA DE PAZ UNIT 1
60	10110 60165 31220 720	PACHTA ANGELA	141 CALL E PUEBLO PINADO N W	ALB UQU ERQ UE	N M	871 20 347 5	R	A1 A	*141 REPLAT VILLA DE PAZ UNIT 1
61	10110 60171 31220 727	PARKS PAULA S	3600 ATRI SCO DR N W 148	ALB UQU ERQ UE	N M	871 20	R	A1 A	* 148 REPLAT VILLA DE PAZ UNIT 1
62	10110 60230	BRAUN FRANCIS J & ROS ELYN	181 MONT E APLANA	ALB UQU	N M	871 20	R	A1 A	* 181 REPLAT VILLA DE PAZ UNIT 1

0	60229 30320 759	RLEY V & DEAVON R TRE VINO	E MONTE A PLANADO NW	UQU ERQ UE	M	20		A	
31	10110 60197 30320 738	AGUIRRE YVETTE A	159 CALL E ARROYO SECO NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	* 159 REPLAT VILLA DE PAZ UNIT 1
32	10110 60202 30320 750	BORGER BETTY S	170 CALL E LOMA PA RDA NW	ALB UQU ERQ UE	N M	871 20 347 6	R	A1 A	* 170 REPLAT VILLA DE PAZ UNIT 1
33	10110 60169 30320 729	RICE ROBERT L & VERA E	150 CALL E VADITO NW	ALB UQU ERQ UE	N M	871 20 345 6	R	A1 A	* 150 REPLAT VILLA DE PAZ UNIT 1
34	10110 60162 30320 718	PENA DENNIS S & LOVAT O-PENA ANGELA	PO BOX 30 233	ALB UQU ERQ UE	N M	871 90 023 3	R	A1 A	*139 REPLAT VILLA DE PAZ UNIT 1
35	10110 61173 00431 027	HINTON ROBERT A & KEV IN J MCCARTY	5800 MES A SOMBRA PL NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 33 PLAT OF RANCHO ENCANTADO DEL S UR A REPLAT OF TRACT 4 COORS VILLAGE CONT .2042 AC
36	10110 61103 00531 015	ROMERO ANTHONY M & LUZ M	5932 MES A SOMBRA PL NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 21 PLAT OF RANCHO ENCANTADO DEL S UR A REPLAT OF TRACT 4 COORS VILLAGE CONT .2007 AC
37	10110 61115 00631 017	MEDINA ARMANDO & AN GIE & MARISOL MEDINA	5924 MES A SOMBRA PL NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 23 PLAT OF RANCHO ENCANTADO DEL S UR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1869 AC
38	10110 61109 00631 016	WILSON BLANE C & WINE FREDA T	5928 MES A SOMBRA PL NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 22 PLAT OF RANCHO ENCANTADO DEL S UR A REPLAT OF TRACT 4 COORS VILLAGE CONT .2092 AC
39	10110 60222 31720 755	HINTON ROBERT A	5800 MES A SOMBRA PL NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	* 175 REPLT VILLA DE PAZ UNIT 1
40	10110 60183 31720 733	PARSONS SHIRLEY M & P ARSONS RICHARD A SR	154 CALL E VADITO NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	* 154 REPLAT VILLA DE PAZ UNIT 1
41	10110 60215 31720 754	OCORR CATHERINE M	4312 WO ODROSE R D NW	ALB UQU ERQ UE	N M	871 14	R	A1 A	* 174 REPLAT VILLA DE PAZ UNIT 1
42	10110 60189 31720 734	MCCOY RONALD L & PAM ELA J	155 CALL E ARROYO SECO NW	ALB UQU ERQ UE	N M	871 20 346 8	R	A1 A	* 155 REPLAT VILLA DE PAZ UNIT 1
43	10110 60149 31720 713	BIGHAM ROBERT D & YV ONNE TRUSTEES BIGHA M RVT	134 CALL E SOL SE METE NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	*134 REPLAT VILLA DE PAZ UNIT 1
44	10110 60157 31720 714	MANGHAM JAMES A & JA CQUELINE L	PO BOX 29 5	CUB A	N M	870 13	R	A1 A	*135 REPLAT VILLA DE PAZ UNIT 1
45	10110 60119 24630 904	MESA RIDGE APARTMEN TS LLC	5577 N QU INLAN CT	PAR KER	C O	801 34	R	A1 A	TR A ATRISCO APTS (REPL OF LTS 1 & 2 IN U NIT 8 OF TRS ALLOTE D FROM THE TOWN O F ATRISCO GRANT) CONT 9.4267 AC
46	10110 61148 01731	RANCHO ENCANTADO H OMEOWNERS ASSN INC	4400 ALA MEDA BLV D NE SUIT	ALB UQU ERQ	N M	871 13	V	A1 A	TR F PLAT OF RANCHO ENCANTADO DEL SU R A REPLAT OF TRACT 4 COORS VILLAGE C ONT .0501 AC

	723		W	UE					
79	10110 60172 32120 724	STRADFORD LEROY H & BETTY W	145 CALL E VADITO NW	ALB UQU ERQ UE	N M	871 20 345 5	R	A1 A	*145 REPLAT VILLA DE PAZ UNIT 1
80	10110 60200 32120 743	REDDEN MARY	164 CALL E ARROYO SECO NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	* 164 REPLAT VILLA DE PAZ UNIT 1
81	10110 60207 32120 744	DERRICK WILLIAM B	165 CALL E LOMA PA RDA NW	ALB UQU ERQ UE	N M	871 20 347 7	R	A1 A	* 165 REPLAT VILLA DE PAZ UNIT 1
82	10110 60233 32120 764	ARAGONI LEWIS A ETUX	7556 CHA SE ST	ARV ADA	C O	800 03 291 1	R	A1 A	* 184 REPLAT VILLA DE PAZ UNIT 1
83	10110 60266 30912 027	SIMS JASON O & KATHLE EN E CLAUSEN	5432 BLU E JAY LN N W	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 25- P1 PLAT OF THE ENCLAVE AT OXBOW A REP LAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .1086 A C
84	10110 60265 37311 904	KOLLE DAVID F & VALERI E A	3915 ROC K DOVE TR L NW	ALB UQU ERQ UE	N M	871 20 561 7	R	A1 A	LT 37- P1 PLAT OF THE ENCLAVE AT OXBOW A REP LAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .1085 A C
85	10110 60188 29720 929	WOOD BROS HOMES OF N MEX INC C/O R WALTE RS	82 CALLE ARROYO S ECO NW	ALB UQU ERQ UE	N M	871 20 345 1	R	A1 A	*82 REPLAT VILLA DE PAZ UNIT 1
86	10110 60180 29720 930	HARMON KATHLEEN M T RUSTEE HARMON LVT	83 CALLE VADITO N W	ALB UQU ERQ UE	N M	871 20 347 8	R	A1 A	*83 REPLAT VILLA DE PAZ UNIT 1
87	10110 60153 29720 961	WORLEY LAURA L	114 CALL E PUEBLO PINADO N W	ALB UQU ERQ UE	N M	871 20 345 7	R	A1 A	*114 REPLAT VILLA DE PAZ UNIT 1
88	10110 60163 29720 946	SANTIAGO HERMES	99 CALLE PUEBLO PI NADO NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	*99 REPLAT VILLA DE PAZ UNIT 1
89	10110 60169 29720 945	BYRNES SONYA R	98 CALLE VADITO N W	ALB UQU ERQ UE	N M	871 20 346 6	R	A1 A	*98 REPLAT VILLA DE PAZ UNIT 1
90	10110 60219 29720 920	KINNIER JAMES & ELIZAB ETH	6 WOODC HUCK TRL	COR AM	N Y	117 27	R	A1 A	*74 REPLAT VILLA DE PAZ UNIT 1
91	10110 60226 29720 905	BLAIR MARGARET A	59 CALLE MONTE AP LANADO N W	ALB UQU ERQ UE	N M	871 20	R	A1 A	*59 REPLAT VILLA DE PAZ UNIT 1
92	10110 60137 29720 977	STEGEMILLER JANE	130 CALL E SOL SE METE NW	ALB UQU ERQ UE	N M	871 20 347 2	R	A1 A	*130 REPLAT VILLA DE PAZ UNIT 1
93	10110 60330 50010 716	ARCHDIOCESE OF SANT A FE CATHOLIC SERVICE BLDG	4000 ST J OSEPH PL NW	ALB UQU ERQ UE	N M	871 20	C	A1 A	TR A PLAT OF OXBOW SUBD CONT 56.5232 A C
94	10110 60120 48720	ROMAN CATHOLIC CHUR CH ARCHDIOCESE OF SA NTA FE	4000 ST J OSEPH'S P L NW	ALB UQU ERQ	N M	871 20 810	C	A1 A	TRACT X-1-A1 PLAT OF TRACTS X-1-A1 & X-1- A2 UNIVERSITY OF ALBUQUERQUE URBAN

	31220 761		DO NW	ERQ UE					
63	10110 60265 33412 033	ARCHULETA AMADEO D & LIVA D	3823 ROC K DOVE TR L NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 30- P1 PLAT OF THE ENCLAVE AT OXBOW A REP LAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .1142 A C
64	10110 60231 31520 762	DIETZ DEBRA	182 CALL E MONTE A PLANDO N W	ALB UQU ERQ UE	N M	871 20	R	A1 A	* 182 REPLAT VILLA DE PAZ UNIT 1
65	10110 60166 31520 721	MANGHAM JAMES A & JA CQUELINE L	142 CALL E PUEBLO PINADO N W	ALB UQU ERQ UE	N M	871 20	R	A1 A	*142 REPLAT VILLA DE PAZ UNIT 1
66	10110 60172 31520 726	BUSHMAN JAMES	147 CALL E VADITO NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	* 147 REPLAT VILLA DE PAZ UNIT 1
67	10110 60199 31520 741	GARCIA ALVIN R & JANET M % PARADISE SKY	162 CALL E ARROYO SECO NW	ALB UQU ERQ UE	N M	871 20 345 3	R	A1 A	* 162 REPLAT VILLA DE PAZ UNIT 1
68	10110 60205 31520 747	DINKEL CAROLEE A	167 CALL E LOMA PR ADA NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	*167 REPLAT VILLA DE PAZ UNIT 1
69	10110 60221 31420 756	JACOBS JEFFREY A	176 EL SO LONA NW	ALB UQU ERQ UE	N M	871 14	R	A1 A	* 176 REPLAT VILLA DE PAZ UNIT 1
70	10110 60214 31420 753	MUTH BRANDON & HANN AH	173 CALL E LOMA PA RDA NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	* 173 REPLAT VILLA DE PAZ UNIT 1
71	10110 60156 31420 715	CRABTREE PAIGE	136 CALL E PUEBLO PINADO N W	ALB UQU ERQ UE	N M	871 20	R	A1 A	*136 REPLAT VILLA DE PAZ UNIT 1
72	10110 60182 31420 732	OSTIC LARRY	153 CALL E VADITO NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	* 153 REPLAT VILLA DE PAZ UNIT 1
73	10110 60189 31420 735	DALY NIKKI	1103 MAT THEW AVE NW	ALB UQU ERQ UE	N M	871 07 114 7	R	A1 A	* 156 REPLAT VILLA DE PAZ UNIT 1
74	10110 60150 31420 712	LAMBERT FREDERICK M & ROSELYN B TRUSTEES LAMBERT FAM TRUST	8839 GRE ENLAWN S T	RIVE RSID E	C A	925 08 252 1	R	A1 A	*133 REPLAT VILLA DE PAZ UNIT 1
75	10110 60263 30410 405	3D INVESTMENTS LLC	PO BOX 27 740	LAS VEG AS	N V	891 26 774 0	C	A1 A	CORONA DEL SOL SUB TR 14
76	10110 60136 31220 709	VILLA DEL PAZ HOMEOW NERS #185	3600 ATRI SCO DR N W	ALB UQU ERQ UE	N M	871 20	V	A1 A	TRAILER STORAGE REPLAT VILLA DE PAZ U NIT 3 CONT 0.615 ACRES
77	10110 60185 28720 978	VILLA DE PAZ HOMEOWN ERS #185	3600 ATRI SCO DR N W	ALB UQU ERQ UE	N M	871 20	V	A1 A	ALL PRIVATE STREETS & PARKING KNOWN AS COMMON AREA REPLAT VI LLA DE PAZ I N
78	10110 60168 32120	CRABTREE SHARILYN S	144 CALL E PUEBLO PINADO N	ALB UQU ERQ	N M	871 20	R	A1 A	*144 REPLAT VILLA DE PAZ UNIT 1

110	101106026131112028	TIDWELL LOUETTA L & SALLY K MCBRIDE	5436 BLUE JAY LN NW	ALBUQUERQUE	NM	87120	R	A1A	LT 26- P1 PLAT OF THE ENCLAVE AT OXBOW A REPLAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .1637 AC
111	101106018030720730	LEMONS CHARLES F ETUX	6340 CUESTA PL NW	ALBUQUERQUE	NM	87120 2108	R	A1A	* 151 REPLAT VILLA DE PAZ UNIT 1
112	101106018830720737	LOWE JOHN S & TED B C O- GUARDIANS FOR JOHN E LOWE	P O BOX 6613	ALBUQUERQUE	NM	87197	R	A1A	* 158 REPLAT VILLA DE PAZ UNIT 1
113	101106016330820719	PACHTA ANGELA	141 CALLE PUEBLO PINADO NW	ALBUQUERQUE	NM	87120 3475	R	A1A	*140 REPLAT VILLA DE PAZ UNIT 1
114	101106017030820728	RICHARDS ALLAN R	149 CALLE VADITO NW	ALBUQUERQUE	NM	87120	R	A1A	* 149 REPLAT VILLA DE PAZ UNIT 1
115	101106022930820760	ESQUIVEL ARTHUR E & MARIE V	632 STAGECOACH RD SE	ALBUQUERQUE	NM	87123	R	A1A	* 180 REPLAT VILLA DE PAZ UNIT 1
116	101106021930720758	SANCHEZ DANIEL A	178 CALLE MONTE APLANADO NW	ALBUQUERQUE	NM	87120 3470	R	A1A	* 178 REPLAT VILLA DE PAZ UNIT 1
117	101106021330720751	DURAN VERONICA T	171 CALLE LOMA PARDA NW	ALBUQUERQUE	NM	87120 3476	R	A1A	* 171 REPLAT VILLA DE PAZ UNIT 1
118	101106015330720717	MCLAUGHLIN PATRICIA K	138 CALLE PUEBLO PINADO NW	ALBUQUERQUE	NM	87120 3474	R	A1A	*138 REPLAT VILLA DE PAZ UNIT 1
119	101106014730720710	CODY GERALD L JR TRUSTEE CODY JR FAMILY TRUST	131 CALLE SOL SEMETE NW	ALBUQUERQUE	NM	87120 3472	R	A1A	*131 REPLAT VILLA DE PAZ UNIT 1
120	101106030228520921	VILLA DE PAZ HOMEOWNERS ASSOC #185	3600 ATRISCO DR NW	ALBUQUERQUE	NM	87120	R	A1A	PARK IN REPLAT OF VILLA DE PAZ UNIT 1
121	101106014729720962	BIGHAM ROBERT D & YVONNE REV TRUST	771 BUCK AVE	VACAVILLE	CA	95688	R	A1A	*115 REPLAT VILLA DE PAZ UNIT 1
122	101106119102831501	D R HORTON INC	4400 ALAMEDA BLVD NE B	ALBUQUERQUE	NM	87113	R	A1A	TR 4- B PLAT OF RANCHO ENCANTADO DEL SUR (A REPLAT OF TR 4 COORS VILLAGE AKA RANCHO ENCANTADO CONDOMINIUMS) CONT 5.9312 AC

	851			UE		0			CENTER CONT 10.0000 AC OR 435,600 SF
95	101106019549120846	MCMAHON MILDRED W & JOHN T CO TRUSTEES R VT & ETAL	3800 MOURNING DOVE PL NW	ALBUQUERQUE	NM	87120	V	A1A	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
96	101106026534712036	HARRIS CHARLOTTE V & LESLEY PAIGE HARRIS T RUSTEES HARRIS LVT	3835 ROCK DOVE TRL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 33- P1 PLAT OF THE ENCLAVE AT OXBOW A REPLAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .1208 AC
97	101106009042120325	O'CONNELL WILLIAM B	702 WAUKEGAN RD	GLENVIEW	IL	60025 4359	V	A1A	* 001 FLAMINGO HTS SUB
98	101106026536411902	BREESWINE STEWART L & PRESCILLA	3905 ROCK DOVE TRL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 35- P1 PLAT OF THE ENCLAVE AT OXBOW A REPLAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .1135 AC
99	101106027035312101	OXBOW HOMEOWNERS ASSOCIATION	PO BOX 21 699	ALBUQUERQUE	NM	87154	V	A1A	TR F PLAT OF THE ENCLAVE AT OXBOW A REPLAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT 2.0978 AC
100	101106009038520108	PRESBYTERIAN HEALTH CARE SERVICES REAL ESTATE DEPARTMENT	PO BOX 26 666	ALBUQUERQUE	NM	87125 6666	C	A1A	TR C-1-A- 1 PLAT FOR TR C1A1 LADERA HEIGHTS SUBD CONT 2.7773 AC M/L OR 120,979 SQ FT M/L
101	101106116802331029	VIGIL JOHN J & ISABEL J	5801 MESA SOMBRA PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 34 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1565 AC
102	101106026536911903	GUTIERREZ HECTOR & BRIDGETTE M	3909 ROCK DOVE NW	ALBUQUERQUE	NM	87120	R	A1A	LT 36- P1 PLAT OF THE ENCLAVE AT OXBOW A REPLAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .1116 AC
103	101106111202431415	LOVATO DENNIS R & E PATRICIA	5923 MESA SOMBRA PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 49 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1656 AC
104	101106111802331416	ROMERO FIDEL J III & MARIA V	5919 MESA SOMBRA PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 50 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1861 AC
105	101106115503031032	MARCO JOHN J	4200 MESA RINCON DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 1 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT .1488 AC
106	101106008627920107	GIL VIRGIL S & GIL VIRGIL JR	6506 CALLE REDONDA NW	ALBUQUERQUE	NM	87120	C	A1A	TR J-1-A CORRECTED PLAT OF TR J-1-A, TR 27Q1 & LT 23A OF THE "LANDS OF BENT TREE PROPERTIES" CONT 3.0876 AC M/L OR 134,49 6 SF M/L
107	101106025932112029	CITY OF ALBUQUERQUE	PO BOX 12 93	ALBUQUERQUE	NM	87103 1293	V	A1A	TR B PLAT OF THE ENCLAVE AT OXBOW A REPLAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .0708 AC
108	101106026532512031	HEYD ROBERT J & NINA C TRUSTEES HEYD LVT	3815 ROCK DOVE TRL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 28- P1 PLAT OF THE ENCLAVE AT OXBOW A REPLAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .1142 AC
109	101106026532912032	WILSON NICHOLAS	3819 ROCK DOVE TRL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 29- P1 PLAT OF THE ENCLAVE AT OXBOW A REPLAT OF TRACT B- 1 OXBOW PARK SUBDIVISION CONT .1142 AC

Or Current Resident
3D INVESTMENTS LLC
PO BOX 27740
LAS VEGAS, NV 89126 7740

Or Current Resident
AGUIRRE YVETTE A
159 CALLE ARROYO SECO NW
ALBUQUERQUE, NM 87120

Or Current Resident
ARAGONI LEWIS A ETUX
7556 CHASE ST
ARVADA, CO 80003 2911

Or Current Resident
ARCHDIOCESE OF SANTA FE
CATHOLIC SERVICE BLDG
4000 ST JOSEPH PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
ARCHULETA AMADEO D & LIVA D
3823 ROCK DOVE TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
ARCHULETA JANE
3831 ROCK DOVE TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
BAER MARION TAYLOR
5908 MESA SOMBRA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
BENAVIDEZ ROBERT A SR &
REBECCA S
4201 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
BIGHAM ROBERT D & YVONNE
771 BUCK AVE
VACAVILLE, CA 95688

Or Current Resident
BIGHAM ROBERT D & YVONNE
TRUSTEES BIGHAM RVT
134 CALLE SOL SE METE NW
ALBUQUERQUE, NM 87120

Or Current Resident
BLAIR MARGARET A
59 CALLE MONTE APLANADO NW
ALBUQUERQUE, NM 87120

Or Current Resident
BORGER BETTY S
170 CALLE LOMA PARDA NW
ALBUQUERQUE, NM 87120 3476

Or Current Resident
BRAUN FRANCIS J & ROSELYN
181 MONTE APLANADO NW
ALBUQUERQUE, NM 87120

Or Current Resident
BREESWINE STEWART L &
PRESCILLA
3905 ROCK DOVE TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
BRUCKNER RONALD L
3901 ROCK DOVE TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
BUSHMAN JAMES
147 CALLE VADITO NW
ALBUQUERQUE, NM 87120

Or Current Resident
BYRNES SONYA R
98 CALLE VADITO NW
ALBUQUERQUE, NM 87120 3466

Or Current Resident
CHAVEZ GEORGE H
5804 MESA SOMBRA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
CHISM THERESA L
146 CALLE VADITO NW
ALBUQUERQUE, NM 87120

Or Current Resident
CODY GERALD L JR TRUSTEE CODY
JR FAMILY TRUST
131 CALLE SOL SE METE NW
ALBUQUERQUE, NM 87120 3472

Or Current Resident
CRABTREE PAIGE
136 CALLE PUEBLO PINADO NW
ALBUQUERQUE, NM 87120

Or Current Resident
CRABTREE SHARILYN S
144 CALLE PUEBLO PINADO NW
ALBUQUERQUE, NM 87120

Or Current Resident
D R HORTON INC
4400 ALAMEDA BLVD NE B
ALBUQUERQUE, NM 87113

Or Current Resident
DABNEY IRWIN
835 AUBREY AVE
ARDMORE, PA 19003 2001

Or Current Resident
DALY NIKKI
1103 MATTHEW AVE NW
ALBUQUERQUE, NM 87107 1147

Or Current Resident
DERRICK WILLIAM B
165 CALLE LOMA PARDA NW
ALBUQUERQUE, NM 87120 3477

Or Current Resident
DIETZ DEBRA
182 CALLE MONTE APLANDO NW
ALBUQUERQUE, NM 87120

Or Current Resident
DINKEL CAROLEE A
167 CALLE LOMA PRADA NW
ALBUQUERQUE, NM 87120

Or Current Resident
DUNKLEBERGER CHERL L &
JEFFREY
137 CALLE PUEBLO PINADO NW
ALBUQUERQUE, NM 87120

Or Current Resident
DURAN VERONICA T
171 CALLE LOMA PARDA NW
ALBUQUERQUE, NM 87120 3476

Or Current Resident
ESQUIVEL ARTHUR E & MARIE V
632 STAGECOACH RD SE
ALBUQUERQUE, NM 87123

Or Current Resident
GIL VIRGIL S & GIL VIRGIL JR
6506 CALLE REDONDA NW
ALBUQUERQUE, NM 87120

Or Current Resident
GRISSOM LENORA % WELLS FARGO HOME MTG INC
800 MARQUETTE AVE
MINNEAPOLIS, MN 55402

Or Current Resident
HARMON JEANETTE
600 VIA POSADA SE
ALBUQUERQUE, NM 87123

Or Current Resident
HELEAN KATHERYN B & DONALD P HAMELIN
5920 MESA SOMBRA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
JACOBS JEFFREY A
176 EL SOLONA NW
ALBUQUERQUE, NM 87114

Or Current Resident
KOLLE DAVID F & VALERIE A
3915 ROCK DOVE TRL NW
ALBUQUERQUE, NM 87120 5617

Or Current Resident
LOVATO DENNIS R & E PATRICIA
5923 MESA SOMBRA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
LYONS FRANCES JOSIE
160 CALLE ARROYO SECO NW
ALBUQUERQUE, NM 87120

Or Current Resident
MANGHAM JAMES A & JACQUELINE L
142 CALLE PUEBLO PINADO NW
ALBUQUERQUE, NM 87120

Or Current Resident
GALLEGOS ANNA M
163 CALLE ARROYO SECO NW
ALBUQUERQUE, NM 87120 3453

Or Current Resident
GONZALES KENNETH M & KATHY M
4215 MESA RINCON DR NE
ALBUQUERQUE, NM 87120

Or Current Resident
GUTIERREZ HECTOR & BRIDGETTE M
3909 ROCK DOVE NW
ALBUQUERQUE, NM 87120

Or Current Resident
HARMON KATHLEEN M TRUSTEE HARMON LVT
83 CALLE VADITO NW
ALBUQUERQUE, NM 87120 3478

Or Current Resident
HEYD ROBERT J & NINA C TRUSTEES HEYD LVT
3815 ROCK DOVE TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
KELEHER WILLIAM B & JAN R & MLK LTD CO & ETAL C/O KELEHER & MCLEOD P A
PO DRAWER AA
ALBUQUERQUE, NM 87103

Or Current Resident
LAMBERT FREDERICK M & ROSELYN B TRUSTEES LAMBERT FAM TRUST
8839 GREENLAWN ST
RIVERSIDE, CA 92508 2521

Or Current Resident
LOWE JOHN S & TED B CO-GUARDIANS FOR JOHN E LOWE
P O BOX 6613
ALBUQUERQUE, NM 87197

Or Current Resident
MAHAN ROBBIE
143 CALLE PUEBLO PINADO NW
ALBUQUERQUE, NM 87120 3475

Or Current Resident
MARCO JOHN J
4200 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
GARCIA ALVIN R & JANET M % PARADISE SKY
162 CALLE ARROYO SECO NW
ALBUQUERQUE, NM 87120 3453

Or Current Resident
GONZALEZ MELISSA A
5812 MESA SOMBRA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
HARLAN JASON C
172 CALLE LOMA PARDA NW
ALBUQUERQUE, NM 87120 3476

Or Current Resident
HARRIS CHARLOTTE V & LESLEY PAIGE HARRIS TRUSTEES HARRIS LVT
3835 ROCK DOVE TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
HINTON ROBERT A & KEVIN J MCCARTY
5800 MESA SOMBRA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
KINNIER JAMES & ELIZABETH
6 WOODCHUCK TRL
CORAM, NY 11727

Or Current Resident
LEMONS CHARLES F ETUX
6340 CUESTA PL NW
ALBUQUERQUE, NM 87120 2108

Or Current Resident
LUCERO KATHY L
166 CALLE LOMA PARDA NW
ALBUQUERQUE, NM 87120

Or Current Resident
MANGHAM JAMES A & JACQUELINE L
PO BOX 295
CUBA, NM 87013

Or Current Resident
MARTINEZ TONY A SR & ROSIE O
3919 ROCK DOVE TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
MCCLELLAN JERRY R & WENDY S
4209 MESA RINCON DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
MCCOY RONALD L & PAMELA J
155 CALLE ARROYO SECO NW
ALBUQUERQUE, NM 87120 3468

Or Current Resident
MCDANIEL CHANCE & KACI SCHULTE
5805 MESA SOMBRA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
MCLAUGHLIN PATRICIA K
138 CALLE PUEBLO PINADO NW
ALBUQUERQUE, NM 87120 3474

Or Current Resident
MCMAHON MILDRED W & JOHN T CO TRUSTEES RVT & ETAL
3800 MOURNING DOVE PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
MEDINA ARMANDO & ANGIE & MARISOL MEDINA
5924 MESA SOMBRA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
MESA RIDGE APARTMENTS LLC
5577 N QUINLAN CT
PARKER, CO 80134

Or Current Resident
MILLIGAN PATRICIO ETUX
7805 HENDRIX NE
ALBUQUERQUE, NM 87110

Or Current Resident
MUTH BRANDON & HANNAH
173 CALLE LOMA PARDA NW
ALBUQUERQUE, NM 87120

Or Current Resident
MYERS MARK D
152 CALLE VADITO NW
ALBUQUERQUE, NM 87120 3456

Or Current Resident
NEWMAN PHYLLIS A
5427 HUMMINGBIRD LN NW
ALBUQUERQUE, NM 87120

Or Current Resident
NHAN JIMMY C & JUDY L
4205 MESA RINCON DR NW
ALBUQUERQUE, NM 87113

Or Current Resident
NICHOLS ROY H
4332 MAGNOLIA DR NE
ALBUQUERQUE, NM 87111 4251

Or Current Resident
O'CONNELL WILLIAM B
702 WAUKEGAN RD
GLENVIEW, IL 60025 4359

Or Current Resident
OCORR CATHERINE M
4312 WOODROSE RD NW
ALBUQUERQUE, NM 87114

Or Current Resident
OLGUIN EDEN K & LAURA
5904 MESA SOMBRA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
OLSON MARY KAY TRUSTEE OLSON TRUST
3827 ROCK DOVE TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
OSTIC LARRY
153 CALLE VADITO NW
ALBUQUERQUE, NM 87120

Or Current Resident
OXBOW HOMEOWNERS ASSOCIATION
PO BOX 21699
ALBUQUERQUE, NM 87154

Or Current Resident
PACHTA ANGELA
141 CALLE PUEBLO PINADO NW
ALBUQUERQUE, NM 87120 3475

Or Current Resident
PARKS PAULA S
3600 ATRISCO DR NW 148
ALBUQUERQUE, NM 87120

Or Current Resident
PARSONS SHIRLEY M & PARSONS RICHARD A SR
154 CALLE VADITO NW
ALBUQUERQUE, NM 87120

Or Current Resident
PENA DENNIS S & LOVATO-PENA ANGELA
PO BOX 30233
ALBUQUERQUE, NM 87190 0233

Or Current Resident
PRESBYTERIAN HEALTHCARE SERVICES REAL ESTATE DEPARTMENT
PO BOX 26666
ALBUQUERQUE, NM 87125 6666

Or Current Resident
RANCHO ENCANTADO HOMEOWNERS ASSN INC
4400 ALAMEDA BLVD NE SUITE B
ALBUQUERQUE, NM 87113

Or Current Resident
REDDEN MARY
164 CALLE ARROYO SECO NW
ALBUQUERQUE, NM 87120

Or Current Resident
RICE ROBERT L & VERA E
150 CALLE VADITO NW
ALBUQUERQUE, NM 87120 3456

Or Current Resident
RICHARDS ALLAN R
149 CALLE VADITO NW
ALBUQUERQUE, NM 87120

Or Current Resident
ROMAN CATHOLIC CHURCH ARCHDIOCESE OF SANTA FE
4000 ST JOSEPH'S PL NW
ALBUQUERQUE, NM 87120 8100

Or Current Resident
ROMERO ANTHONY M & LUZ M
5932 MESA SOMBRA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
ROMERO FIDEL J III & MARIA V
5919 MESA SOMBRA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
SANTIAGO HERMES
99 CALLE PUEBLO PINADO NW
ALBUQUERQUE, NM 87120

Or Current Resident
SMITH LEO E & SHIRL A
3809 ROCK DOVE TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
STEVENS MARK & DORIS
105 UNIVERSITY DR
RUIDOSO, NM 88345 7222

Or Current Resident
TIDWELL LOUETTA L & SALLY K
MCBRIDE
5436 BLUE JAY LN NW
ALBUQUERQUE, NM 87120

Or Current Resident
TREVINO VICTOR A & SHIRLEY V &
DEAVON R TREVINO
179 CALLE MONTE APLANADO NW
ALBUQUERQUE, NM 87120

Or Current Resident
VILLA DE PAZ HOMEOWNERS #185
3600 ATRISCO DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
WILSON NICHOLAS
3819 ROCK DOVE TRL NW
ALBUQUERQUE, NM 87120

Project# 1006847
SURV-TEK INC
9384 VALLEY VIEW DR NW
ALBUQUERQUE, NM 87114

Project# 1006847
TEN SCHMIDT
Vista Grande NA
3626 VISTA GRANDE NW
ALBUQUERQUE, NM 87120

Or Current Resident
ROMERO STEVEN & LORI
5808 MESA SOMBRA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
SEMPER COLIN G & ARAMINTIA R
5809 MESA SOMBRA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
SMITH PHYLLIS LUCILLE & GIFFORD
GABRIEL DAVID
5900 MESA SOMBRA NW
ALBUQUERQUE, NM 87120

Or Current Resident
STRADFORD LEROY H & BETTY W
145 CALLE VADITO NW
ALBUQUERQUE, NM 87120 3455

Or Current Resident
TORRES LEROY & LORETTA A
5431 HUMMINGBIRD LN NW
ALBUQUERQUE, NM 87120

Or Current Resident
VELARDE ROGER N
183 CALLE MONTE APLANADO NW
ALBUQUERQUE, NM 87120

Or Current Resident
WILLARD KENNETH L & DEBBIE
SARRACINO
5912 MESA SOMBRA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
WOOD BROS HOMES OF N MEX INC
C/O R WALTERS
82 CALLE ARROYO SECO NW
ALBUQUERQUE, NM 87120 3451

Project# 1006847
OXBOW TOWN CENTER LLC
4407 LOMAS BLVD NE
ALBUQUERQUE, NM 87110

Or Current Resident
SANCHEZ DANIEL A
178 CALLE MONTE APLANADO NW
ALBUQUERQUE, NM 87120 3470

Or Current Resident
SIMS JASON O & KATHLEEN E
CLAUSEN
5432 BLUE JAY LN NW
ALBUQUERQUE, NM 87120

Or Current Resident
STEGEMILLER JANE
130 CALLE SOL SE METE NW
ALBUQUERQUE, NM 87120 3472

Or Current Resident
TAMBOR MARIA
3923 ROCK DOVE TRL NW
ALBUQUERQUE, NM 87120

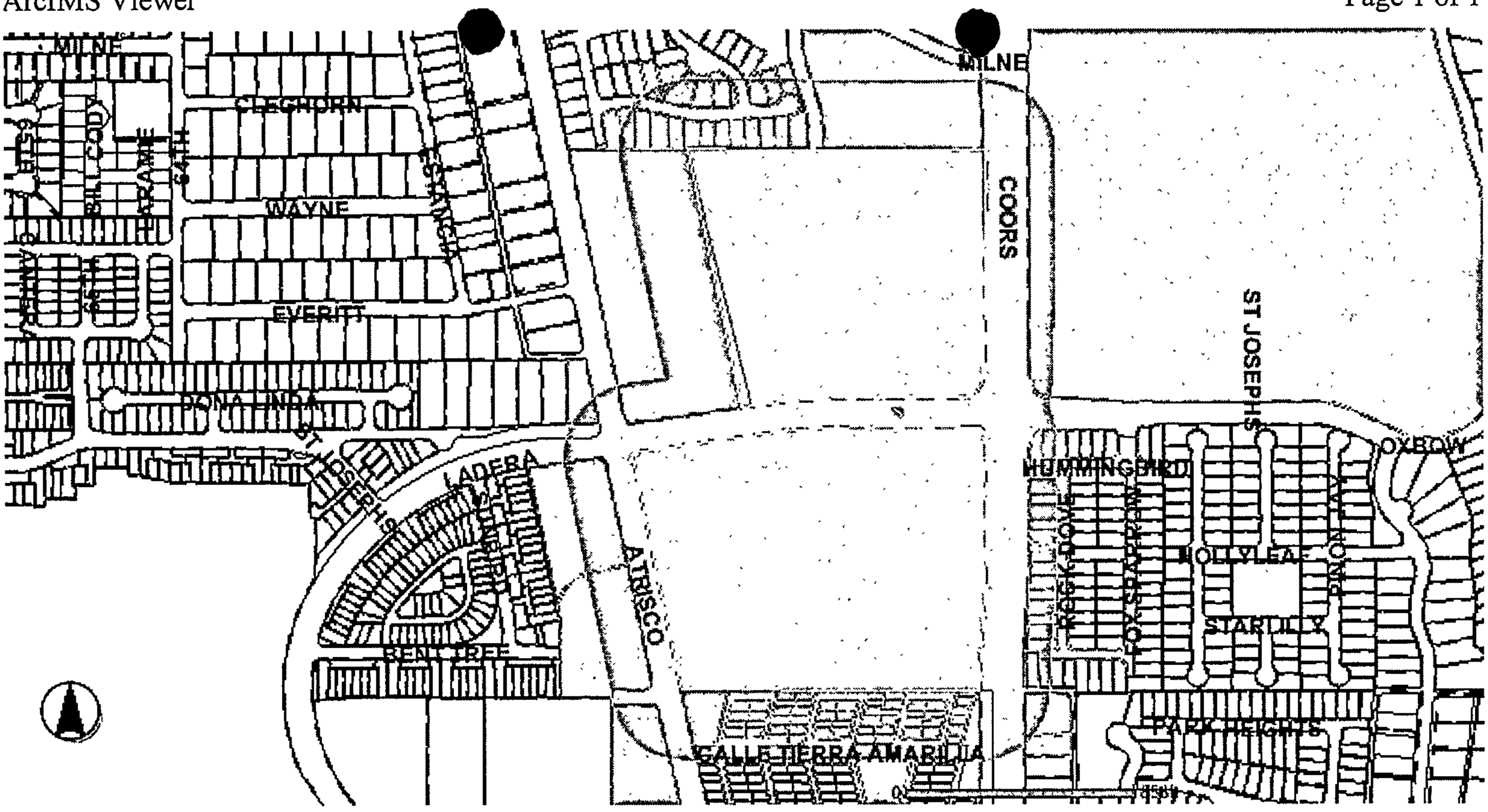
Or Current Resident
TORREZ RITA C
5916 MESA SOMBRA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
VIGIL JOHN J & ISABEL J
5801 MESA SOMBRA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
WILSON BLANE C & WINEFREDA T
5928 MESA SOMBRA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
WORLEY LAURA L
114 CALLE PUEBLO PINADO NW
ALBUQUERQUE, NM 87120 3457

Project# 1006847
BERENT GROTH
Vista Grande NA
3546 SEQUOIA OL NW
ALBUQUERQUE, NM 87120


MILNE
CLEGHORN
BILL COOD
ARAME
64TH
WAYNE
SANCHEZ
EVERITT
PONA INDA
LADERA
BENTTREE
ATRISCO
CALLE TIERRA AMARILLA
COORS
MILNE
ST JOSEPHS
OXBOW
HUMMINGBIRD
HOLLYLEAF
STARLILY
PARK HEIGHTS

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: 01 November 2007

TO CONTACT NAME: Russ Hugg
COMPANY/AGENCY: Russ + Zeb, Inc.
ADDRESS/ZIP: 9384 Valley View Dr. NW 87114
PHONE/FAX #: 897-3366 / FAX 897-3377

Thank you for your inquiry of 01 November 2007 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract X-1-42 and X-2A University of Albuquerque Urban Center

zone map page(s) G-11.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Vista Grande NA.

Neighborhood Association
Contacts: Berent Groth
3546 Sequoia Pl. NW 87120
266-6700 (h)
Ted Schmidt
3626 Vista Grande NW 87120
831-3627 (h)

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association Information: YES { X } NO { }

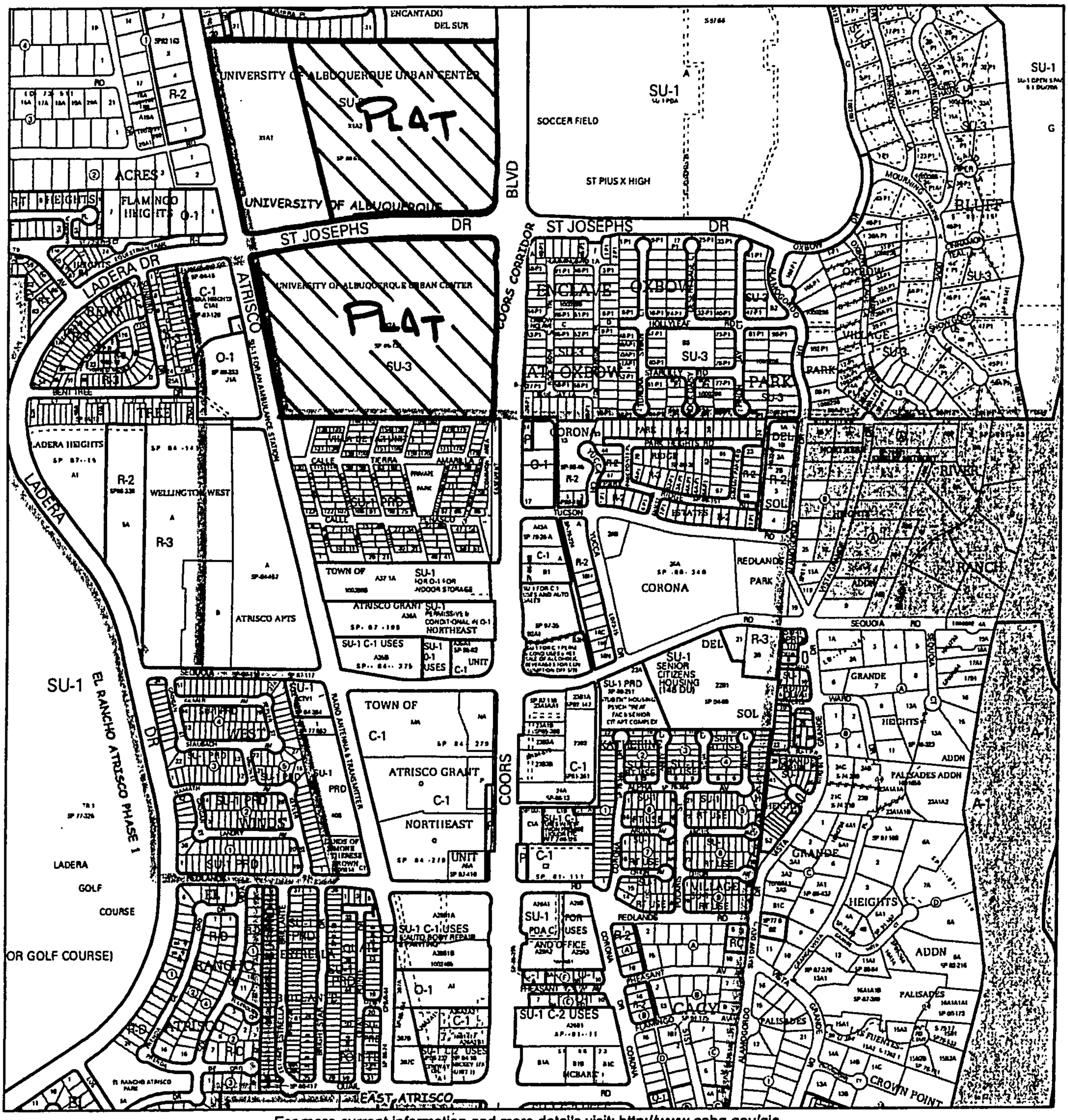
Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

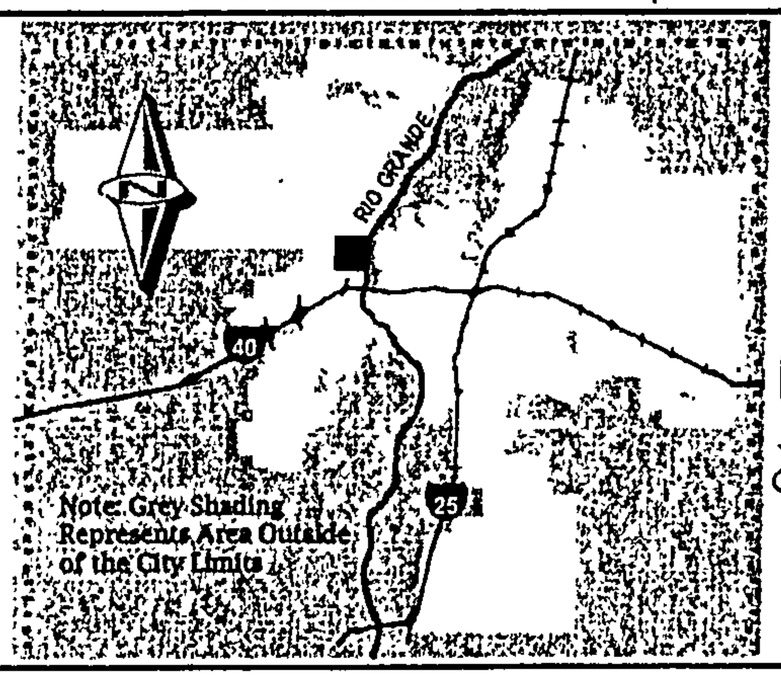
planning.recognized.na.form(07/07)



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

Albuquerque Geographic Information System

Map amended through: 9/6/2007



Zone Atlas Page:

G-11-Z

Selected Symbols

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

0 750 1,500 Feet

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

December 12, 2007 9:00 AM
MEMBERS:

Andrew Garcia, Acting Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

****

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

1.	**Project# 1000060** 07DRB-70393 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)	PAUL HALAJIAN - MODRALL SPERLING agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Lot(s) C & D-1-B, **GATEWAY SUBDIVISION,** zoned SU-2, C-3, located on LOMAS NE AND WOODWARD NE INTERSECTION BETWEEN I-25 NE AND HIGH ST NE (J-15) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

otherwise known as 1006947

2. ~~Project# 1005357~~
07DRB-70392 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for OXBOW TOWN CENTER, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 & X-2-A UNIVERSITY OF ALBUQUERQUE URBAN, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER TBK OXBOW TOWN CENTER,** zoned SU-3, located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DRIVE NW containing approximately 47.72 acre(s). (G-11) **DEFERRED TO 1/2/08 AT THE AGENT'S REQUEST.**

07DRB-70395 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART & ASSOCIATES agent(s) for SUNLAND DEVELOPMENT GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A1, X-1-AZ, X-2-A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER,** zoned SU-3 (R-2, C-2, 0-1), located on COORS BLVD NW AND ENCANTADA DEL SUR containing approximately 47.2 acre(s). (G-11) ***[EPC Planner – Carmen Marrone]*** **DEFERRED TO 1/2/08 AT THE AGENT'S REQUEST.**

*07DRB-70419 EPC APPROVED SDP FOR BUILD PERMIT

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for SUNLAND DEVELOPMENT GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A-1, X-1-A-2, X-2-A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER,** zoned SU-3/ R-2,C-2,0-1 USES, located on ST JOSEPH'S DR NW BETWEEN COORS BLVD NW AND ATRISCO DR NW containing approximately 47.2 acre(s). (G-11) ***[EPC Planner – Stephanie Shumsky]*** **DEFERRED TO 1/2/08 AT THE AGENT'S REQUEST.**

3. **Project# 1000296**
07DRB-70391 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16A-P1 & 17A-P1, **OXBOW VILLAGE,** zoned SU-3, located on OXBOW VILLAGE LANE NW BETWEEN OXBOW DR NW AND ST JOSEPH'S DR NW (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

4. **Project# 1003198**
07DRB-70394 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)
07DRB-70396 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES request(s) the above action(s) for all or a portion of **AUTUMN VIEW SUBDIVISION,** zoned RD/R-1 located on TOWER RD SW BETWEEN COORS BLVD SW AND STINSON SW (L-10) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED. THE TWO YEAR EXTENSION FOR THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR SUBDIVISION
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING),** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *[Deferred from10/10/07 & 11/14/07]* **DEFERRED TO 1/30/08 AT THE AGENT'S REQUEST.**

6. **Project# 1006854**
07DRB-70340 VACATION OF PUBLIC EASEMENT
07DRB-70341 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70342 BULK LAND VARIANCE
07DRB-70343 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **UNPLATTED LAND SECTION 15 (to be known as THE TRAILS UNIT 4),** zoned SU2-UR35, SU2-SRLL18, SU-1 FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on UNIVERSE BLVD NW BET EN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW containing approximately 34.85 acre(s). (C-10) *[Deferred from 11/21/07]*
THE VACATION OF *PUBLIC EASEMENT* WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE VACATION FOR *PUBLIC RIGHT-OF-WAY* WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NEW MEXICO UTILITIES SIGNATURE, AGIS DXF, AND TO RECORD AND TO CITY ENGINEER FOR PUBLIC DRAINAGE EASEMENTS TO BE SHOWN ON PLAT.

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

7. **Project# 1000965**
07DRB-70421 AMENDED SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for ANDALUCIA DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-164, 1-54 & 1-60, Tract(s) A, B-2 & 6A, **LANDS OF RAY A GRAHAM III, OVEN CORP & COA; ANDALUCIA AT LA LUZ,** zoned SU-1 FOR PRD & MPOS, located on COORS BLVD NW BETWEEN MONTANO RD NW AND NAMASTE RD NW containing approximately 158 acre(s). (F-11/12 & E-12) **DEFERRED TO 12/19/07 AT THE AGENT'S REQUEST.**

8. **Project# 1003714**
07DRB-70364 EPC/SDP FOR BUILDING PERMIT

ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION,** zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NW BETWEEN WESTSIDE NW AND COORS BYPASS BLVD NW containing approximately 2.29 acre(s). (B-13) *[Deferred from 11/14/07 & 11/21/07, 11/28/07 & 12/5/07]. [EPC Planner – Carol Toffaleti]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR PUBLIC SIDEWALK EASEMENT.**

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

9. **Project# 1003125**
07DRB-70192 MINOR - FINAL PLAT APPROVAL

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE/AVIATION & ECLIPSE AVIATION INC request(s) the above action(s) for all or a portion of Tract(s) D-1 & S-1, **LANDS OF DOUBLE EAGLE II AIRPORT AEROSPACE TECHNOLOGY PARK,** zoned SU-1/ AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW BETWEEN PASEO DEL VOLCAN NW AND SHOOTING RANGE PARK RD NW containing approximately 251 acre(s). (F-G/6). **DEFERRED TO 12/19/07 AT THE AGENT'S REQUEST.**

10. **Project# 1002459**
07DRB-70420 SIDEWALK WAIVER

TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 2A, **QUAIL RIDGE,** zoned SU-1 FOR COMMERCIAL & RELATED C-2 USES, located on COORS BLVD NW BETWEEN OURAY RD NW AND QUAIL RD NW containing approximately 3.5221 acre(s). (H-11) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project# 1003257**
07DRB-70415 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for VANTAGE BUILDERS, INC request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 19, HOA Tract 1, **SALTILLO Unit(s) 1,** zoned R-1, located on MARAVILLAS NW BETWEEN MCMAHON NW NUEVA ESPANA NW containing approximately 0.1818 acre(s). (A-10) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE, AGIS DXF, HOA SIGNATURE ON PLAT AND TO RECORD.**

12. Approval of the Development Review Board Minutes for October 17, 2007.

ADJOURNED: 10:12

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, December 12, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000060
07DRB-70393 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

PAUL HALAJIAN - MODRALL SPERLING agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Lot(s) C & D-1-B, **GATEWAY SUBDIVISION,** zoned SU2, C3, located on LOMAS NE AND WOODWARD NE INTERSECTION BETWEEN I-25 NE AND HIGH ST NE (J-15)

Project# 1000296
07DRB-70391 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16A-P1 & 17A-P1, **OXBOW VILLAGE,** zoned SU-3, located on OXBOW VILLAGE LANE NW BETWEEN OXBOW DR NW AND ST JOSEPHS DR NW (G-11)

Project# 1003198
07DRB-70394 MAJOR - SUBD IMP AGMT EXT (SIA)
07DRB-70396 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES request(s) the above action(s) for all or a portion of **AUTUMN VIEW SUBDIVISION,** zoned RD/R-1 located on TOWER RD SW BETWEEN COORS BLVD SW AND STINSON SW (L-10)

Project# 1006947
07DRB-70392 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70395 EPC/ SDP FOR SUBDIVISION

SURV-TEK INC agent(s) for OXBOW TOWN CENTER, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 & X-2-A UNIVERSITY OF ALBUQUERQUE URBAN, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER to be known as OXBOW TOWN CENTER,** zoned SU-3 (R-2,C-2, 0-1), located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DRIVE NW containing approximately 47.72 acre(s). (G-11)
GEORGE RAINHART & ASSOC agent(s) for SUNLAND DEVELOPMENT GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A1, X-1-AZ, X-2-A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned SU-3 (R-2, C-2, 0-1), located on COORS BLVD NW BETWEEN ENCANTADA DEL SUR SUBDIVISION containing approximately 47.2 acre(s). (G-11)***[Stephanie Shumsky – EPC Planner]***

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 26, 2007.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, December 12, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000060 07DRB-70393 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)	PAUL HALAJIAN - MODRALL SPERLING agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Lot(s) C & D-1-B, **GATEWAY SUBDIVISION,** zoned SU2, C3, located on LOMAS NE AND WOODWARD NE INTERSECTION BETWEEN I-25 NE AND HIGH ST NE (J-15)
Project# 1000296 07DRB-70391 VACATION OF PUBLIC EASEMENT	BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16A-P1 & 17A-P1, **OXBOW VILLAGE,** zoned SU-3, located on OXBOW VILLAGE LANE NW BETWEEN OXBOW DR NW AND ST JOSEPHS DR NW (G-11)
Project# 1003198 07DRB-70394 MAJOR - SUBD IMP AGMT EXT (SIA) 07DRB-70396 EXT OF SIA FOR TEMP DEFR SDWK CONST	RIO GRANDE ENGINEERING agent(s) for FULLER HOMES request(s) the above action(s) for all or a portion of **AUTUMN VIEW SUBDIVISION,** zoned RD/R-1 located on TOWER RD SW BETWEEN COORS BLVD SW AND STINSON SW (L-10)
Project# 1006947 07DRB-70392 MAJOR - PRELIMINARY PLAT APPROVAL 07DRB-70395 EPC/ SDP FOR SUBDIVISION 1005357	SURV-TEK INC agent(s) for OXBOW TOWN CENTER, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 & X-2-A UNIVERSITY OF ALBUQUERQUE URBAN, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER to be known as OXBOW TOWN CENTER,** zoned SU-3 (R-2,C-2, 0-1), located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DRIVE NW containing approximately 47.72 acre(s). (G-11) GEORGE RAINHART & ASSOC agent(s) for SUNLAND DEVELOPMENT GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A1, X-1-AZ, X-2-A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned SU-3 (R-2, C-2, 0-1), located on COORS BLVD NW BETWEEN ENCANTADA DEL SUR SUBDIVISION containing approximately 47.2 acre(s). (G-11)***[Stephanie Shumsky – EPC Planner]***

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for Andrew Garcia
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 26, 2007.

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
PITNEY BOWES
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0004219022 NOV 26 2007
MAILED FROM ZIP CODE 87102

Project# 1006847
OXBOW TOWN CENTER LLC
4407 LOMAS BLVD NE
ALBUQUERQUE, NM 87110

DRB

CITY OF ALBUQUERQUE

Planning Department

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Or Current Resident
MESA RIDGE APARTMENTS LLC
5577 N QUINLAN CT
PARKER, CO 80134

NO MAIL RECEPTACLE

DRB

NMR

80134+5823

CITY OF ALBUQUERQUE

Planning Department

RETURN TO SENDER

VACANT

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Or Current Resident
~~MARTINEZ FORT AUR & REALTO~~
3919 ROCK DOVE TRL NW
ALBUQUERQUE, NM 87120

DRB

87120+5617

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project# 1003198
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for Andrew Garcia
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 26, 2007.

CITY OF ALBUQUERQUE

Planning Department

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MAILED FROM ZIP CODE 87102

Or Current Resident
JACOBS JEFFREY A
176 EL SOLONA NW
ALBUQUERQUE, NM 87114

RETURN TO SENDER
INSUFFICIENT ADDRESS

DRB

87114+9993

CITY OF ALBUQUERQUE

Planning Department

RETURN TO SENDER

VACANT

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0004219022 NOV 26 2007
MAILED FROM ZIP CODE 87102

Or Current Resident
CRABTREE PAIGE
136 CALLE PUEBLO PINADO NW
ALBUQUERQUE, NM 87120

DRB

CITY OF ALBUQUERQUE

Planning Department

RETURN TO SENDER

VACANT

UNITED STATES POSTAGE
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0004219022 NOV 26 2007
MAILED FROM ZIP CODE 87102

Or Current Resident
RICHARDS ALLAN R
149 CALLE VADITO NW
ALBUQUERQUE, NM 87120

DRB

87120+3455 87120@9998

RICH149 871 CE N C 70 12/01/07
EXCEPTIONAL ADDRESS FORMAT:
MAIL PIECE TO BE DELIVERED
AS ADDRESSED UNLESS SPECIFIC
REASON FOR NON-DELIVERY EXISTS.

CARRIER: REMOVE LABEL BEFORE DELIVERY

CITY OF ALBUQUERQUE

Planning Department

need unit #

Or Current Resident
O'CONNELL WILLIAM B
702 WAUKEGAN RD
GLENVIEW, IL 60025 4359

UNITED STATES POSTAGE
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02 1M $ 00.41⁰
0004219022 NOV 26 2007
MAILED FROM ZIP CODE 87102

DRB

ANK

60025+4359

CITY OF ALBUQUERQUE

Planning Department

NOT AT THIS ADDRESS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁰
0004219022 NOV 26 2007
MAILED FROM ZIP CODE 87102

Or Current Resident
[redacted]INVESTMENTS LLC
[redacted]0

dissolved
PTS

DRB

RETURN TO SENDER
ATTEMPTED
NOT KNOWN

[redacted]

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2011 070 287

10/14/2011 Issued By: BLDAVM 125804

Application Number: **11DRB-70287**, Ext Of Major Preliminary Plat

Address:

Location Description: ST JOSEPH'S BETWEEN COORS AND ATRISCO

Project Number: 1005357

Applicant
OXBOW TOWN CENTER, LLC

PO BOX 6631
ALBUQUERQUE NM 87197
831-6855

Agent / Contact
SURV-TEK, INC

9384 VALLEY VIEW DR NW
ALBUQUERQUE NM 87114
897-3366

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$50.00**
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

0/14/2011 11:29AM LOC: ANNX
WS#008 TRANS# 0017
ECEIPT# 00138875-00138875
PERMIT# 2011070287 TRSSVG
rans Amt $70.00
Conflict Manag. Fee $20.00
RB Actions $50.00
CK I $70.00
HANGE $0.00
Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ✓ Major subdivision action
- ___ Minor subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): SURVTEK, INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW DR. NW FAX: 897-3377
CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: OXBOW TOWN CENTER, LLC PHONE: 831-6855
ADDRESS: PO BOX 6631 FAX: 831-6899
CITY: ALB STATE NM ZIP 87197 E-MAIL:
Proprietary interest in site: OWNER List all owners: —

DESCRIPTION OF REQUEST: 1 YEAR EXTENSION OF MAJOR PRELIMINARY PLAT APPROVAL

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. TRACTS X-1-A2 AND X-2-A UNIVERSITY OF ALBUQUERQUE URBAN CENTER Block: — Unit: —
Subdiv/Addn/TBKA: OXBOW TOWN CENTER
Existing Zoning: SU-3 Proposed zoning: SAME MRGCD Map No —
Zone Atlas page(s): G-11 UPC Code: 101106019549120846
101106018038720705

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1005357

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 2 No. of **proposed** lots: 10 Total site area (acres): 47.72
LOCATION OF PROPERTY BY STREETS: On ~~or Near~~: ST. JOSEPH'S DRIVE NW
Between: COORS BLVD NW and ATRISCO DRIVE NW

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

SIGNATURE ___ DATE 10·11·11
(Print Name) RUSS HUGG Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Revised: 6/2011

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

Application case numbers	Action	S.F.	Fees
11DRB - 70287	EPP		$ 50.00
-	CMF		$ 20.00
-			$
-			$
-			$
		Total	$ 70.00

Hearing date Oct. 26, 2011

10-14-11
Staff signature & Date

Project # 1005357

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.

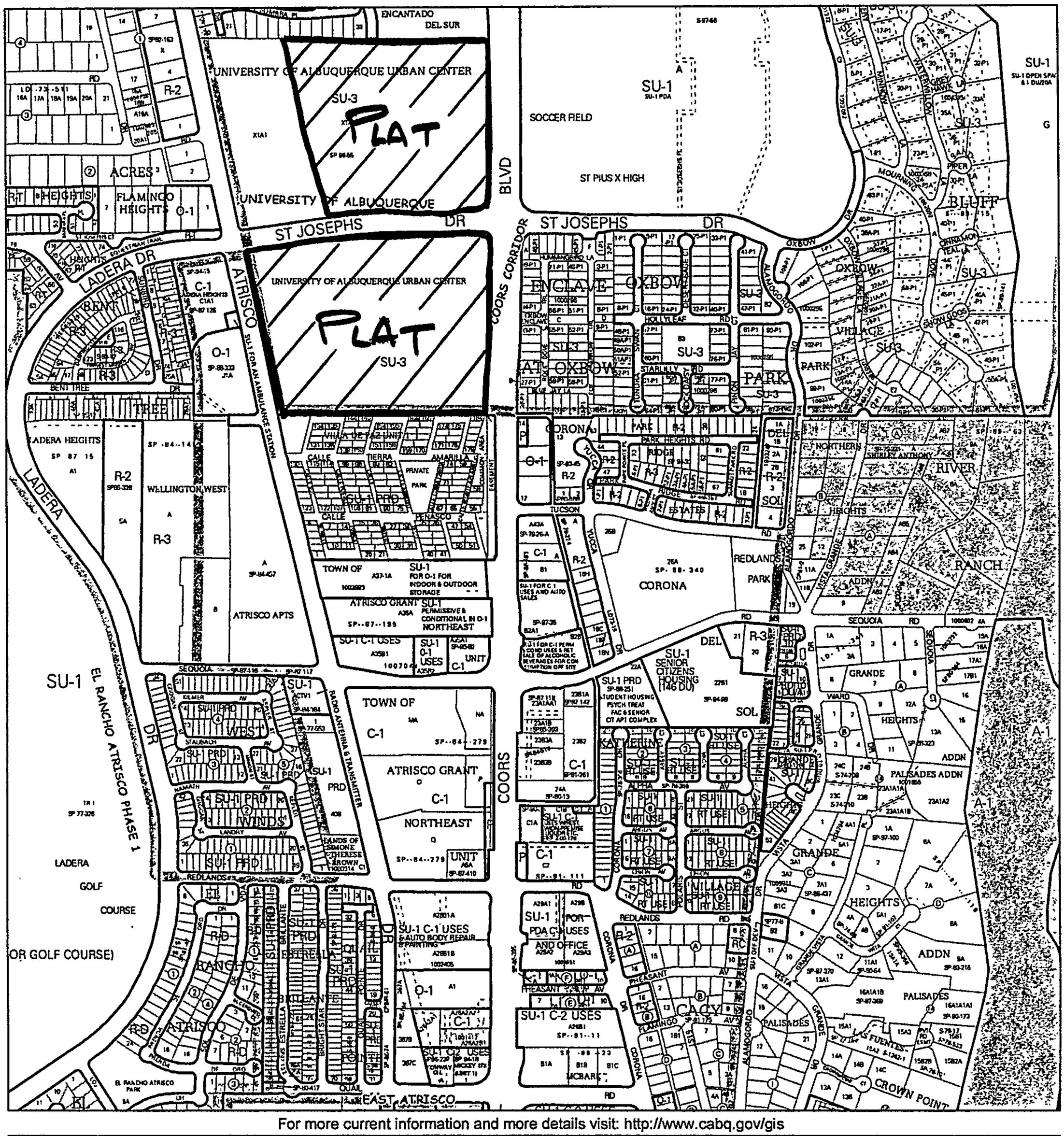
RUSS HUGG
Applicant name (print)
10.11.11
Applicant signature / date

Form revised October 2007

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

Application case numbers
11DRB-_____-70287
_____-_____-_____
_____-_____-_____

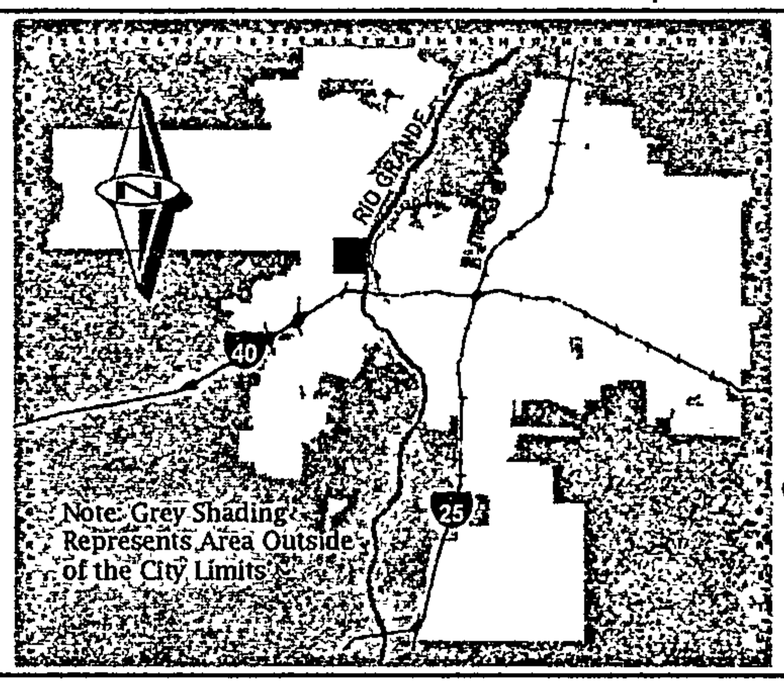
10-14-11
Planner signature / date
Project # 1005357



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

G-11-Z

Selected Symbols

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

0 750 1,500 Feet

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

October 11, 2011

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Jack Cloud, Chair

RE: DRB 1005357- Tracts X-1-A2 and X-2A of The University of Albuquerque Urban Center, City of Albuquerque, Bernalillo County, New Mexico. (To be known as Oxbow Town Center) City Zone Atlas Page G-11.

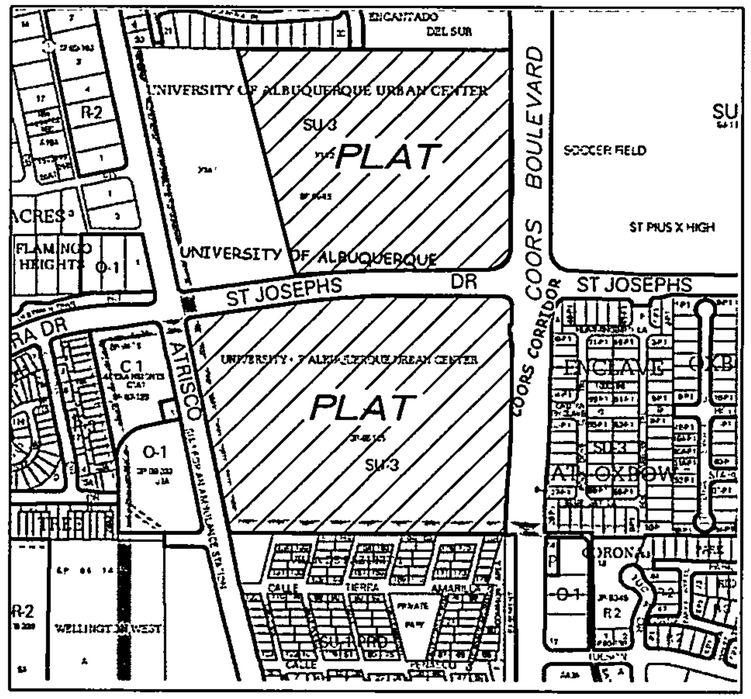
Dear Mr. Cloud,

Due to prevailing economic conditions, the owners of the above captioned property, Oxbow Town Center, LLC are hereby filing application with the City of Albuquerque Development Review Board for an additional 1 year Extension of a Major Preliminary Plat approval for the above referenced project which was approved at the January 2, 2008 Design Review Board hearing and subsequently granted one year Extensions of the Major Preliminary Plat on November 12, 2008, November 12, 2009 and October 13, 2010. The Official Notice of Decisions are attached hereto for your reference.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.



VICINITY MAP
Not To Scale

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page G-11.
6. U.C.L.S. Log Number _____.
7. Current Zoning is SU-3

SUBDIVISION DATA

1. Total number of existing Tracts: 2
2. Total number of Parcels created: 10
3. Total mileage of full width streets created: 0 miles.
4. Gross Subdivision acreage: 47.7237 acres.

SHEET INDEX

SHEET 1 OF 6 –	Approvals, General Notes, Etc...
SHEET 2 OF 6 –	Legal Description, Free consent and dedication
SHEET 3 OF 6 –	Existing Plat Boundary and Easements
SHEET 4 OF 6 –	New Parcels created
SHEET 5 OF 6 –	New Easements created
SHEET 6 OF 6 –	Curve and Line Tables

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

101106019549120846

101106018038720705

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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

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

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

PURPOSE OF PLAT:

The purpose of this Plat is to:

1. Divide Two (2) existing Tracts into ten (10) Parcels as shown hereon.
2. Grant the New Public and Private Easements as shown hereon.
3. Dedicate the additional Public street right of way as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
November 5, 2007

070834_SHTS 1-3

PLAT OF

OXBOW TOWN CENTER

(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER , 2007

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Gas Services Date

PNM Electric Services Date

QWest Corporation Date

Comcast Date

City Approvals:

City Surveyor Date

Real Property Division Date

Environmental Health Department Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department Date

AMAFCA Date

City Engineer Date

DRB Chairperson, Planning Department Date

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone. 505-897-3366
Fax: 505-897-3377

PLAT OF

OXBOW TOWN CENTER

(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER , 2007

LEGAL DESCRIPTION

Those certain parcels of land situate within the Town of Albuquerque Grant in projected Section 2, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising All of Tract "X-1-A2" of the Plat of Tracts X-1-A1 & X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 12, 1998, in Plat Book 98C, page 68 and All of Tract "X-2-A" of the Amended Plat of Tracts X-2-A & X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said amended plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 10,1995, in Plat Book 95C, page 250.

Said Tracts contain 47.7237 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF OXBOW TOWN CENTER (BEING A REPLAT OF)WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat. Said owner(s) and proprietor(s) do hereby grant all private and public easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

OXBOW TOWN CENTER, LLC
a New Mexico limited liability company

_____

By: Thomas F. Keleher, Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this _____ day

of_____, 2007, by Thomas F. Keleher as Managing

Member of Oxbow Town Center, LLC.

_____ _____

Notary Public My commission expires

Documents used in the preparation of this survey:

A. Plat entitled "PLAT OF TRACTS X-1-A1 AND X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 1998", filed March 12, 1998, in Volume 98C, Folio 68, records of Bernalillo County, New Mexico.

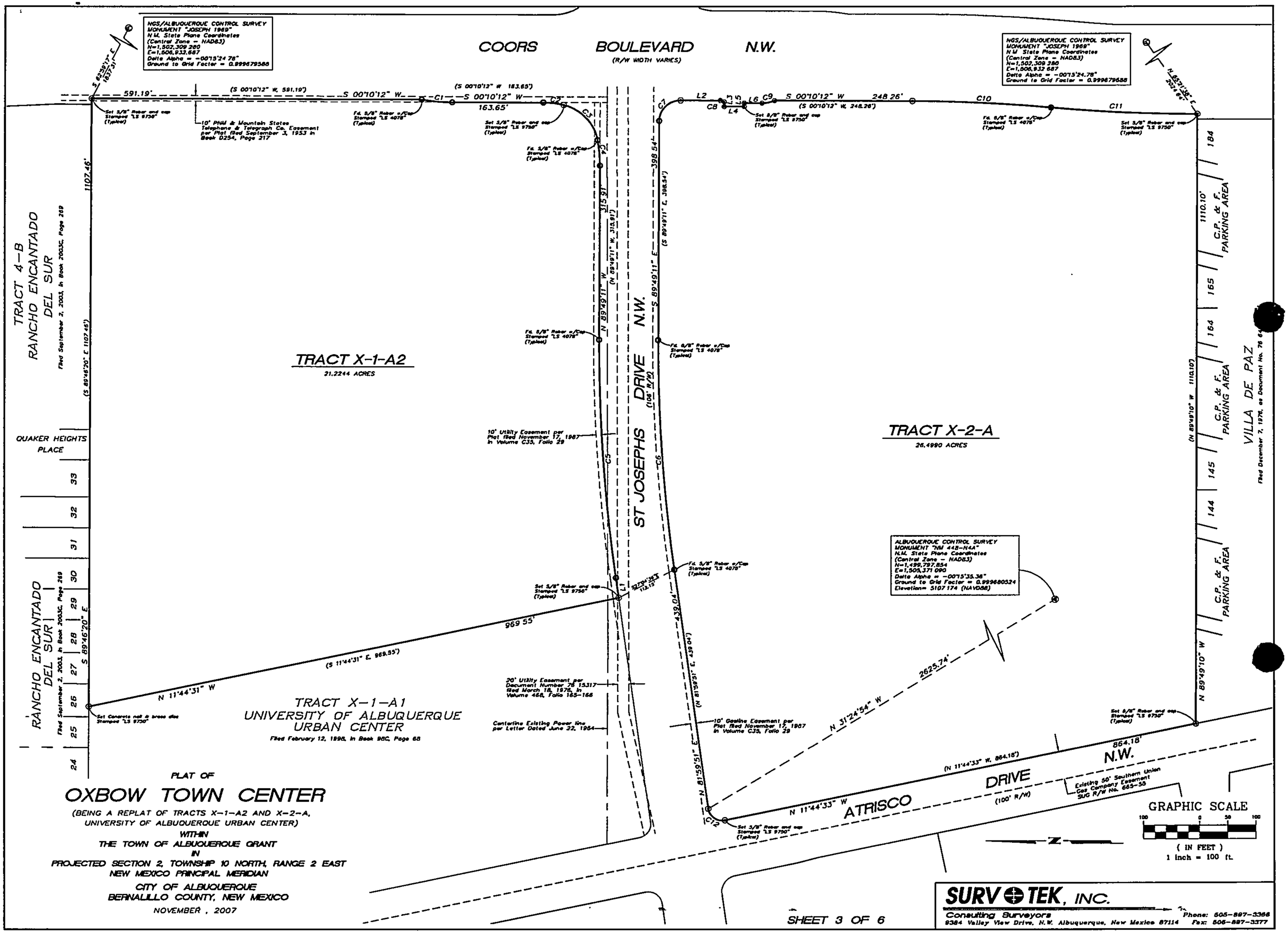
B. Plat entitled "AMENDED PLAT OF TRACTS X-2-A AND X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1995", filed July 10, 1995, in Volume 95C, Folio 250, records of Bernalillo County, New Mexico.

C. Plat entitled "PLAT OF RANCHO ENCANTADO DEL SUR, A REPLAT OF TRACT 4, COORS VILLAGE, ALBUQUERQUE, NEW MEXICO, JULY 2003", filed September 2, 2003, in Volume 2003C, Folio 269, records of Bernalillo County, New Mexico.

D. Plat entitled "AMENDED REPLAT OF VILLA DE PAZ, ALBUQUERQUE, NEW MEXICO, NOVEMBER, 1976", filed December 7, 1976, records of Bernalillo County, New Mexico.

E. Title Report prepared for this property by LandAmerica Albuquerque Title and underwritten by Commonwealth Land Title Insurance Company, Commitment No. 6219001163, bearing an effective date of September 11, 2006.

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377



PLAT OF

OXBOW TOWN CENTER

(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER , 2007

SHEET 3 OF 6

SURVTEK, INC.
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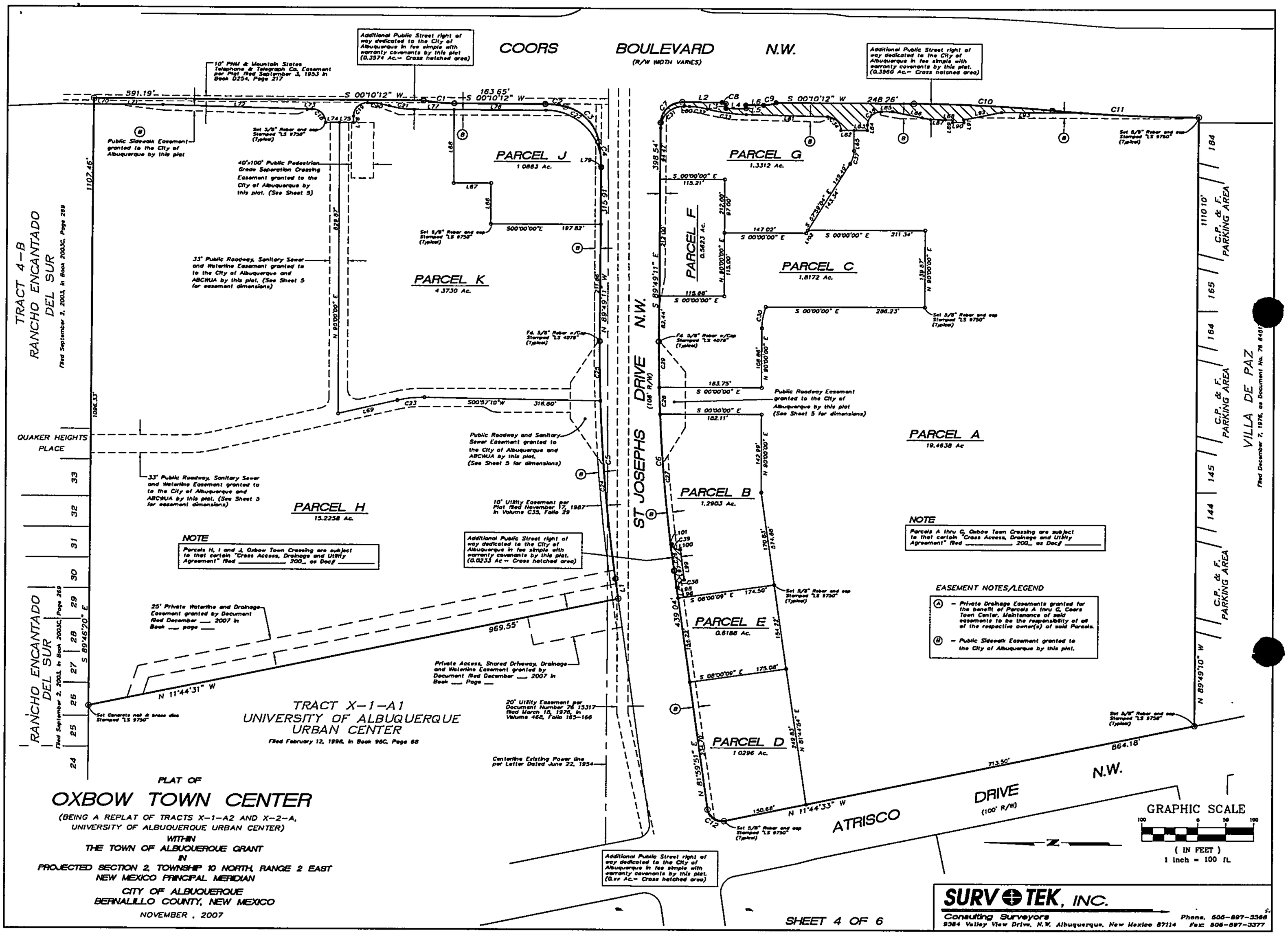

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NEW MEXICO PRINCIPAL MERIDIAN

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BERNALILLO COUNTY, NEW MEXICO

NOVEMBER , 2007

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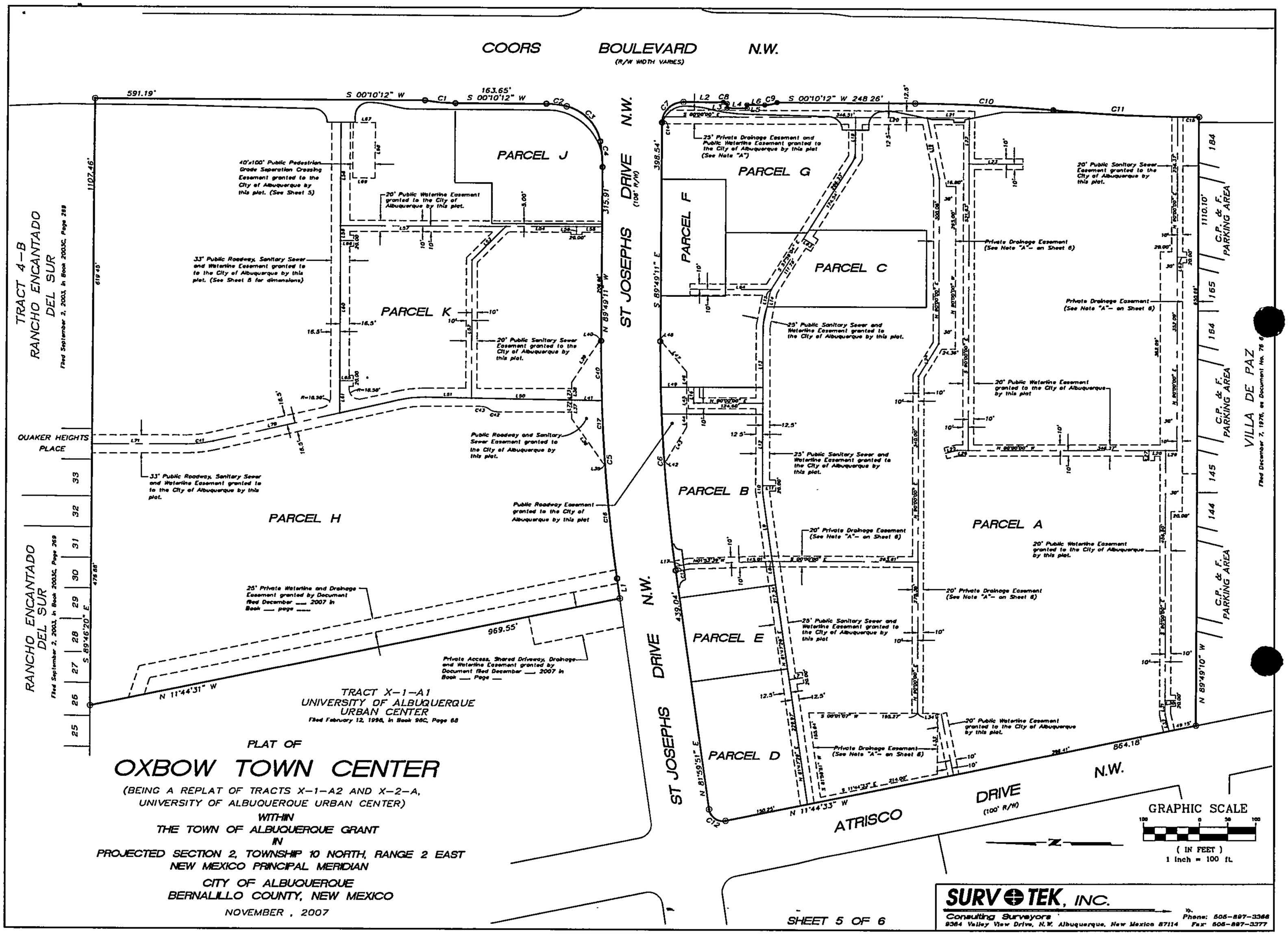

PLAT OF

OXBOW TOWN CENTER

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WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER , 2007

SHEET 5 OF 6

SURVTEK, INC.
Consulting Surveyors
9364 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF

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WITHIN
THE TOWN OF ALBUQUERQUE GRANT
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PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER , 2007

PERIMETER BOUNDARY LINE AND CURVE DATA

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.65' (36.65')	S81°59'51"W (S81°59'51"E)
L2	71.53' (71.53')	S00°10'11"W (S00°10'11"E)
L3	8.53' (8.53')	N89°49'48"W (S89°49'48"E)
L4	36.00' (36.00')	S00°10'12"W (N00°10'12"E)
L5	6.38' (6.38')	S89°49'48"E (S89°49'48"E)
L6	32.00' (32.00')	S00°10'12"W (S00°10'12"W)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	55.49' (55.48')	307.00' (307.00')	27.82'	55.41' (55.41')	S05°20'52"W (S05°20'52"W)	10°21'19" (10°21'16")
C2	36.50' (36.50')	150.00' (150.00')	18.34'	36.41' (36.41')	S07°08'03"W (S07°08'03"W)	13°56'31" (13°56'37")
C3	93.35' (93.35')	82.00' (82.00')	52.47'	88.39' (88.39')	S46°43'41"W (S46°43'41"W)	65°13'34" (65°13'45")
C4	47.29' (47.29')	250.00' (250.00')	23.72'	47.22' (47.22')	S84°45'41"W (S84°45'41"W)	10°50'17" (10°50'16")
C5	436.02' (436.02')	3053.00' (3053.00')	218.38'	435.65' (435.65')	S86°05'20"W (S86°05'20"W)	8°10'58" (8°10'58")
C6	420.88' (420.88')	2947.00' (2947.00')	210.80'	420.52' (420.52')	S86°05'20"W (S86°05'20"W)	8°10'58" (8°10'58")
C7	59.69' (59.68')	38.00' (38.00')	38.00'	53.74' (53.74')	S44°49'30"E (N44°49'30"W)	89°59'59" (89°59'73")
C8	7.37' (7.37')	56.63' (56.63')	3.69'	7.36' (7.36')	S19°45'40"W (S19°45'40"W)	7°27'06" (7°27'17")
C9	23.05' (23.06')	56.62' (56.62')	11.69'	22.89' (22.89')	S11°29'21"E (S11°29'21"E)	23°19'26" (23°19'26")
C10	249.78' (249.78')	2786.79' (2786.79')	124.98'	249.70' (249.70')	S02°44'16"W (N02°44'16"E)	5°08'08" (5°08'08")
C11	263.71' (263.71')	2942.79' (2942.79')	131.95'	263.63' (263.62')	S02°44'22"W (S02°44'17"W)	5°08'04" (5°08'04")
C12	40.91' (40.90')	25.00' (25.00')	26.70'	36.50' (36.49')	N35°07'10"E (S35°07'39"W)	93°45'42" (93°44'24")

EASEMENT NOTES/LEGEND

(A) = Private Drainage Easements granted for the benefit of Parcels A thru C, Coors Town Center. Maintenance of said easements to be the responsibility of all of the respective owner(s) of said Parcels.

(B) = 10' Public Sidewalk Easement granted to the City of Albuquerque by this plat.

NEW PARCELS AND EASEMENT LINE AND CURVE DATA

LINE TABLE		
LINE	LENGTH	BEARING
L7	24.76'	S08°17'35"E
L8	5.51'	S00°00'00"E
L9	127.58'	N81°47'28"E
L10	12.37'	N90°00'00"E
L11	23.50'	S00°00'00"W
L12	150.63'	S90°00'00"E
L13	140.92'	N90°00'00"E
L14	65.37'	S78°45'00"E
L15	2.21'	S57°59'04"E
L16	28.75'	S90°00'00"E
L17	25.36'	S11°44'31"E
L18	73.94'	S89°57'58"E
L19	113.58'	S78°42'40"W
L20	128.75'	S00°00'00"E
L21	76.23'	S00°00'00"W
L22	84.82'	S90°00'00"E
L23	97.51'	S00°00'00"W
L24	69.66'	S58°48'35"E
L25	21.95'	S13°29'55"E
L26	20.00'	S00°00'00"E
L27	18.50'	S90°00'00"E
L28	30.00'	S00°00'00"W
L29	20.00'	S00°00'00"E
L30	18.50'	S00°00'00"W
L31	25.06'	N90°00'00"E
L32	31.24'	N77°02'28"E
L33	110.69'	S90°00'00"E
L34	35.94'	S00°00'46"W
L35	2.97'	N04°01'40"W
L36	100.16'	N55°17'40"E
L37	33.64'	S90°00'00"E
L38	32.36'	N90°00'00"E
L39	90.62'	S56°54'58"E
L40	3.00'	S00°10'49"W
L41	54.08'	S00°57'10"W
L42	3.03'	S04°04'53"E
L43	72.12'	S59°24'19"E
L44	24.00'	N90°00'00"E
L45	48.75'	N90°00'00"E
L46	28.00'	S90°00'00"E
L47	72.13'	N50°53'35"E
L48	1.69'	N00°10'49"E
L49	46.25'	N00°00'00"E
L50	180.24'	N00°57'10"E
L51	82.28'	N00°57'10"E
L52	251.14'	S90°00'00"E
L53	86.27'	S45°00'00"E
L54	126.52'	S00°00'00"E
L55	45.80'	S00°00'00"W
L56	14.00'	S90°00'00"W
L57	297.48'	N00°00'00"E
L58	189.37'	N90°00'00"W
L59	27.00'	S90°00'00"W
L60	254.60'	N90°00'00"W
L61	58.89'	S90°00'00"W

LINE TABLE		
LINE	LENGTH	BEARING
L62	17.00'	S00°00'00"E
L63	22.97'	N32°00'56"E
L64	146.02'	S00°00'00"W
L65	23.50'	S00°00'00"E
L66	23.50'	S00°00'00"E
L67	13.67'	S00°08'17"W
L68	102.00'	N89°54'20"W
L69	20.00'	N00°05'40"E
L70	11.13'	S89°46'20"E
L71	123.55'	S00°10'12"W
L72	258.56'	S01°26'04"W
L73	8.94'	S00°06'43"W
L74	25.00'	S00°00'00"E
L75	25.00'	S00°00'00"E
L76	11.84'	N90°00'00"E
L77	70.98'	S00°05'40"W
L78	165.33'	S00°05'40"W
L79	4.31'	N89°49'11"W
L80	9.74'	S01°22'05"W
L81	146.23'	S01°22'05"W
L82	23.83'	S00°00'00"W
L83	23.83'	S00°00'00"E
L84	9.72'	N90°00'00"E
L85	20.00'	S00°11'56"W
L86	69.66'	S11°47'37"W
L87	26.70'	S00°11'56"W
L88	13.10'	S00°13'47"W
L89	5.00'	N89°46'13"W
L90	20.00'	S00°13'47"W
L91	5.00'	S89°46'13"E
L92	69.63'	S11°22'10"E
L93	143.25'	S00°13'47"W

L96	19.13'	N81°59'51"E
L97	30.98'	N81°59'51"E
L98	3.00'	S08°00'09"E
L99	56.00'	N83°00'51"E
L100	1.00'	N06°59'09"W
L101	3.01'	N07°02'40"W
L102	6.15'	S57°59'04"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C13	7.86'	2947.00'	3.93'	7.86'	S82°04'26"W	0°09'10"
C14	10.63'	38.00'	5.35'	10.60'	N81°48'30"W	16°01'59"
C15	38.63'	2942.79'	19.32'	38.63'	S00°32'54"W	0°45'08"
C16	211.80'	3053.00'	105.94'	211.75'	S83°59'06"W	3°58'29"
C17	115.02'	3053.00'	57.52'	115.02'	S87°03'06"W	2°09'31"
C18	39.23'	25.00'	24.96'	35.33'	N45°02'50"E	89°54'20"
C19	39.31'	25.00'	25.04'	35.38'	N44°57'10"W	90°05'40"
C20	39.73'	140.00'	20.00'	39.60'	N08°13'28"E	16°15'37"
C21	45.41'	160.00'	22.86'	45.25'	S08°13'28"W	16°15'37"
C22	157.23'	100.00'	100.15'	141.53'	N45°08'14"E	90°05'09"
C23	48.34'	215.00'	24.27'	48.24'	N06°26'30"W	12°52'59"
C24	326.82'	3053.00'	163.57'	326.66'	S85°03'51"W	6°08'00"
C25	109.20'	3053.00'	54.61'	109.19'	S89°09'20"W	2°02'58"
C26	49.28'	2947.00'	24.64'	49.28'	S82°28'36"W	0°57'29"
C27	238.84'	2947.00'	119.48'	238.77'	S85°16'39"W	4°38'37"
C28	48.77'	2947.00'	24.39'	48.77'	S88°04'24"W	0°56'54"
C29	83.99'	2947.00'	42.00'	83.98'	S89°21'50"W	1°37'58"
C30	39.00'	110.00'	19.71'	38.80'	N79°50'30"W	20°18'59"
C31	63.64'	40.00'	40.82'	57.14'	N44°12'44"W	91°09'38"
C32	32.40'	140.00'	16.27'	32.33'	N07°59'55"E	13°15'41"
C33	71.75'	310.00'	36.04'	71.59'	S07°59'55"W	13°15'41"
C34	38.67'	25.00'	24.41'	34.93'	N45°41'02"E	88°37'55"
C35	39.36'	25.00'	25.09'	35.42'	N44°54'02"W	90°11'56"

C37	25.14'	45.00'	12.91'	24.82'	S73°59'32"E	32°00'56"
C38	19.06'	12.00'	12.21'	17.12'	N52°29'39"W	91°01'00"
C39	18.84'	12.00'	11.99'	16.96'	S37°59'26"W	89°57'09"
C40	109.20'	3053.00'	54.61'	109.19'	S89°09'20"W	2°02'58"
C41	48.40'	215.09'	24.30'	48.29'	S06°26'09"E	12°53'31"
C42	17.05'	26.50'	8.83'	16.76'	S18°26'06"W	36°52'12"
C43	15.12'	23.50'	7.83'	14.86'	N18°26'06"E	36°52'12"

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone 505-897-3366
Fax 505-897-3377

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 13, 2010

Project# 1005357
10DRB-70280 EXT OF MAJOR PRELIMINARY PLAT

SURV-TEK INC agent(s) for OXBOW TOWN CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) X-1-A2 & X-2-A, **UNIVERSITY OF ALBUQUERUQE URBAN CENTER Unit(s)** , zoned SU-3, located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DR NW containing approximately 47.72 acre(s). [REF:] (G-11)

At the October 13, 2010 Development Review Board meeting, the one-year extension of the preliminary plat was approved. The conditions of final plat still apply.

If you wish to appeal this decision, you must do so by October 28, 2010, 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).

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

Jack Cloud, AICP, DRB Chair

Cc: Surv-Tek, Inc. – 9384 Valley View Dr NW – Albuquerque, NM 87114
Cc: Oxbow Town Center, LLC – 4407 Lomas Blvd. NE – Albuquerque, NM 87111
Marilyn Maldonado
file

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 12, 2009

Project# 1005357
09DRB-70340 EXT OF MAJOR PRELIMINARY PLAT

SURV-TEK INC agent(s) for OXBOW TOWN CENTER LLC request(s) the above action(s) for all or a portion of Tract(s) X-1A2 & X-2A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER (TO BE KNOWN AS OXBOW TOWN CENTER)** zoned SU-3, located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW ANMD ATRISCO DR NW (G-11)

At the November 12, 2009 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

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

Jack Cloud, AICP, DRB Chair

Cc: Surv-Tek Inc – 9384 Valley View Dr NW – Albuquerque, NM 87114
C: Oxbow Town Center, LLC – 4407 Lomas Blvd NE – Albuquerque, NM 87110
Marilyn Maldonado
file

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 12, 2008

Project# 1005357
08DRB-70472 EXT OF MAJOR PRELIMINARY PLAT

SURV-TEK INC agent(s) for OXBOW TOWN CENTER LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 & X-2-A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER (TO BE KNOWN AS OXBOW TOWN CENTER)** zoned SU-3, located on ST JOSEPHS DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DR NW containing approximately 47.72 acre(s). (G-11)

At the November 12, 2008 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

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

Jack Cloud, AICP, DRB Chair

Cc: Surv-Tek, Inc. – 9384 Valley View Dr NW – Albuquerque, NM 87114
Oxbow Town Center, LLC – 4407 Lomas Blvd. NE – 87114
Marilyn Maldonado

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 2, 2008

Project# 1005357
07DRB-70392 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70395 EPC APPROVED SDP FOR SUBDIVISION
07DRB-70419 EPC APPROVED SDP FOR BUILD PERMIT

SURV-TEK INC agent(s) for OXBOW TOWN CENTER, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 & X-2-A UNIVERSITY OF ALBUQUERQUE URBAN, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER TBK OXBOW TOWN CENTER,** zoned SU-3, located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DRIVE NW containing approximately 47.72 acre(s). (G-11) *(Deferred from 12/12/07)*

At the January 2, 2008 Development Review Board meeting, the preliminary plat was approved.

The site development plan for subdivision was approved with final sign-off delegated to planning for Carmen Marrone's initials and for 3 copies.

The site development plan for building permit was approved with final sign-off delegated to Transportation to address comments, and to the City Engineer for SIA, staff planners initials, and for 3 copies.

If you wish to appeal these decisions, you must do so by January 17, 2008 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.

Current DRC Project Number: _____

ORIGINAL

FIGURE
INFRASTRUCTURE LIST

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

Date Submitted: 1-2-
Date Site Plan Approved: 1-2-08
Date Preliminary Plat Approved: 1-2-08
Date Preliminary Plat Expires: 1-2-09
DRB Project No.: 1005357
DRB Application No.: 07-70417

Oxbow Town Center – Parcels A, B & C
PROPOSED NAME OF ~~PLAT AND/OR~~ SITE DEVELOPMENT PLAN for B.P.

Tracts X-1-A2 & X-2-A, University of Albuquerque Urban Center, Albuquerque, Bernalillo County, New Mexico
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#	Constructed Under DRC#	Size	Type of Improvement	Location	From	To	Construction Certification Private: Inspector	Construction Certification Private: P.E.	Construction Certification: City Cnst Engineer
			Coors Blvd Roadway Improvements						
		2-Thru Lanes (Each 11' wide)	Arterial Paving (Expand to West Only)	Coors Blvd	Northern Prop. Boundary of Parcel H	Southern Prop. Boundary of Parcel A	/	/	/
		Additional SB LT Lane (12' Wide)	Arterial Paving	Coors Blvd	525' North of St. Josephs Blvd	St. Josephs Blvd	/	/	/
		SB RT Lane (12' Wide)	Art. Paving W/ C&G	Coors Blvd	Northern Prop. Boundary of Parcel H	395' South of Northern Prop. Bndry of Parcel H	/	/	/
		SB RT Lane (12' Wide)	Art. Paving W/ C&G	Coors Blvd	St. Josephs Blvd	330' North of St. Josephs Blvd	/	/	/
		SB RT Lane (12' Wide)	Art. Paving W/ C&G	Coors Blvd	St. Josephs Blvd	355' South of St Josephs Blvd	/	/	/
		Additional NB LT Lane (12' Wide)	Arterial Paving	Coors Blvd	390' South of St. Josephs Blvd	St. Josephs Blvd	/	/	/
		10' Wide	PCC Sidewalk along Eastern Boundary of Project	Coors Blvd	Northern Prop. Boundary of Parcel H	St. Josephs Blvd.	/	/	/

Financially Guaranteed DRC#	Constructed Under DRC#	Size	Type of Improvement	Locati	From	To	Construction Cer Private Inspector	P.E.	tion City Cnst Engineer
		10' Wide	PCC Sidewalk along Eastern Boundary of Project	Coors Blvd	St. Josephs Blvd.	Southern Prop. Boundary of Parcel A	/	/	/
		40' X 100'	Easement for landing of Future Pedestrian Crossing Over Coors Blvd	Coors Blvd (West Side Only)	RT-In/Rt-Out Drive North of St. Josephs	Immediately South of RT-In/Rt-Out Drive	/	/	/
		8 Street Lights	Street Light Relocation	Coors Blvd	Northern Prop. Boundary of Parcel H	Southern Prop. Boundary of Parcel A	/	/	/
		1 Panel Sign	Panel Sign Remove & Relocate to Median	Coors Blvd	Northern Prop. Boundary of Parcel H	St. Josephs Blvd	/	/	/
			Signalization Improvements	Intersection of Coors Blvd and St. Josephs Blvd			/	/	/
							/	/	/
							/	/	/
							/	/	/

Transportation improvements per NMDOT

St. Josephs Blvd Roadway Improvements

		2-EB Thru Lanes w/Auxillary Lanes (Each 12' Wide)	Arterial Paving w/ Median	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		6' Wide	EB Bike Lane	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		6' Wide	WB Bike Lane	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		10' Wide	PCC Sidewalk Along Northern Half of St. Josephs Blvd.	St. Josephs Blvd	Western boundary of Parcel H	Coors Blvd	/	/	/
		10' Wide	PCC Sidewalk Along Southern Half of St. Josephs Blvd.	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		2-Lane	Roundabout	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/

Financially Guaranteed DRC#	structed Under DRC#	Size	Type of Improvement	Locati	From	To	Construction Cer Private Inspector	P.E.	tion City Cnst Engineer
			Atrisco Roadway Improvements						
		Expand to 48' F-F, (4 Lane-Divided w/ median)	Coll. Paving W/ C&G, (Expand Eastern Half ~1ft)	Atrisco	St. Josephs Blvd	Southern Prop. Boundary of Parcel A	/	/	/
		10' Wide	PCC Sidewalk Along Eastern Half of Atrisco	Atrisco	St. Josephs Blvd	Southern Prop. Boundary of Parcel A	/	/	/
			Onsite Drainage Improvements						
		0.67 acre	Surface Detention Pond (Pond 5)	Western edge of Parcel A			/	/	/
		40'X295'	Underground Detention Pond (Pond 6)	Eastern edge of Parcel A			/	/	/
		20'X525'	Underground Detention Pond (Pond 7)	Southeastern corner of Parcel A			/	/	/
			Oil/Water Seperator	Parcel A (Adjacent to Exist Outfall)			/	/	/
		18"-24" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel A (East-West Access Isle)	Parcel B	Pond 5 (Parcel A)	/	/	/
		18"-30" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel A	Pond 5 (Tract A)	Oil/Water Seperator West of Coors ROW	/	/	/
		24" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcels A & B	St. Josephs Blvd	Proposed East-West SD on Parcel A	/	/	/
		18"-24" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel G & A	St. Josephs Blvd	Oil/Water Seperator West of Coors ROW	/	/	/
		18" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel A	Pond 7 (Parcel A)	Oil/Water Seperator West of Coors ROW	/	/	/

Financially Guaranteed DRC#	Constructed Under DRC#	Size	Type of Improvement	Location	From	To	Construction Cert. Private / Inspector	P.E.	City Cnst Engineer

Offsite Drainage Improvements

		Type C Inlet	W/Nec. RCP SD, MH's, & Laterals	St. Josephs Blvd (East of Atrisco Intersection)			/	/	/
		24" Dia.	RCP Storm Drain W/Nec. MH's, Laterals & Inlets	St. Josephs Blvd	SW corner of Parcel H	Parcel B	/	/	/
		18" Dia.	RCP Storm Drain W/Nec. MH's, Laterals & Inlets	St. Josephs Blvd	SE corner of Parcel J	Parcel G	/	/	/
		36" Dia.	RCP Storm Drain W/Nec. MH's, Laterals & Inlets	Coors Blvd	Oil/Water Seperator West of Coors ROW	Coors Blvd (Existing SD Stub)	/	/	/

Onsite Water Improvements

		10" Dia.	Waterline W/ Nec. FH, MJ's & RJ's	Parcel A	Atrisco (Southernmost Access Drive)	St. Josephs (NE Corner of Parcel G)	/	/	/
		10" Dia.	Waterline W/ Nec. FH, MJ's & RJ's	Parcels A, B, C, D, E, F& G	Atrisco (Northernmost Access Drive)	St. Josephs Blvd	/	/	/

Onsite Sewer Improvements

		8" Dia.	Sanitary Sewer W/ Nec. MH's and Services	Parcels A, C & G	Parcel A (Near Main Entrance off St. Josephs)	Coors Blvd (SE Corner of Parcel A)	/	/	/
		8" Dia.	Sanitary Sewer W/ Nec. MH's and Services	Parcel A	Parcel A (Middle of Southern Boundary)	Coors Blvd (SE Corner of Parcel A)	/	/	/
		8" Dia.	Sanitary Sewer W/ Nec. MH's and Services	St. Josephs Blvd	Western boundary of Parcel H	Northern Leg of Proposed Roundabout	/	/	/
		6" Dia.	Sanitary Sewer Service	Parcel D	St. Josephs Blvd (Existing SAS Main)	Parcel D	/	/	/
		6" Dia.	Sanitary Sewer Service	Parcel E	St. Josephs Blvd (Existing SAS Main)	Parcel E	/	/	/
							/	/	/

NOTI

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

1 The developer agrees to build all necessary FH with associated waterlines, MJ, and RJ as outlined in the conceptual utility plan and approved by the ABCWUA and the City Fire Marshal.

2

3

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 are 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 Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Jason Woodruff (Agent)	1-2-08	Christina Sandoval 1/2/08
NAME(print)	DRB CHAIR – date	PARKS & GENERAL SERVICES – date
GND, LLC, 5643 Paradise Blvd, Albuquerque, NM 87114	1/2/08	
FIRM	TRANSPORTATION DEVELOPMENT – date	AMAFCA – date
	1-2-08	
SIGNATURE	UTILITY DEVELOPMENT – date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	Bradley L. Bingham 1-2-08	
	CITY ENGINEER – date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: OXBOW TOWN CENTER, LLC PHONE: 259-0991
ADDRESS: 4407 LOMAS BLVD NE FAX: 831-6855
CITY: ALB STATE NM ZIP 87111 E-MAIL:
Proprietary interest in site: OWNERS List all owners: —

DESCRIPTION OF REQUEST: 1 YEAR EXTENSION OF MAJOR PRELIMINARY PLAT APPROVAL

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. TRACTS X-1-A2 AND X-2-A UNIVERSITY OF ALBUQUERQUE URBAN CENTER Block: — Unit: —
Subdiv/Addn/(TBKA): OXBOW TOWN CENTER
Existing Zoning: SU-3 Proposed zoning: SAME MRGCD Map No —
Zone Atlas page(s): G-11 UPC Code: 101106019549120846
101106018038720705

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1005357

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of existing lots: 2 No. of proposed lots: 10 Total area of site (acres): 47.72
LOCATION OF PROPERTY BY STREETS: On ~~or Near~~: ST. JOSEPH'S DRIVE NW
Between: COORS BLVD NW and ATRISCO DR. NW

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

SIGNATURE [signature] DATE 9.29.10
(Print) RUSS HUGG Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
10DRB-70280	EPP	5(3)	$ 50.00
	CMF		$ 20.00
			$
			$
			$
			$
			Total $ 70.00

Hearing date 10/13/10

Sandy Handley 09/30/10 Project # 1005357
Planner signature / date

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

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

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

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

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

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

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

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

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

__ 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.

Russ Huge
Applicant name (print)

9.29.10
Applicant signature / date

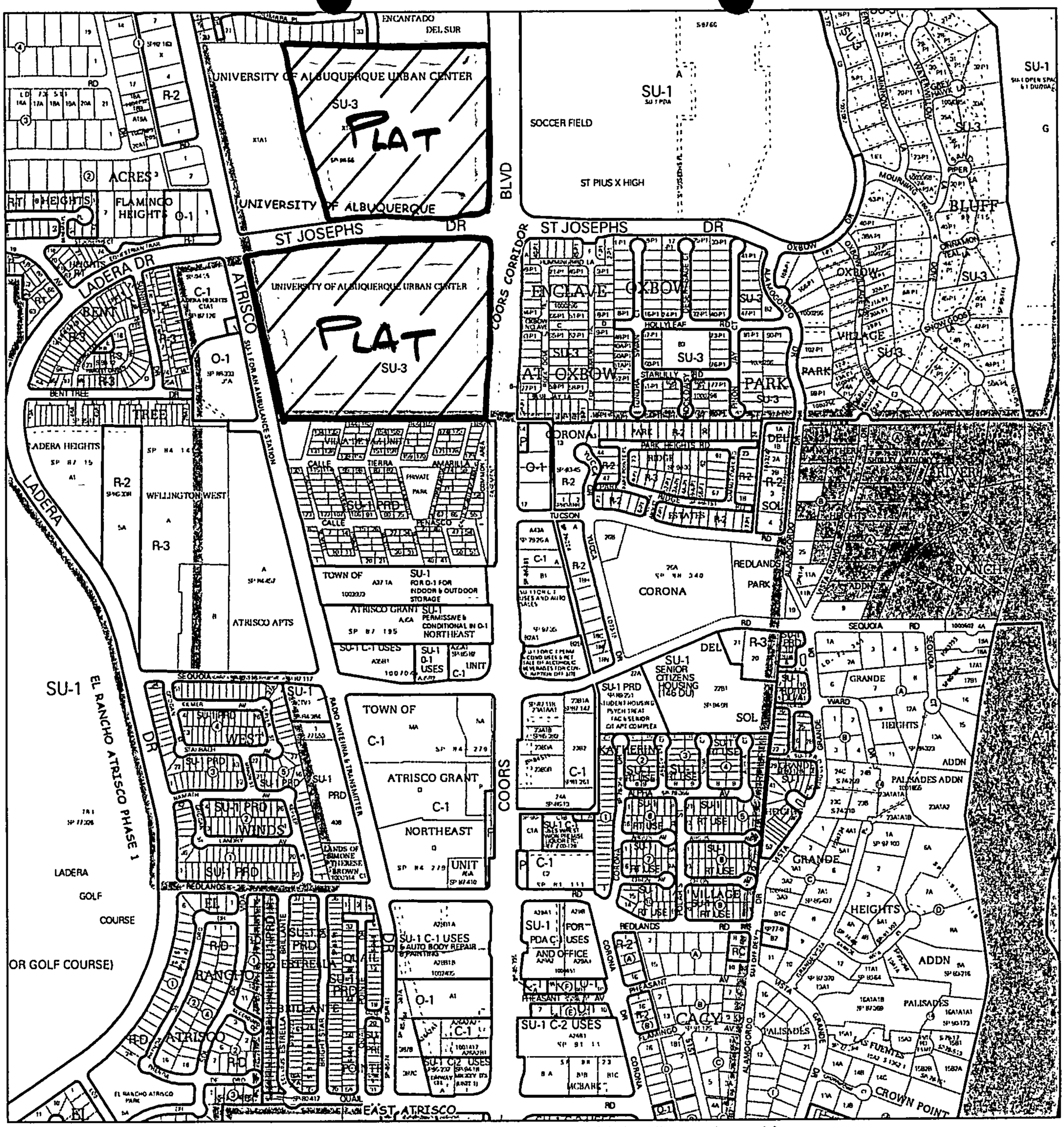
Form revised **October 2007**

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

Application case numbers
10DRB - 70280
___ - ___ - ___
___ - ___ - ___

Sandy Handley 09/30/10
Planner signature / date

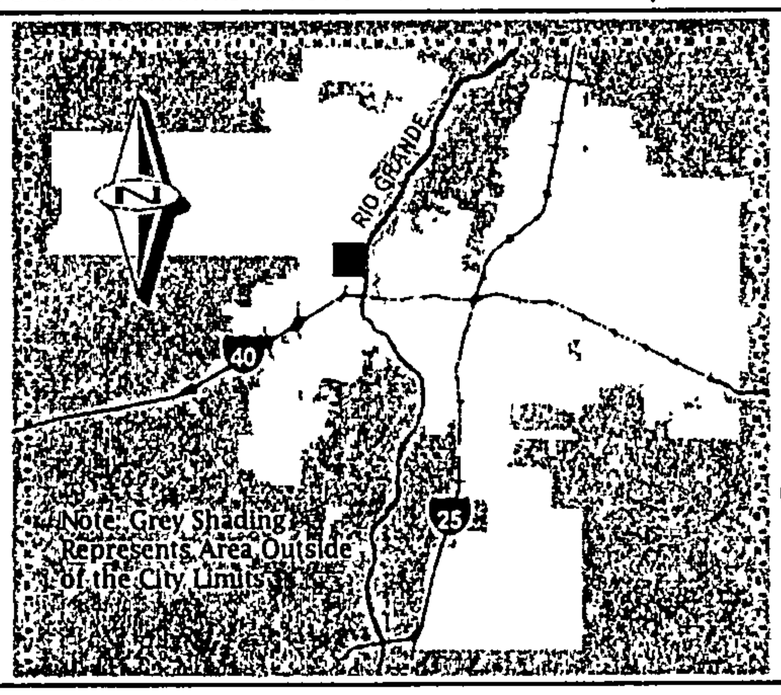
Project # 1005357



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

G-11-Z

Selected Symbols

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

0 750 1,500 Feet

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

September 29 , 2010

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Jack Cloud, Chair

RE: DRB 1005357- Tracts X-1-A2 and X-2A of The University of Albuquerque Urban Center, City of Albuquerque, Bernalillo County, New Mexico. (To be known as Oxbow Town Center) City Zone Atlas Page G-11.

Dear Mr. Cloud,

Due to prevailing economic conditions, the owners of the above captioned property, Oxbow Town Center, LLC are hereby filing application with the City of Albuquerque Development Review Board for an additional 1 year Extension of a Major Preliminary Plat approval for the above referenced project which was approved at the January 2, 2008 Design Review Board hearing and subsequently granted one year Extensions of the Major Preliminary Plat on November 12, 2008 and November 12, 2009. The Official Notice of Decisions are attached hereto for your reference.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 12, 2009

Project# 1005357
09DRB-70340 EXT OF MAJOR PRELIMINARY PLAT

SURV-TEK INC agent(s) for OXBOW TOWN CENTER LLC request(s) the above action(s) for all or a portion of Tract(s) X-1A2 & X-2A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER (TO BE KNOWN AS OXBOW TOWN CENTER)** zoned SU-3, located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW ANMD ATRISCO DR NW (G-11)

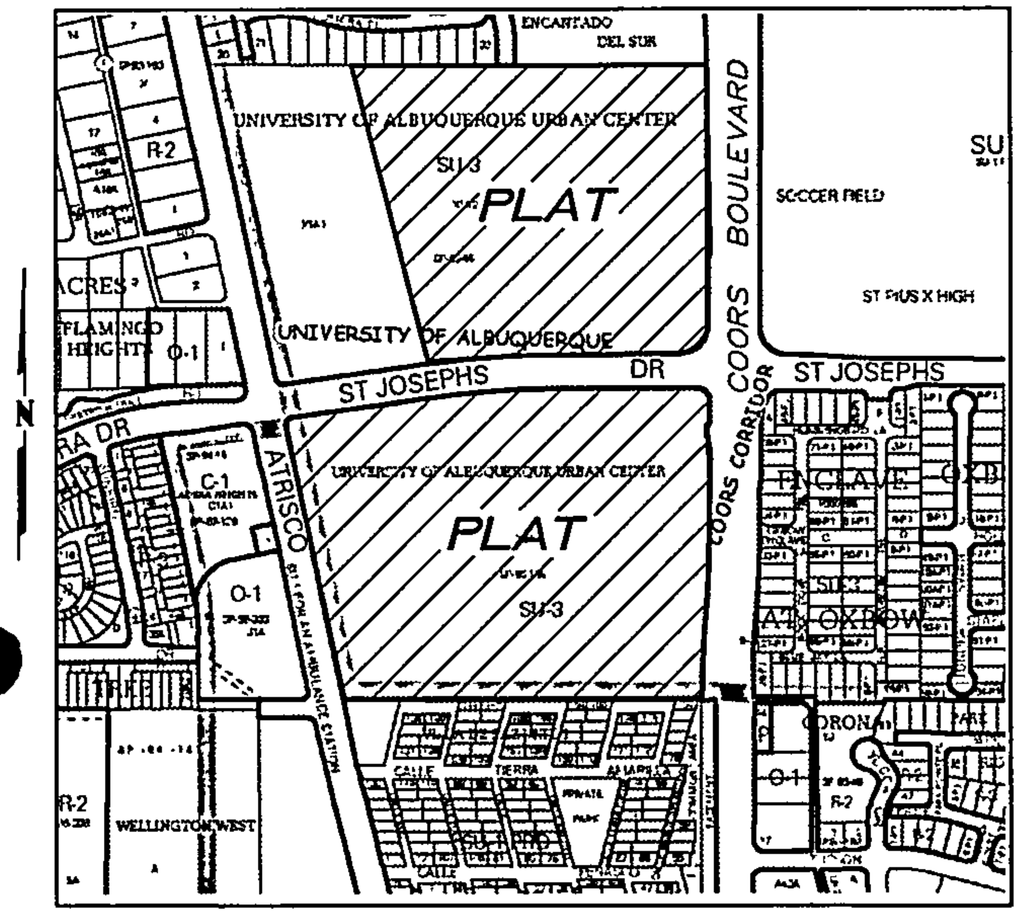
At the November 12, 2009 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

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

Jack Cloud, AICP, DRB Chair

Cc: Surv-Tek Inc – 9384 Valley View Dr NW – Albuquerque, NM 87114
C: Oxbow Town Center, LLC – 4407 Lomas Blvd NE – Albuquerque, NM 87110
Marilyn Maldonado
file



VICINITY MAP
Not To Scale

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page G-11.
6. U.C.L.S. Log Number _____.
7. Current Zoning is SU-3

SUBDIVISION DATA

1. Total number of existing Tracts: 2
2. Total number of Parcels created: 10
3. Total mileage of full width streets created: 0 miles.
4. Gross Subdivision acreage: 47.7237 acres.

SHEET INDEX

SHEET 1 OF 6 –	Approvals, General Notes, Etc...
SHEET 2 OF 6 –	Legal Description, Free consent and dedication
SHEET 3 OF 6 –	Existing Plat Boundary and Easements
SHEET 4 OF 6 –	New Parcels created
SHEET 5 OF 6 –	New Easements created
SHEET 6 OF 6 –	Curve and Line Tables

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

101106019549120846

101106018038720705

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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

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

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

PURPOSE OF PLAT:

The purpose of this Plat is to:

1. Divide Two (2) existing Tracts into ten (10) Parcels as shown hereon.
2. Grant the New Public and Private Easements as shown hereon.
3. Dedicate the additional Public street right of way as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record, and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
November 5, 2007

070834_SHTS 1-3

PLAT OF

OXBOW TOWN CENTER

(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER , 2007

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Gas Services Date

PNM Electric Services Date

QWest Corporation Date

Comcast Date

City Approvals:

City Surveyor Date

Real Property Division Date

Environmental Health Department Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department Date

AMAFCA Date

City Engineer Date

DRB Chairperson, Planning Department Date

SHEET 1 OF 6

SURVTEK, INC.
Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF

OXBOW TOWN CENTER

(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER , 2007

LEGAL DESCRIPTION

Those certain parcels of land situate within the Town of Albuquerque Grant in projected Section 2, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising All of Tract "X-1-A2" of the Plat of Tracts X-1-A1 & X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 12, 1998, in Plat Book 98C, page 68 and All of Tract "X-2-A" of the Amended Plat of Tracts X-2-A & X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said amended plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 10,1995, in Plat Book 95C, page 250.

Said Tracts contain 47.7237 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF OXBOW TOWN CENTER (BEING A REPLAT OF)WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat. Said owner(s) and proprietor(s) do hereby grant all private and public easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

OXBOW TOWN CENTER, LLC
a New Mexico limited liability company

_____

By: Thomas F. Keleher, Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this _____ day

of_____, 2007, by Thomas F. Keleher as Managing

Member of Oxbow Town Center, LLC.

_____ _____

Notary Public My commission expires

Documents used in the preparation of this survey:

A. Plat entitled "PLAT OF TRACTS X-1-A1 AND X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 1998", filed March 12, 1998, in Volume 98C, Folio 68, records of Bernalillo County, New Mexico.

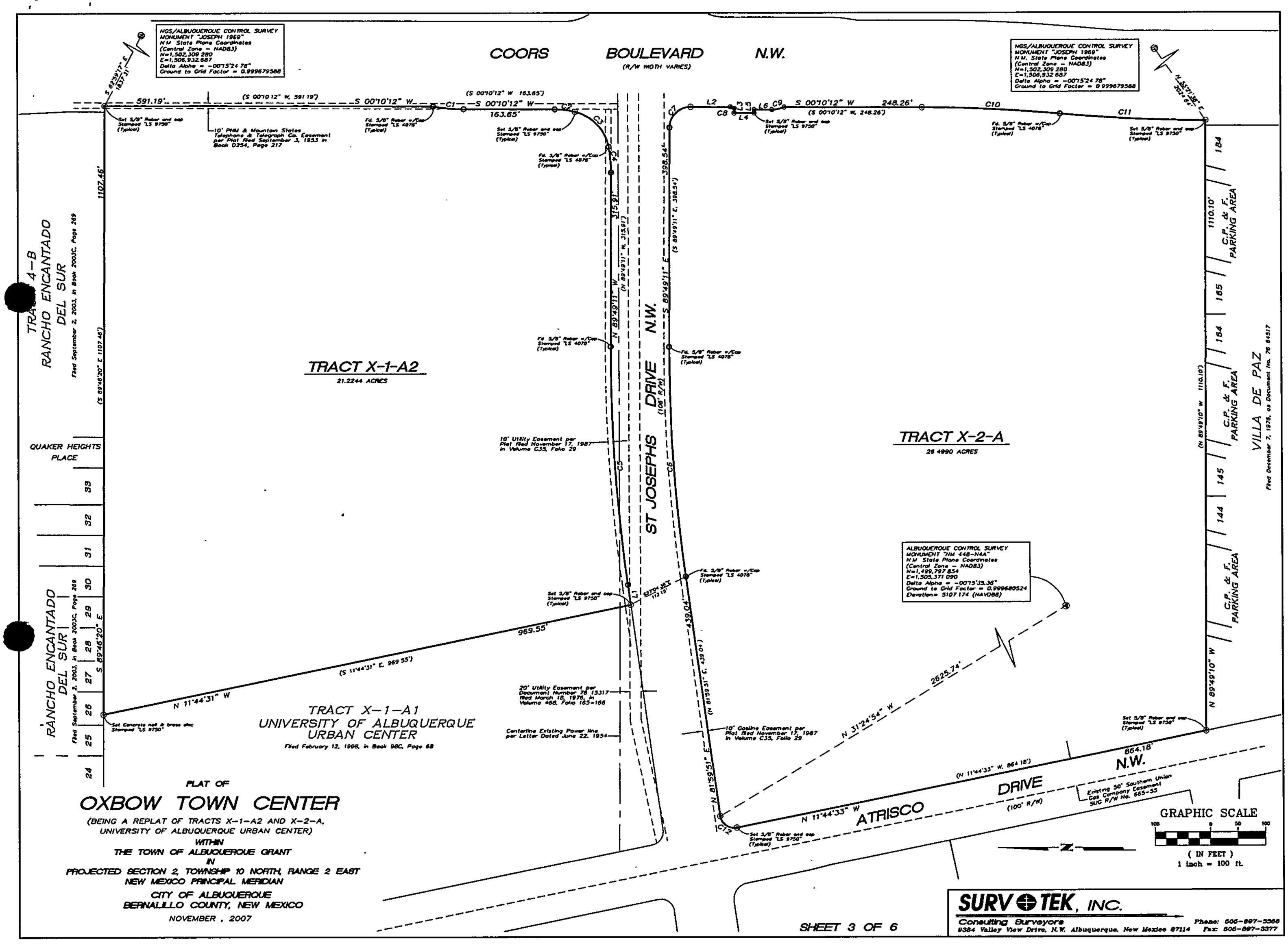
B. Plat entitled "AMENDED PLAT OF TRACTS X-2-A AND X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1995", filed July 10, 1995, in Volume 95C, Folio 250, records of Bernalillo County, New Mexico.

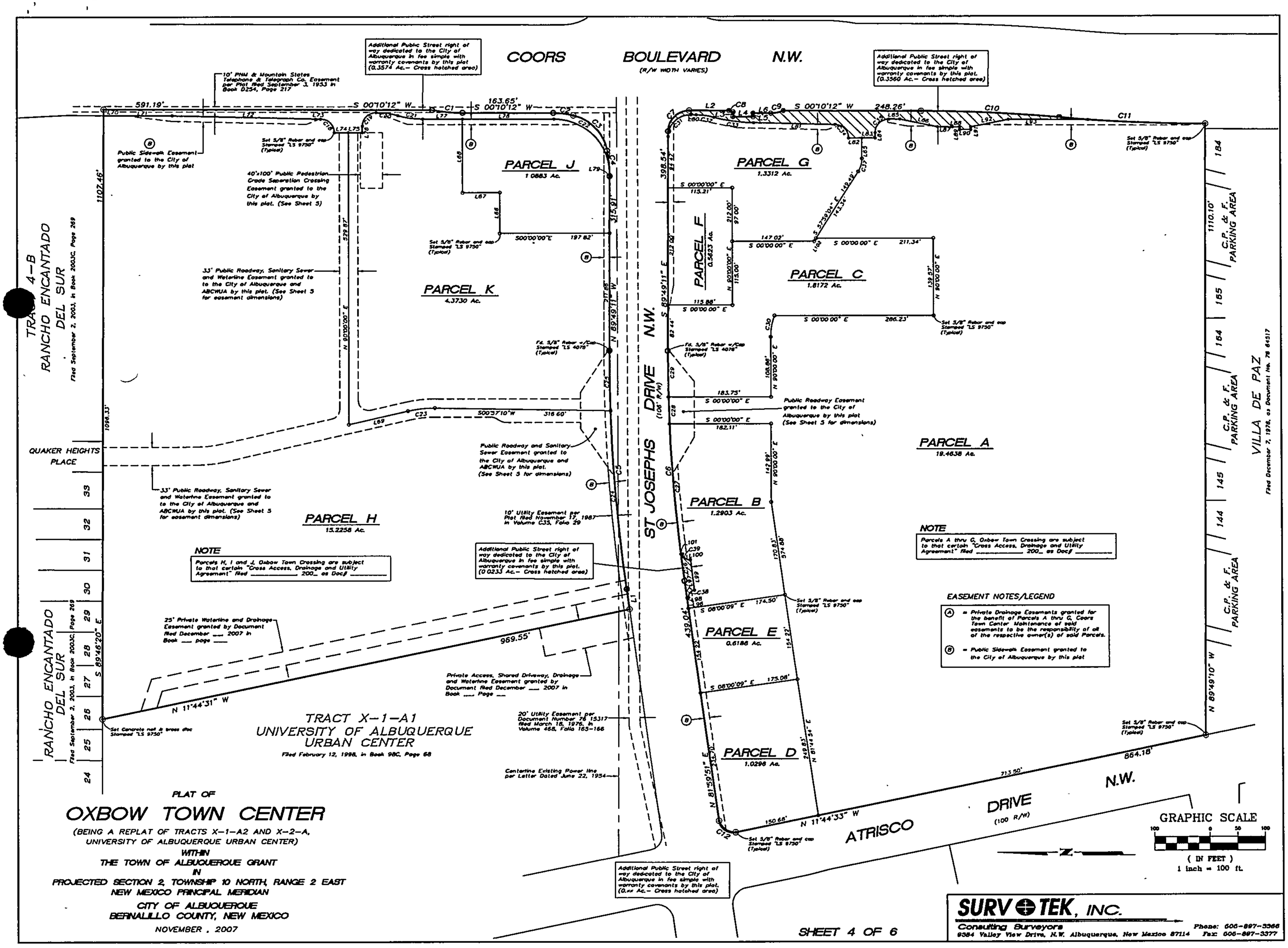
C. Plat entitled "PLAT OF RANCHO ENCANTADO DEL SUR, A REPLAT OF TRACT 4, COORS VILLAGE, ALBUQUERQUE, NEW MEXICO, JULY 2003", filed September 2, 2003, in Volume 2003C, Folio 269, records of Bernalillo County, New Mexico.

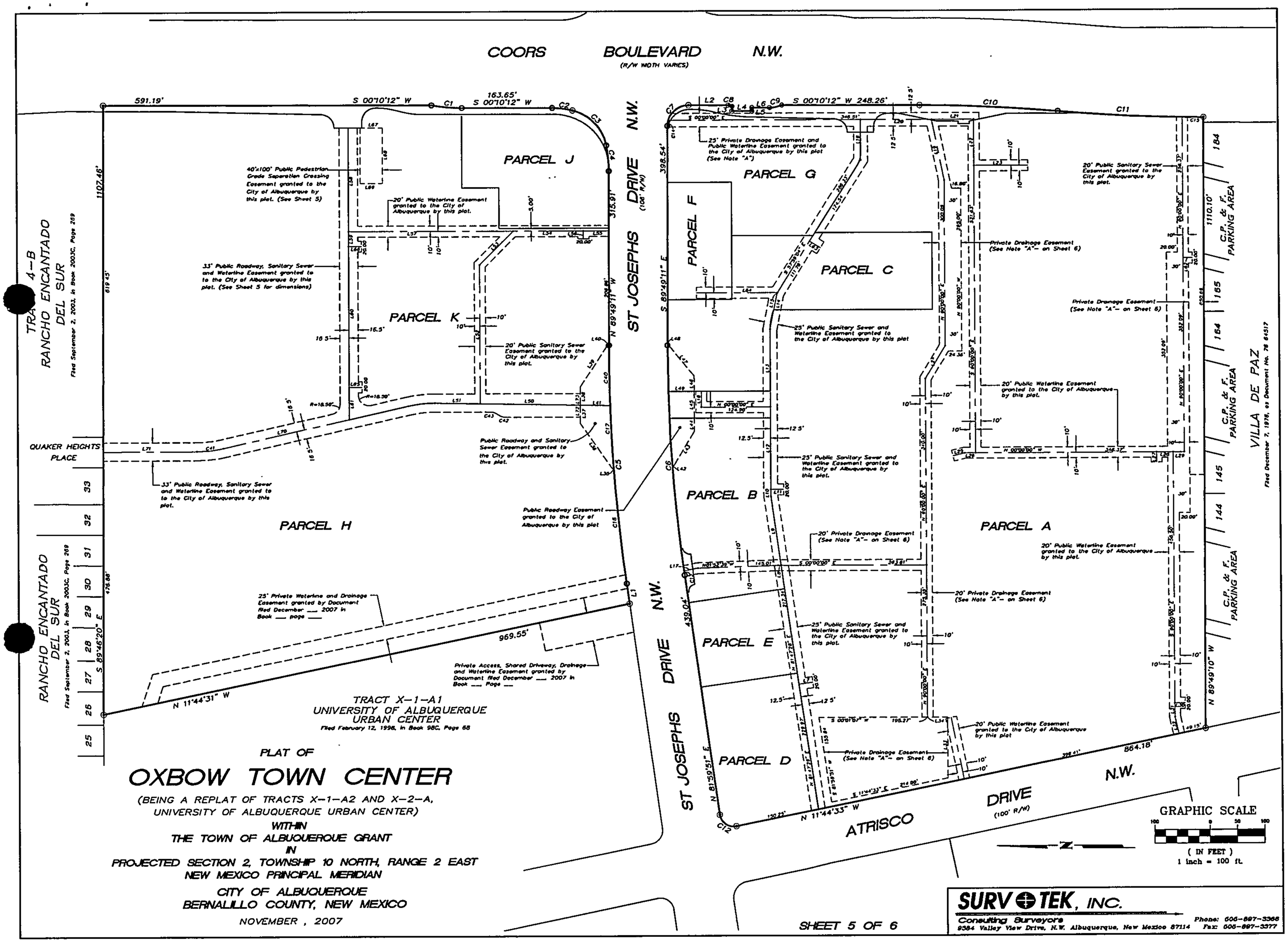
D. Plat entitled "AMENDED REPLAT OF VILLA DE PAZ, ALBUQUERQUE, NEW MEXICO, NOVEMBER, 1976", filed December 7, 1976, records of Bernalillo County, New Mexico.

E. Title Report prepared for this property by LandAmerica Albuquerque Title and underwritten by Commonwealth Land Title Insurance Company, Commitment No. 6219001163, bearing an effective date of September 11, 2006.

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377


COORS BOULEVARD N.W.
(R/W WIDTH VARIES)
NGS/ALBUQUERQUE CONTROL SURVEY
MONUMENT "JOSEPH 1969"
N.M. State Plane Coordinates
(Central Zone - NAD83)
N=1,502,309.280
E=1,506,932.687
Delta Alpha = -00°15'24.78"
Ground to Grid Factor = 0.999679588
591.19'
(S 00°10'12" W, 591.19')
S 00°10'12" W
163.65'
(S 00°10'12" W 163.65')
248.26'
(S 00°10'12" W, 248.26')
Set 5/8" Rebar and cap Stamped "LS 9750" (Typical)
Fd. 5/8" Rebar w/Cap Stamped "LS 4078" (Typical)
10' PNM & Mountain States Telephone & Telegraph Co. Easement per Plat Rec'd September 3, 1953 in Book D254, Page 217
TRACT 4-B
RANCHO ENCANTADO DEL SUR
Filed September 2, 2003, in Book 2003C, Page 249
1107.46'
(S 89°46'20" E 1107.46')
TRACT X-1-A2
21.2244 ACRES
N 89°49'11" W
(N 89°49'11" W, 315.91')
315.91'
398.54'
(S 89°49'11" E, 398.54')
S 89°49'11" E
ST JOSEPHS DRIVE N.W.
(108' R/W)
10' Utility Easement per Plat Rec'd November 17, 1987 in Volume C33, Folio 29
TRACT X-2-A
26.4990 ACRES
1110.10'
(N 89°49'10" W 1110.10')
C.P. & F. PARKING AREA
VILLA DE PAZ
Filed December 7, 1976, as Document No. 76 81517
QUAKER HEIGHTS PLACE
RANCHO ENCANTADO DEL SUR
Filed September 2, 2003, in Book 2003C, Page 249
S 89°46'20" E
N 89°49'10" W
ALBUQUERQUE CONTROL SURVEY
MONUMENT "NM 448-N4A"
N.M. State Plane Coordinates
(Central Zone - NAD83)
N=1,499,797.854
E=1,505,371.090
Delta Alpha = -00°15'35.36"
Ground to Grid Factor = 0.999680524
Elevations 5107.174 (NAVD88)
969.55'
(S 11°44'31" E, 969.55')
N 11°44'31" W
Set Concrete nail & brass disc Stamped "LS 9750"
TRACT X-1-A1
UNIVERSITY OF ALBUQUERQUE URBAN CENTER
Filed February 12, 1998, in Book 98C, Page 68
20' Utility Easement per Document Number 76 15317 filed March 18, 1976, in Volume 468, Folio 165-166
Centerline Existing Power line per Letter Dated June 22, 1954
439.04'
(N 81°59'51" E, 439.04')
N 81°59'51" E
10' Gasline Easement per Plat Rec'd November 17, 1987 in Volume C33, Folio 29
N 31°24'54" W
2625.74'
N 11°44'33" W
(N 11°44'33" W, 864.18')
864.18'
ATRISCO DRIVE N.W.
(100' R/W)
Existing 50' Southern Union Gas Company Easement SUG R/W No. 665-55
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
PLAT OF
OXBOW TOWN CENTER
(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER , 2007
SHEET 3 OF 6
SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377


COORS BOULEVARD N.W.
(R/W WIDTH VARIES)
Additional Public Street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat. (0.3574 Ac.– Cross hatched area)
Additional Public Street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat. (0.3560 Ac.– Cross hatched area)
10' PNM & Mountain States Telephone & Telegraph Co. Easement per Plat filed September 3, 1953 in Book D254, Page 217
591.19'
S 00°10'12" W
163.65'
248.26'
Public Sidewalk Easement granted to the City of Albuquerque by this plat
Set 5/8" Rebar and cap Stamped "LS 9750" (Typical)
40'x100' Public Pedestrian Grade Separation Crossing Easement granted to the City of Albuquerque by this plat. (See Sheet 5)
33' Public Roadway, Sanitary Sewer and Waterline Easement granted to to the City of Albuquerque and ABCWUA by this plat. (See Sheet 5 for easement dimensions)
PARCEL J
1.0883 Ac.
PARCEL K
4.3730 Ac.
PARCEL G
1.3312 Ac.
PARCEL F
0.5823 Ac.
PARCEL C
1.8172 Ac.
PARCEL A
19.4638 Ac.
PARCEL B
1.2903 Ac.
PARCEL E
0.6186 Ac.
PARCEL D
1.0298 Ac.
PARCEL H
15.2258 Ac.
Public Roadway Easement granted to the City of Albuquerque by this plat (See Sheet 5 for dimensions)
Public Roadway and Sanitary Sewer Easement granted to the City of Albuquerque and ABCWUA by this plat. (See Sheet 5 for dimensions)
10' Utility Easement per Plat filed November 17, 1987 in Volume C33, Folio 29
Fd. 5/8" Rebar w/Cap Stamped "LS 4078" (Typical)
ST JOSEPHS DRIVE N.W.
(106' R/W)
QUAKER HEIGHTS PLACE
TRACT 4-B
RANCHO ENCANTADO DEL SUR
Filed September 2, 2003, in Book 2003C, Page 269
VILLA DE PAZ
Filed December 7, 1978, as Document No. 78 64517
C.P. & F. PARKING AREA
NOTE
Parcels H, I and J, Oxbow Town Crossing are subject to that certain "Cross Access, Drainage and Utility Agreement" filed _____ 200_ as Doc# _____
Parcels A thru G, Oxbow Town Crossing are subject to that certain "Cross Access, Drainage and Utility Agreement" filed _____ 200_ as Doc# _____
EASEMENT NOTES/LEGEND
(A) = Private Drainage Easements granted for the benefit of Parcels A thru G, Coors Town Center Maintenance of said easements to be the responsibility of all of the respective owner(s) of said Parcels.
(B) = Public Sidewalk Easement granted to the City of Albuquerque by this plat
25' Private Waterline and Drainage Easement granted by Document filed December ___ 2007 in Book ___ page ___
969.55'
N 11°44'31" W
Private Access, Shared Driveway, Drainage and Waterline Easement granted by Document filed December ___ 2007 in Book ___ Page ___
Set Concrete nail & brass disc Stamped "LS 9750"
TRACT X-1-A1
UNIVERSITY OF ALBUQUERQUE URBAN CENTER
Filed February 12, 1998, in Book 98C, Page 68
20' Utility Easement per Document Number 76 15317 filed March 18, 1976, in Volume 468, Folio 165-166
Centerline Existing Power line per Letter Dated June 22, 1954
Additional Public Street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat. (0.xx Ac.– Cross hatched area)
ATRISCO DRIVE N.W.
(100' R/W)
713.50'
864.18'
N 11°44'33" W
150.68'
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
N 89°49'10" W
S 89°46'20" E
1107.46'
1098.33'
1110.10'
PLAT OF
OXBOW TOWN CENTER
(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER , 2007
SHEET 4 OF 6
SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377



PLAT OF

OXBOW TOWN CENTER

(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER , 2007

SHEET 5 OF 6

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

PLAT OF

OXBOW TOWN CENTER

(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER , 2007

PERIMETER BOUNDARY LINE AND CURVE DATA

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.65' (36.65')	S81°59'51"W (S81°59'51"E)
L2	71.53' (71.53')	S00°10'11"W (S00°10'11"E)
L3	8.53' (8.53')	N89°49'48"W (S89°49'48"E)
L4	36.00' (36.00')	S00°10'12"W (N00°10'12"E)
L5	6.38' (6.38')	S89°49'48"E (S89°49'48"E)
L6	32.00' (32.00')	S00°10'12"W (S00°10'12"W)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	55.49' (55.48')	307.00' (307.00')	27.82'	55.41' (55.41')	S05°20'52"W (S05°20'52"W)	10°21'19" (10°21'18")
C2	36.50' (36.50')	150.00' (150.00')	18.34'	36.41' (36.41')	S07°08'03"W (S07°08'03"W)	13°56'31" (13°56'37")
C3	93.35' (93.35')	82.00' (82.00')	52.47'	88.39' (88.39')	S46°43'41"W (S46°43'41"W)	65°13'34" (65°13'43")
C4	47.29' (47.29')	250.00' (250.00')	23.72'	47.22' (47.22')	S84°45'41"W (S84°45'41"W)	10°50'17" (10°50'18")
C5	436.02' (436.02')	3053.00' (3053.00')	218.38'	435.65' (435.65')	S86°05'20"W (S86°05'20"W)	8°10'58" (8°10'58")
C6	420.88' (420.88')	2947.00' (2947.00')	210.80'	420.52' (420.52')	S86°05'20"W (S86°05'20"W)	8°10'58" (8°10'58")
C7	59.69' (59.68')	38.00' (38.00')	38.00'	53.74' (53.74')	S44°49'30"E (N44°49'30"W)	89°59'59" (89°59'23")
C8	7.37' (7.37')	58.63' (58.63')	3.69'	7.36' (7.36')	S19°45'40"W (S19°45'40"W)	7°27'06" (7°27'17")
C9	23.05' (23.05')	56.62' (56.62')	11.69'	22.89' (22.89')	S11°29'21"E (S11°29'21"E)	23°19'26" (23°19'26")
C10	249.78' (249.78')	2786.79' (2786.79')	124.98'	249.70' (249.70')	S02°44'16"W (N02°44'16"E)	5°08'08" (5°08'08")
C11	263.71' (263.71')	2942.79' (2942.79')	131.95'	263.63' (263.62')	S02°44'22"W (S02°44'17"W)	5°08'04" (5°08'04")
C12	40.91' (40.90')	25.00' (25.00')	26.70'	36.50' (36.49')	N35°07'10"E (S35°07'39"W)	93°45'42" (93°44'24")

EASEMENT NOTES/LEGEND

(A) = Private Drainage Easements granted for the benefit of Parcels A thru G, Coors Town Center. Maintenance of said easements to be the responsibility of all of the respective owner(s) of said Parcels.

(B) = 10' Public Sidewalk Easement granted to the City of Albuquerque by this plat.

NEW PARCELS AND EASEMENT LINE AND CURVE DATA

LINE TABLE		
LINE	LENGTH	BEARING
L7	24.76'	S08°17'35"E
L8	5.51'	S00°00'00"E
L9	127.58'	N81°47'28"E
L10	12.37'	N90°00'00"E
L11	23.50'	S00°00'00"W
L12	150.63'	S90°00'00"E
L13	140.92'	N90°00'00"E
L14	65.37'	S78°45'00"E
L15	2.21'	S57°59'04"E
L16	28.75'	S90°00'00"E
L17	25.36'	S11°44'31"E
L18	73.94'	S89°57'58"E
L19	113.58'	S78°42'40"W
L20	128.75'	S00°00'00"E
L21	76.23'	S00°00'00"W
L22	84.82'	S90°00'00"E
L23	97.51'	S00°00'00"W
L24	69.66'	S58°48'35"E
L25	21.95'	S13°29'55"E
L26	20.00'	S00°00'00"E
L27	18.50'	S90°00'00"E
L28	30.00'	S00°00'00"W
L29	20.00'	S00°00'00"E
L30	18.50'	S00°00'00"W
L31	25.06'	N90°00'00"E
L32	31.24'	N77°02'28"E
L33	110.69'	S90°00'00"E
L34	35.94'	S00°00'46"W
L35	2.97'	N04°01'40"W
L36	100.16'	N55°17'40"E
L37	33.64'	S90°00'00"E
L38	32.36'	N90°00'00"E
L39	90.62'	S56°54'58"E
L40	3.00'	S00°10'49"W
L41	54.08'	S00°57'10"W
L42	3.03'	S04°04'53"E
L43	72.12'	S59°24'19"E
L44	24.00'	N90°00'00"E
L45	48.75'	N90°00'00"E
L46	28.00'	S90°00'00"E
L47	72.13'	N50°53'35"E
L48	1.69'	N00°10'49"E
L49	46.25'	N00°00'00"E
L50	180.24'	N00°57'10"E
L51	82.28'	N00°57'10"E
L52	251.14'	S90°00'00"E
L53	86.27'	S45°00'00"E
L54	126.52'	S00°00'00"E
L55	45.80'	S00°00'00"W
L56	14.00'	S90°00'00"W
L57	297.48'	N00°00'00"E
L58	189.37'	N90°00'00"W
L59	27.00'	S90°00'00"W
L60	254.60'	N90°00'00"W
L61	58.89'	S90°00'00"W

LINE TABLE		
LINE	LENGTH	BEARING
L62	17.00'	S00°00'00"E
L63	22.97'	N32°00'56"E
L64	146.02'	S00°00'00"W
L65	23.50'	S00°00'00"E
L66	23.50'	S00°00'00"E
L67	13.67'	S00°08'17"W
L68	102.00'	N89°54'20"W
L69	20.00'	N00°05'40"E
L70	11.13'	S89°46'20"E
L71	123.55'	S00°10'12"W
L72	258.56'	S01°26'04"W
L73	8.94'	S00°06'43"W
L74	25.00'	S00°00'00"E
L75	25.00'	S00°00'00"E
L76	11.84'	N90°00'00"E
L77	70.98'	S00°05'40"W
L78	165.33'	S00°05'40"W
L79	4.31'	N89°49'11"W
L80	9.74'	S01°22'05"W
L81	146.23'	S01°22'05"W
L82	23.83'	S00°00'00"W
L83	23.83'	S00°00'00"E
L84	9.72'	N90°00'00"E
L85	20.00'	S00°11'56"W
L86	69.66'	S11°47'37"W
L87	26.70'	S00°11'56"W
L88	13.10'	S00°13'47"W
L89	5.00'	N89°46'13"W
L90	20.00'	S00°13'47"W
L91	5.00'	S89°46'13"E
L92	69.63'	S11°22'10"E
L93	143.25'	S00°13'47"W

L96	19.13'	N81°59'51"E
L97	30.98'	N81°59'51"E
L98	3.00'	S08°00'09"E
L99	56.00'	N83°00'51"E
L100	1.00'	N06°59'09"W
L101	3.01'	N07°02'40"W
L102	6.15'	S57°59'04"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C13	7.86'	2947.00'	3.93'	7.86'	S82°04'26"W	0°09'10"
C14	10.63'	38.00'	5.35'	10.60'	N81°48'30"W	16°01'59"
C15	38.63'	2942.79'	19.32'	38.63'	S00°32'54"W	0°45'08"
C16	211.80'	3053.00'	105.94'	211.75'	S83°59'06"W	3°58'29"
C17	115.02'	3053.00'	57.52'	115.02'	S87°03'06"W	2°09'31"
C18	39.23'	25.00'	24.96'	35.33'	N45°02'50"E	89°54'20"
C19	39.31'	25.00'	25.04'	35.38'	N44°57'10"W	90°05'40"
C20	39.73'	140.00'	20.00'	39.60'	N08°13'28"E	16°15'37"
C21	45.41'	160.00'	22.86'	45.25'	S08°13'28"W	16°15'37"
C22	157.23'	100.00'	100.15'	141.53'	N45°08'14"E	90°05'09"
C23	48.34'	215.00'	24.27'	48.24'	N06°26'30"W	12°52'59"
C24	326.82'	3053.00'	163.57'	326.66'	S85°03'51"W	6°08'00"
C25	109.20'	3053.00'	54.61'	109.19'	S89°09'20"W	2°02'58"
C26	49.28'	2947.00'	24.64'	49.28'	S82°28'36"W	0°57'29"
C27	238.84'	2947.00'	119.48'	238.77'	S85°16'39"W	4°38'37"
C28	48.77'	2947.00'	24.39'	48.77'	S88°04'24"W	0°56'54"
C29	83.99'	2947.00'	42.00'	83.98'	S89°21'50"W	1°37'58"
C30	39.00'	110.00'	19.71'	38.80'	N79°50'30"W	20°18'59"
C31	63.64'	40.00'	40.82'	57.14'	N44°12'44"W	91°09'38"
C32	32.40'	140.00'	16.27'	32.33'	N07°59'55"E	13°15'41"
C33	71.75'	310.00'	36.04'	71.59'	S07°59'55"W	13°15'41"
C34	38.67'	25.00'	24.41'	34.93'	N45°41'02"E	88°37'55"
C35	39.36'	25.00'	25.09'	35.42'	N44°54'02"W	90°11'56"

C37	25.14'	45.00'	12.91'	24.82'	S73°59'32"E	32°00'56"
C38	19.06'	12.00'	12.21'	17.12'	N52°29'39"W	91°01'00"
C39	18.84'	12.00'	11.99'	16.96'	S37°59'26"W	89°57'09"
C40	109.20'	3053.00'	54.61'	109.19'	S89°09'20"W	2°02'58"
C41	48.40'	215.09'	24.30'	48.29'	S06°26'09"E	12°53'31"
C42	17.05'	26.50'	8.83'	16.76'	S18°26'06"W	36°52'12"
C43	15.12'	23.50'	7.83'	14.86'	N18°26'06"E	36°52'12"

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

Current DRC
Project Number: _____

ORIGINAL

FIGURE
INFRASTRUCTURE LIST

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

Date Submitted: 1-2-
Date Site Plan Approved: 1-2-08
Date Preliminary Plat Approved: 1-2-08
Date Preliminary Plat Expires: 1-2-09
DRB Project No.: 1005357
DRB Application No.: 07-70417

Oxbow Town Center - Parcels A, B & C
PROPOSED NAME OF ~~PLAT AND/OR~~ SITE DEVELOPMENT PLAN for B.P.

Tracts X-1-A2 & X-2-A, University of Albuquerque Urban Center, Albuquerque, Bernalillo County, New Mexico
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#	Constructed Under DRC#	Size	Type of Improvement	Location	From	To	Construction Certification Private: Inspector	Construction Certification Private: P.E.	Construction Certification: City Cnst Engineer
			Coors Blvd Roadway Improvements						
		2-Thru Lanes (Each 11' wide)	Arterial Paving (Expand to West Only)	Coors Blvd	Northern Prop. Boundary of Parcel H	Southern Prop. Boundary of Parcel A	/	/	/
		Additional SB LT Lane (12' Wide)	Arterial Paving	Coors Blvd	525' North of St. Josephs Blvd	St. Josephs Blvd	/	/	/
		SB RT Lane (12' Wide)	Art. Paving W/ C&G	Coors Blvd	Northern Prop. Boundary of Parcel H	395' South of Northern Prop. Bndry of Parcel H	/	/	/
		SB RT Lane (12' Wide)	Art. Paving W/ C&G	Coors Blvd	St. Josephs Blvd	330' North of St. Josephs Blvd	/	/	/
		SB RT Lane (12' Wide)	Art. Paving W/ C&G	Coors Blvd	St. Josephs Blvd	355' South of St Josephs Blvd	/	/	/
		Additional NB LT Lane (12' Wide)	Arterial Paving	Coors Blvd	390' South of St. Josephs Blvd	St. Josephs Blvd	/	/	/
		10' Wide	PCC Sidewalk along Eastern Boundary of Project	Coors Blvd	Northern Prop. Boundary of Parcel H	St. Josephs Blvd.	/	/	/

Financially Guaranteed DRC#	Constructed Under DRC#	Size	Type of Improvement	Locati	From	To	Construction Cer Private Inspector	P.E.	tion City Cnst Engineer
		10' Wide	PCC Sidewalk along Eastern Boundary of Project	Coors Blvd	St. Josephs Blvd.	Southern Prop. Boundary of Parcel A	/	/	/
		40' X 100'	Easement for landing of Future Pedestrian Crossing Over Coors Blvd	Coors Blvd (West Side Only)	RT-In/Rt-Out Drive North of St. Josephs	Immediately South of RT-In/Rt-Out Drive	/	/	/
		8 Street Lights	Street Light Relocation	Coors Blvd	Northern Prop. Boundary of Parcel H	Southern Prop. Boundary of Parcel A	/	/	/
		1 Panel Sign	Panel Sign Remove & Relocate to Median	Coors Blvd	Northern Prop. Boundary of Parcel H	St. Josephs Blvd	/	/	/
			Signalization Improvements	Intersection of Coors Blvd and St. Josephs Blvd			/	/	/
							/	/	/
							/	/	/
							/	/	/

JW Transportation improvements per NMDOT

St. Josephs Blvd Roadway Improvements

		2-EB Thru Lanes w/Auxillary Lanes (Each 12' Wide)	Arterial Paving w/ Median	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		6' Wide	EB Bike Lane	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		6' Wide	WB Bike Lane	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		10' Wide	PCC Sidewalk Along Northern Half of St. Josephs Blvd.	St. Josephs Blvd	Western boundary of Parcel H	Coors Blvd	/	/	/
		10' Wide	PCC Sidewalk Along Southern Half of St. Josephs Blvd.	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		2-Lane	Roundabout	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/

Financially Guaranteed DRC#	structed Under DRC#	Size	Type of Improvement	Locati	From	To	Construction Cer Private Inspector	P.E.	tion City Cnst Engineer
			Atrisco Roadway Improvements						
		Expand to 48' F-F, (4 Lane-Divided w/ median)	Coll. Paving W/ C&G, (Expand Eastern Half ~1ft)	Atrisco	St. Josephs Blvd	Southern Prop. Boundary of Parcel A	/	/	/
		10' Wide	PCC Sidewalk Along Eastern Half of Atrisco	Atrisco	St. Josephs Blvd	Southern Prop. Boundary of Parcel A	/	/	/
			Onsite Drainage Improvements						
		0.67 acre	Surface Detention Pond (Pond 5)	Western edge of Parcel A			/	/	/
		40'X295'	Underground Detention Pond (Pond 6)	Eastern edge of Parcel A			/	/	/
		20'X525'	Underground Detention Pond (Pond 7)	Southeastern corner of Parcel A			/	/	/
			Oil/Water Seperator	Parcel A (Adjacent to Exist Outfall)			/	/	/
		18"-24" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel A (East-West Access Isle)	Parcel B	Pond 5 (Parcel A)	/	/	/
		18"-30" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel A	Pond 5 (Tract A)	Oil/Water Seperator West of Coors ROW	/	/	/
		24" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcels A & B	St. Josephs Blvd	Proposed East-West SD on Parcel A	/	/	/
		18"-24" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel G & A	St. Josephs Blvd	Oil/Water Seperator West of Coors ROW	/	/	/
		18" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel A	Pond 7 (Parcel A)	Oil/Water Seperator West of Coors ROW	/	/	/

Financially Guaranteed DRC#	.structed Under DRC#	Size	Type of Improvement	Locati.	From	To	Construction Cen. .ation Private		City Cnst Engineer
							Inspector	P.E.	
Offsite Drainage Improvements									
		Type C Inlet	W/Nec. RCP SD, MH's, & Laterals	St. Josephs Blvd (East of Atrisco Intersection)			/	/	/
		24" Dia.	RCP Storm Drain W/Nec. MH's, Laterals & Inlets	St. Josephs Blvd	SW corner of Parcel H	Parcel B	/	/	/
		18" Dia.	RCP Storm Drain W/Nec. MH's, Laterals & Inlets	St. Josephs Blvd	SE corner of Parcel J	Parcel G	/	/	/
		36" Dia.	RCP Storm Drain W/Nec. MH's, Laterals & Inlets	Coors Blvd	Oil/Water Seperator West of Coors ROW	Coors Blvd (Existing SD Stub)	/	/	/
Onsite Water Improvements									
		10" Dia.	Waterline W/ Nec. FH, MJ's & RJ's	Parcel A	Atrisco (Southernmost Access Drive)	St. Josephs (NE Corner of Parcel G)	/	/	/
		10" Dia.	Waterline W/ Nec. FH, MJ's & RJ's	Parcels A, B, C, D, E, F& G	Atrisco (Northernmost Access Drive)	St. Josephs Blvd	/	/	/
Onsite Sewer Improvements									
		8" Dia.	Sanitary Sewer W/ Nec. MH's and Services	Parcels A, C & G	Parcel A (Near Main Entrance off St. Josephs)	Coors Blvd (SE Corner of Parcel A)	/	/	/
		8" Dia.	Sanitary Sewer W/ Nec. MH's and Services	Parcel A	Parcel A (Middle of Southern Boundary)	Coors Blvd (SE Corner of Parcel A)	/	/	/
		8" Dia.	Sanitary Sewer W/ Nec. MH's and Services	St. Josephs Blvd	Western boundary of Parcel H	Northern Leg of Proposed Roundabout	/	/	/
		6" Dia.	Sanitary Sewer Service	Parcel D	St. Josephs Blvd (Existing SAS Main)	Parcel D	/	/	/
		6" Dia.	Sanitary Sewer Service	Parcel E	St. Josephs Blvd (Existing SAS Main)	Parcel E	/	/	/
							/	/	/

NOTI

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

1 The developer agrees to build all necessary FH with associated waterlines, MJ, and RJ as outlined in the conceptual utility plan and approved by the ABCWUA and the City Fire Marshal.

2

3

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 are 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 Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Jason Woodruff (Agent)	1-2-08	Christina Sandoval 1/2/08
NAME(print)	DRB CHAIR – date	PARKS & GENERAL SERVICES – date
GND, LLC, 5643 Paradise Blvd, Albuquerque, NM 114	1/2/08	
FIRM	TRANSPORTATION DEVELOPMENT – date	AMAFCA – date
	1-2-08	
SIGNATURE	UTILITY DEVELOPMENT – date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	1-2-08	
	CITY ENGINEER – date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK

APPLICANT: OXBOW TOWN CENTER, LLC PHONE: 259-0991
ADDRESS: 4407 LOMAS BLVD NE FAX: 831-6855
CITY: ALB STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: OWNERS List all owners:

DESCRIPTION OF REQUEST: EXTENSION OF MAJOR PRELIMINARY PLAT (1 YEAR EXTENSION)

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. TRACTS X-1-A2 AND X-2-A UNIVERSITY OF ALBUQUERQUE URBAN CENTER Block: — Unit: —
Subdiv/Addn/TBKA: OXBOX TOWN CENTER
Existing Zoning: SU-3 Proposed zoning: SAME MRGCD Map No —
Zone Atlas page(s): G-11 UPC Code: 101106019549120846
101106018038720705

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1005357

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 2 No. of **proposed** lots: 10 Total area of site (acres): 47.72
LOCATION OF PROPERTY BY STREETS: On ~~or Near~~: ST. JOSEPH'S DRIVE NW
Between: COORS BLVD NW and ATRISCO DRIVE NW

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

SIGNATURE ___ DATE 10.28.09
(Print) RUSS HUGG Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
09DRB - 70340	EPP	5(3)	$ 50.00
	CME		$ 20.00
			$
			$
			$
			Total $ 70.00

Hearing date 11/12/09

Sandy Handley 11/03/09 Project # 1005357
Planner signature / date

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

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

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

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

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

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

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

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

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

__ 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.

Russ Hugg
Applicant name (print)

10.28.09
Applicant signature / date

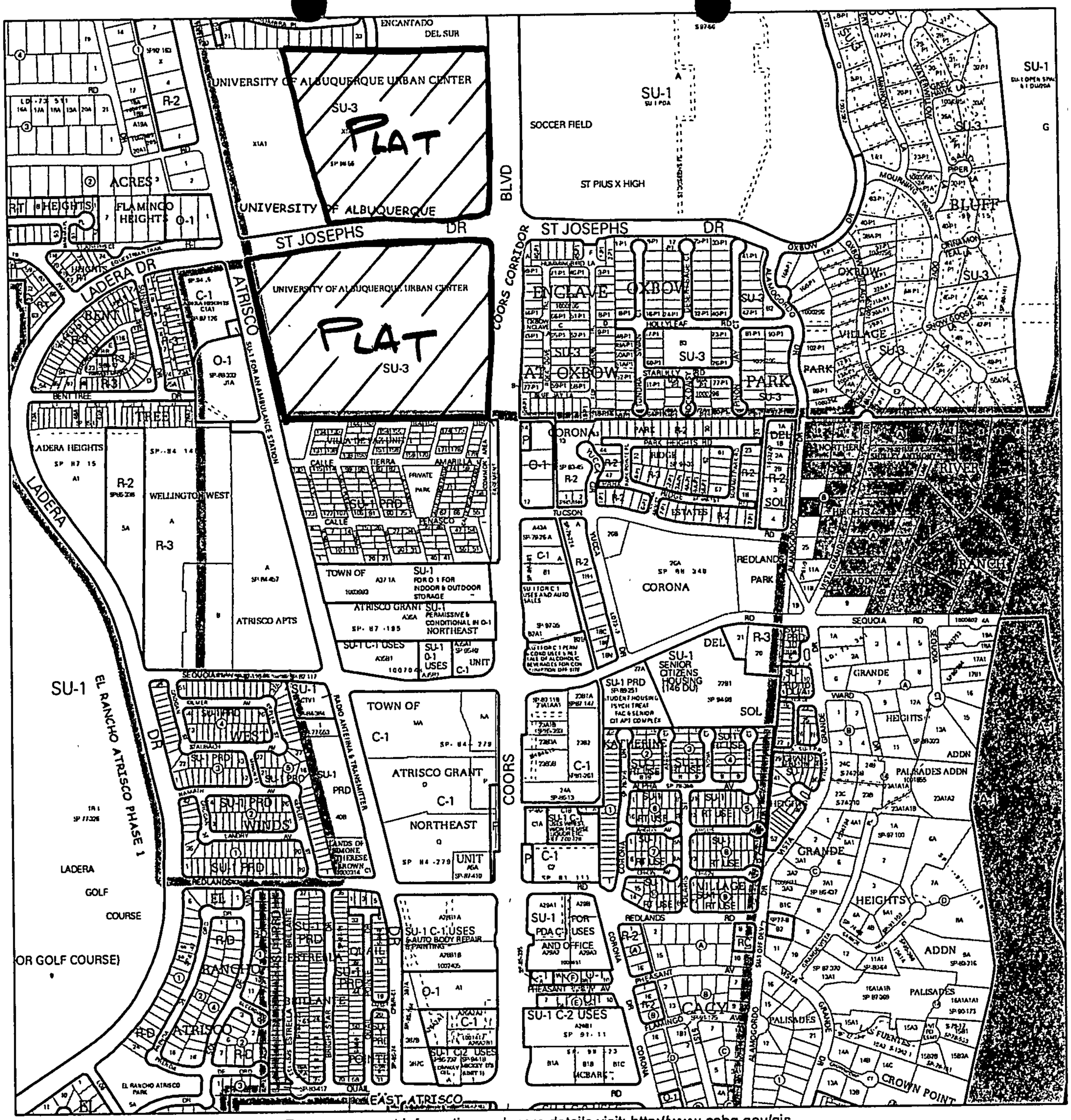
Form revised **October 2007**

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

Application case numbers
09DRB - 70340
- -
- -

Sandy Handley 11/03/09
Planner signature / date

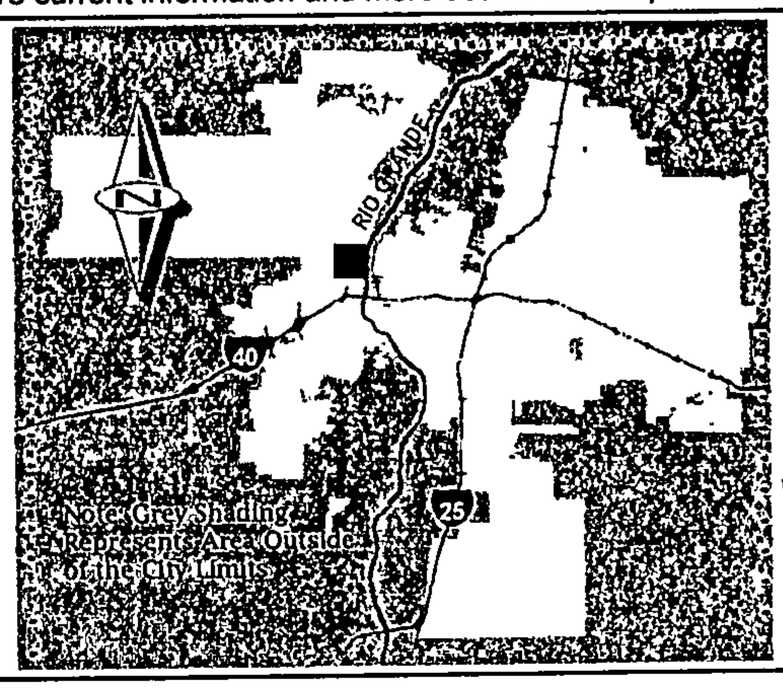
Project # 1005357



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

G-11-Z

Selected Symbols

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

0 750 1,500 Feet

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

October 28 , 2009

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Jack Cloud, Chair

RE: DRB 1005357- Tracts X-1-A2 and X-2A of The University of Albuquerque Urban Center, City of Albuquerque, Bernalillo County, New Mexico. (To be known as Oxbow Town Center) City Zone Atlas Page G-11.

Dear Mr. Cloud,

Due to prevailing economic conditions, the owners of the above captioned property, Oxbow Town Center, LLC are hereby filing application with the City of Albuquerque Development Review Board for an additional Extension of a Major Preliminary Plat approval for the above referenced project which was approved at the January 2, 2008 Design Review Board hearing and subsequently granted a one year Extension of the Major Preliminary Plat on November 12,2008. The Official Notice of Decisions are attached hereto for your reference.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 2, 2008

Project# 1005357
07DRB-70392 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70395 EPC APPROVED SDP FOR SUBDIVISION
07DRB-70419 EPC APPROVED SDP FOR BUILD PERMIT

SURV-TEK INC agent(s) for OXBOW TOWN CENTER, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 & X-2-A UNIVERSITY OF ALBUQUERQUE URBAN, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER TBK OXBOW TOWN CENTER,** zoned SU-3, located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DRIVE NW containing approximately 47.72 acre(s). (G-11) *(Deferred from 12/12/07)*

At the January 2, 2008 Development Review Board meeting, the preliminary plat was approved.

The site development plan for subdivision was approved with final sign-off delegated to planning for Carmen Marrone's initials and for 3 copies.

The site development plan for building permit was approved with final sign-off delegated to Transportation to address comments, and to the City Engineer for SIA, staff planners initials, and for 3 copies.

If you wish to appeal these decisions, you must do so by January 17, 2008 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.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 12, 2008

Project# 1005357
08DRB-70472 EXT OF MAJOR PRELIMINARY PLAT

SURV-TEK INC agent(s) for OXBOW TOWN CENTER LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 & X-2-A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER (TO BE KNOWN AS OXBOW TOWN CENTER)** zoned SU-3, located on ST JOSEPHS DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DR NW containing approximately 47.72 acre(s). (G-11)

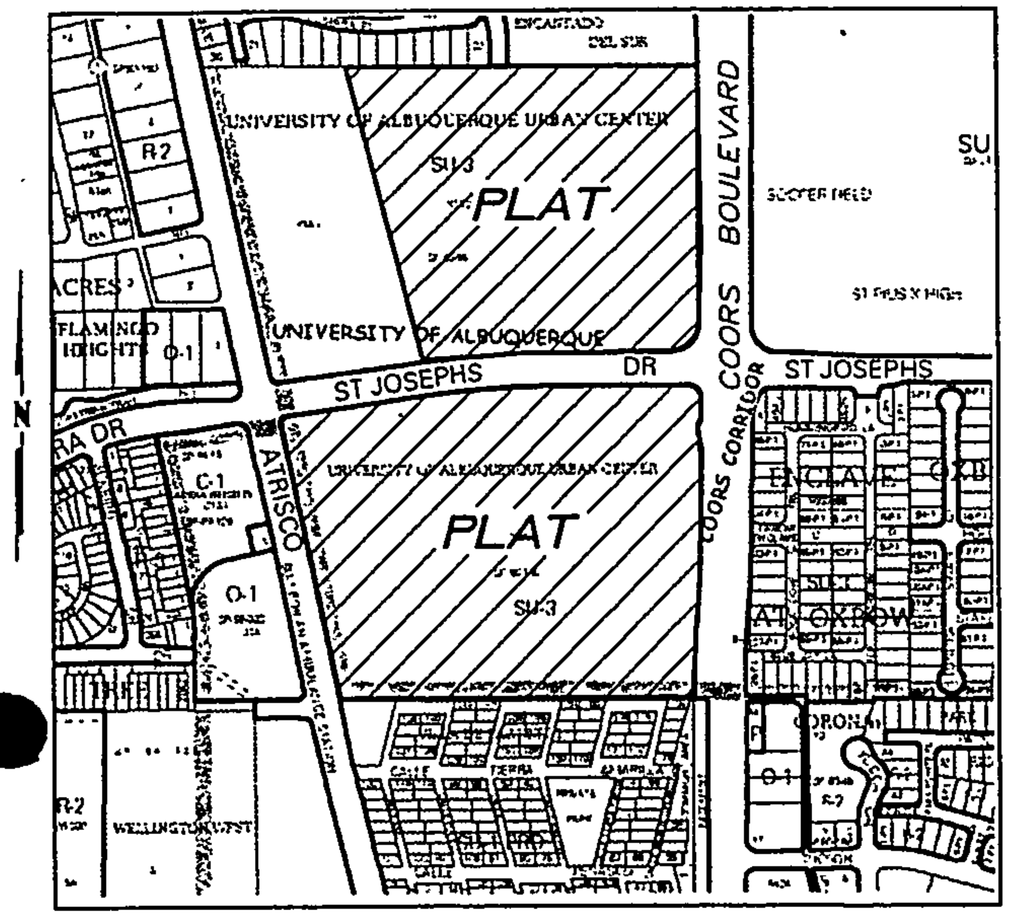
At the November 12, 2008 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

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

Jack Cloud, AICP, DRB Chair

Cc: Surv-Tek, Inc. – 9384 Valley View Dr NW – Albuquerque, NM 87114
Oxbow Town Center, LLC – 4407 Lomas Blvd. NE – 87114
Marilyn Maldonado



VICINITY MAP
Not To Scale

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page G-11.
6. U.C.L.S. Log Number _____.
7. Current Zoning is SU-3

SUBDIVISION DATA

1. Total number of existing Tracts: 2
2. Total number of Parcels created: 10
3. Total mileage of full width streets created: 0 miles.
4. Gross Subdivision acreage: 47.7237 acres.

SHEET INDEX

SHEET 1 OF 6 –	Approvals, General Notes, Etc...
SHEET 2 OF 6 –	Legal Description, Free consent and dedication
SHEET 3 OF 6 –	Existing Plat Boundary and Easements
SHEET 4 OF 6 –	New Parcels created
SHEET 5 OF 6 –	New Easements created
SHEET 6 OF 6 –	Curve and Line Tables

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

101106019549120846

101106018038720705

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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

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

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

PURPOSE OF PLAT:

The purpose of this Plat is to:

1. Divide Two (2) existing Tracts into ten (10) Parcels as shown hereon.
2. Grant the New Public and Private Easements as shown hereon.
3. Dedicate the additional Public street right of way as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
November 5, 2007

070834_SHTS 1-3

PLAT OF

OXBOW TOWN CENTER

(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER , 2007

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Gas Services Date

PNM Electric Services Date

QWest Corporation Date

Comcast Date

City Approvals:

City Surveyor Date

Real Property Division Date

Environmental Health Department Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department Date

AMAFCA Date

City Engineer Date

DRB Chairperson, Planning Department Date

SHEET 1 OF 6

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF

OXBOW TOWN CENTER

(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A,
UNIVERSITY OF ALBUQUERQUE URBAN CENTER)
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER , 2007

LEGAL DESCRIPTION

Those certain parcels of land situate within the Town of Albuquerque Grant in projected Section 2, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising All of Tract "X-1-A2" of the Plat of Tracts X-1-A1 & X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 12, 1998, in Plat Book 98C, page 68 and All of Tract "X-2-A" of the Amended Plat of Tracts X-2-A & X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said amended plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 10,1995, in Plat Book 95C, page 250

Said Tracts contain 47.7237 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF OXBOW TOWN CENTER (BEING A REPLAT OF)WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat. Said owner(s) and proprietor(s) do hereby grant all private and public easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

OXBOW TOWN CENTER, LLC
a New Mexico limited liability company

_____

By: Thomas F. Keleher, Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this _____ day

of_____ 2007, by Thomas F. Keleher as Managing

Member of Oxbow Town Center, LLC.

_____ _____

Notary Public My commission expires

Documents used in the preparation of this survey:

A. Plat entitled "PLAT OF TRACTS X-1-A1 AND X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 1998", filed March 12, 1998, in Volume 98C, Folio 68, records of Bernalillo County, New Mexico.

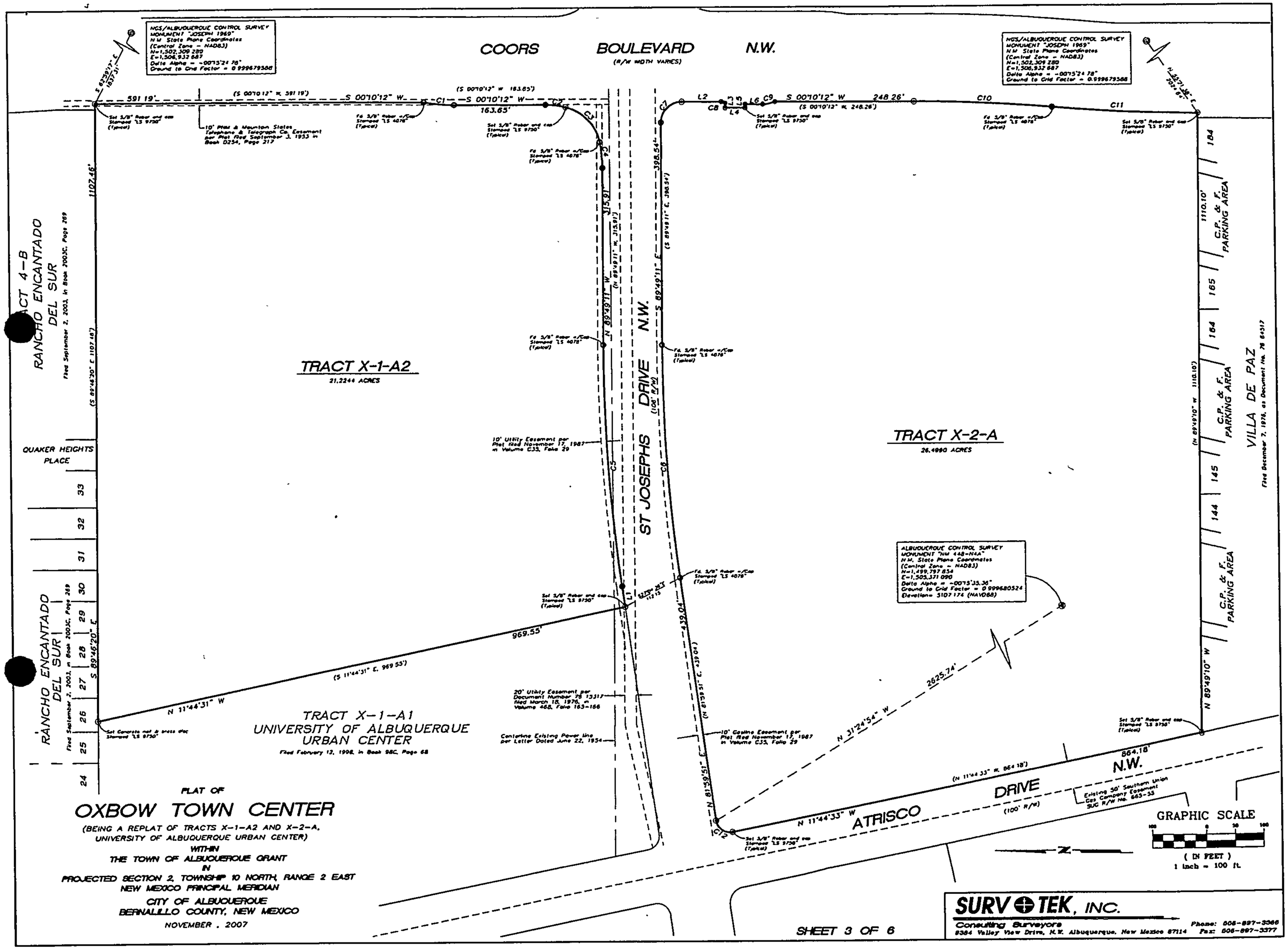
B. Plat entitled "AMENDED PLAT OF TRACTS X-2-A AND X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1995", filed July 10, 1995, in Volume 95C, Folio 250, records of Bernalillo County, New Mexico.

C. Plat entitled "PLAT OF RANCHO ENCANTADO DEL SUR, A REPLAT OF TRACT 4, COORS VILLAGE, ALBUQUERQUE, NEW MEXICO, JULY 2003", filed September 2, 2003, in Volume 2003C, Folio 269, records of Bernalillo County, New Mexico

D. Plat entitled "AMENDED REPLAT OF VILLA DE PAZ, ALBUQUERQUE, NEW MEXICO, NOVEMBER, 1976", filed December 7, 1976, records of Bernalillo County, New Mexico.

E. Title Report prepared for this property by LandAmerica Albuquerque Title and underwritten by Commonwealth Land Title Insurance Company, Commitment No. 6219001163, bearing an effective date of September 11, 2006.

SURVTEK, INC.
Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377



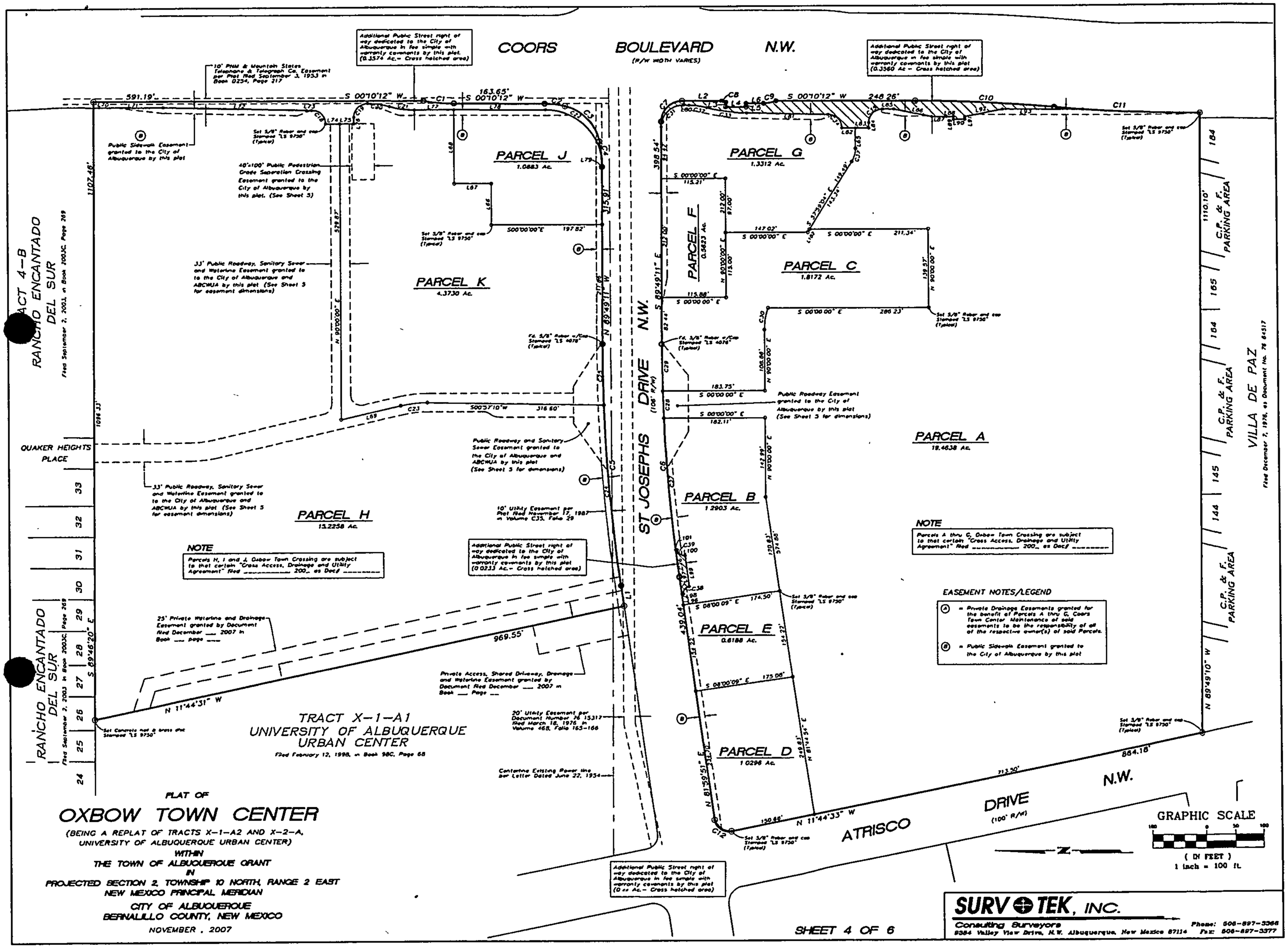
PLAT OF

OXBOW TOWN CENTER

(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER , 2007

SHEET 3 OF 6

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377



PLAT OF

OXBOW TOWN CENTER

(BEING A REPLAT OF TRACTS X–1–A2 AND X–2–A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER , 2007

COORS BOULEVARD N.W.
(R/W WIDTH VARIES)

ST JOSEPHS DRIVE N.W.
(100' R/W)

ATRISCO DRIVE N.W.
(100' R/W)

TRACT 4-B
RANCHO ENCANTADO DEL SUR
Filed September 2, 2003, in Book 2003C, Page 269

RANCHO ENCANTADO DEL SUR
Filed September 2, 2003, in Book 2003C, Page 269

VILLA DE PAZ
Filed December 7, 1978, as Document No. 78 61517

C.P. & F. PARKING AREA

QUAKER HEIGHTS PLACE

PARCEL A
PARCEL B
PARCEL C
PARCEL D
PARCEL E
PARCEL F
PARCEL G
PARCEL H
PARCEL J
PARCEL K

TRACT X-1-A1
UNIVERSITY OF ALBUQUERQUE URBAN CENTER
Filed February 12, 1998, in Book 98C, Page 68

591.19'
S 00°10'12" W
163.65'
S 00°10'12" W
S 00°10'12" W 248.26'
1107.46'
619.43'
315.91'
398.54'
439.04'
969.55'
N 11°44'31" W
S 89°46'20" E
S 89°49'11" E
N 89°49'11" W
N 89°49'10" W
N 81°39'51" E
N 11°44'33" W
864.18'
1110.10'
510.44'

40'x100' Public Pedestrian Grade Separation Crossing Easement granted to the City of Albuquerque by this plat (See Sheet 5)

20' Public Waterline Easement granted to the City of Albuquerque by this plat

33' Public Roadway, Sanitary Sewer and Waterline Easement granted to to the City of Albuquerque by this plat. (See Sheet 5 for dimensions)

20' Public Sanitary Sewer Easement granted to the City of Albuquerque by this plat

Public Roadway and Sanitary Sewer Easement granted to the City of Albuquerque by this plat

33' Public Roadway, Sanitary Sewer and Waterline Easement granted to to the City of Albuquerque by this plat

Public Roadway Easement granted to the City of Albuquerque by this plat

25' Private Waterline and Drainage Easement granted by Document filed December __ 2007 in Book __ page __

Private Access, Shared Driveway, Drainage and Waterline Easement granted by Document filed December __ 2007 in Book __ Page __

25' Private Drainage Easement and Public Waterline Easement granted to the City of Albuquerque by this plat (See Note "A")

20' Public Sanitary Sewer Easement granted to the City of Albuquerque by this plat

Private Drainage Easement (See Note "A" on Sheet 6)

25' Public Sanitary Sewer and Waterline Easement granted to the City of Albuquerque by this plat.

20' Public Waterline Easement granted to the City of Albuquerque by this plat

Private Drainage Easement (See Note "A" on Sheet 6)

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20' Public Waterline Easement granted to the City of Albuquerque by this plat

Private Drainage Easement (See Note "A" on Sheet 6)

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

PLAT OF
OXBOW TOWN CENTER

(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER , 2007

SHEET 5 OF 6

SURVTEK, INC.
Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF

OXBOW TOWN CENTER

(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER , 2007

PERIMETER BOUNDARY LINE AND CURVE DATA

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.65' (34.65')	S81°59'51"W (S81°39'31"E)
L2	71.53' (71.53')	S00°10'11"W (S00°10'11"E)
L3	8.53' (8.53')	N89°49'48"W (S89°49'48"E)
L4	36.00' (36.00')	S00°10'12"W (N00°10'12"E)
L5	6.38' (6.38')	S89°49'48"E (S89°49'48"E)
L6	32.00' (32.00')	S00°10'12"W (S00°10'12"W)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	55.49' (55.48')	307.00' (307.00')	27.82'	55.41' (55.41')	S05°20'52"W (S05°20'52"W)	10°21'19" (10°21'18")
C2	36.50' (36.50')	150.00' (150.00')	18.34'	36.41' (36.41')	S07°08'03"W (S07°08'03"W)	13°56'31" (13°56'37")
C3	93.35' (93.35')	82.00' (82.00')	52.47'	88.39' (88.39')	S46°43'41"W (S46°43'41"W)	65°13'34" (65°13'43")
C4	47.29' (47.29')	250.00' (250.00')	23.72'	47.22' (47.22')	S84°45'41"W (S84°45'41"W)	10°50'17" (10°50'16")
C5	436.02' (436.02')	3053.00' (3053.00')	218.38'	435.65' (435.65')	S86°05'20"W (S86°05'20"W)	8°10'58" (8°10'58")
C6	420.88' (420.88')	2947.00' (2947.00')	210.80'	420.52' (420.52')	S86°05'20"W (S86°05'20"W)	8°10'58" (8°10'58")
C7	59.69' (59.68')	38.00' (38.00')	38.00'	53.74' (53.74')	S44°49'30"E (N44°49'30"W)	89°59'59" (89°59'23")
C8	7.37' (7.37')	56.63' (56.63')	3.69'	7.36' (7.36')	S19°45'40"W (S19°45'40"W)	7°27'06" (7°27'17")
C9	23.05' (23.05')	56.62' (56.62')	11.69'	22.89' (22.89')	S11°29'21"E (S11°29'21"E)	23°19'26" (23°19'26")
C10	249.78' (249.78')	2786.79' (2786.79')	124.98'	249.70' (249.70')	S02°44'16"W (N02°44'16"E)	5°08'08" (5°08'08")
C11	263.71' (263.71')	2942.79' (2942.79')	131.95'	263.63' (263.63')	S02°44'22"W (S02°44'17"W)	5°08'04" (5°08'04")
C12	40.91' (40.90')	25.00' (25.00')	26.70'	36.50' (36.49')	N35°07'10"E (S35°07'39"W)	93°45'42" (93°44'24")

EASEMENT NOTES/LEGEND

(A) = Private Drainage Easements granted for the benefit of Parcels A thru G. Coors Town Center. Maintenance of said easements to be the responsibility of all of the respective owner(s) of said Parcels.

(B) = 10' Public Sidewalk Easement granted to the City of Albuquerque by this plat

NEW PARCELS AND EASEMENT LINE AND CURVE DATA

LINE TABLE		
LINE	LENGTH	BEARING
L7	24.76'	S08°17'35"E
L8	5.51'	S00°00'00"E
L9	127.58'	N81°47'28"E
L10	12.37'	N90°00'00"E
L11	23.50'	S00°00'00"W
L12	150.63'	S90°00'00"E
L13	140.92'	N90°00'00"E
L14	65.37'	S78°45'00"E
L15	2.21'	S57°59'04"E
L16	28.75'	S90°00'00"E
L17	25.36'	S11°44'31"E
L18	73.94'	S89°57'58"E
L19	113.58'	S78°42'40"W
L20	128.75'	S00°00'00"E
L21	76.23'	S00°00'00"W
L22	84.82'	S90°00'00"E
L23	97.51'	S00°00'00"W
L24	69.66'	S58°48'35"E
L25	21.95'	S13°29'55"E
L26	20.00'	S00°00'00"E
L27	18.50'	S90°00'00"E
L28	30.00'	S00°00'00"W
L29	20.00'	S00°00'00"E
L30	18.50'	S00°00'00"W
L31	25.06'	N90°00'00"E
L32	31.24'	N77°02'28"E
L33	110.69'	S90°00'00"E
L34	35.94'	S00°00'46"W
L35	2.97'	N04°01'40"W
L36	100.16'	N55°17'40"E
L37	33.64'	S90°00'00"E
L38	32.36'	N90°00'00"E
L39	90.62'	S56°54'58"E
L40	3.00'	S00°10'49"W
L41	54.08'	S00°57'10"W
L42	3.03'	S04°04'53"E
L43	72.12'	S59°24'19"E
L44	24.00'	N90°00'00"E
L45	48.75'	N90°00'00"E
L46	28.00'	S90°00'00"E
L47	72.13'	N50°53'35"E
L48	1.69'	N00°10'49"E
L49	46.25'	N00°00'00"E
L50	180.24'	N00°57'10"E
L51	82.28'	N00°57'10"E
L52	251.14'	S90°00'00"E
L53	86.27'	S45°00'00"E
L54	126.52'	S00°00'00"E
L55	45.80'	S00°00'00"W
L56	14.00'	S90°00'00"W
L57	297.48'	N00°00'00"E
L58	189.37'	N90°00'00"W
L59	27.00'	S90°00'00"W
L60	254.60'	N90°00'00"W
L61	58.89'	S90°00'00"W

LINE TABLE		
LINE	LENGTH	BEARING
L62	17.00'	S00°00'00"E
L63	22.97'	N32°00'56"E
L64	146.02'	S00°00'00"W
L65	23.50'	S00°00'00"E
L66	23.50'	S00°00'00"E
L67	13.67'	S00°08'17"W
L68	102.00'	N89°54'20"W
L69	20.00'	N00°05'40"E
L70	11.13'	S89°46'20"E
L71	123.55'	S00°10'12"W
L72	258.56'	S01°26'04"W
L73	8.94'	S00°06'43"W
L74	25.00'	S00°00'00"E
L75	25.00'	S00°00'00"E
L76	11.84'	N90°00'00"E
L77	70.98'	S00°05'40"W
L78	165.33'	S00°05'40"W
L79	4.31'	N89°49'11"W
L80	9.74'	S01°22'05"W
L81	146.23'	S01°22'05"W
L82	23.83'	S00°00'00"W
L83	23.83'	S00°00'00"E
L84	9.72'	N90°00'00"E
L85	20.00'	S00°11'56"W
L86	69.66'	S11°47'37"W
L87	26.70'	S00°11'56"W
L88	13.10'	S00°13'47"W
L89	5.00'	N89°46'13"W
L90	20.00'	S00°13'47"W
L91	5.00'	S89°46'13"E
L92	69.63'	S11°22'10"E
L93	143.25'	S00°13'47"W

L96	19.13'	N81°59'51"E
L97	30.98'	N81°59'51"E
L98	3.00'	S08°00'09"E
L99	56.00'	N83°00'51"E
L100	1.00'	N06°59'09"W
L101	3.01'	N07°02'40"W
L102	6.15'	S57°59'04"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C13	7.86'	2947.00'	3.93'	7.86'	S82°04'26"W	0°09'10"
C14	10.63'	38.00'	5.35'	10.60'	N81°48'30"W	16°01'59"
C15	38.63'	2942.79'	19.32'	38.63'	S00°32'54"W	0°45'08"
C16	211.80'	3053.00'	105.94'	211.75'	S83°59'06"W	3°58'29"
C17	115.02'	3053.00'	57.52'	115.02'	S87°03'06"W	2°09'31"
C18	39.23'	25.00'	24.96'	35.33'	N45°02'50"E	89°54'20"
C19	39.31'	25.00'	25.04'	35.38'	N44°57'10"W	90°05'40"
C20	39.73'	140.00'	20.00'	39.60'	N08°13'28"E	16°15'37"
C21	45.41'	160.00'	22.86'	45.25'	S08°13'28"W	16°15'37"
C22	157.23'	100.00'	100.15'	141.53'	N45°08'14"E	90°05'09"
C23	48.34'	215.00'	24.27'	48.24'	N06°26'30"W	12°52'59"
C24	326.82'	3053.00'	163.57'	326.66'	S85°03'51"W	6°08'00"
C25	109.20'	3053.00'	54.61'	109.19'	S89°09'20"W	2°02'58"
C26	49.28'	2947.00'	24.64'	49.28'	S82°28'36"W	0°57'29"
C27	238.84'	2947.00'	119.48'	238.77'	S85°16'39"W	4°38'37"
C28	48.77'	2947.00'	24.39'	48.77'	S88°04'24"W	0°56'54"
C29	83.99'	2947.00'	42.00'	83.98'	S89°21'50"W	1°37'58"
C30	39.00'	110.00'	19.71'	38.80'	N79°50'30"W	20°18'59"
C31	63.64'	40.00'	40.82'	57.14'	N44°12'44"W	91°09'38"
C32	32.40'	140.00'	16.27'	32.33'	N07°59'55"E	13°15'41"
C33	71.75'	310.00'	36.04'	71.59'	S07°59'55"W	13°15'41"
C34	38.67'	25.00'	24.41'	34.93'	N45°41'02"E	88°37'55"
C35	39.36'	25.00'	25.09'	35.42'	N44°54'02"W	90°11'56"

C37	25.14'	45.00'	12.91'	24.82'	S73°59'32"E	32°00'56"
C38	19.06'	12.00'	12.21'	17.12'	N52°29'39"W	91°01'00"
C39	18.84'	12.00'	11.99'	16.96'	S37°59'26"W	89°57'09"
C40	109.20'	3053.00'	54.61'	109.19'	S89°09'20"W	2°02'58"
C41	48.40'	215.09'	24.30'	48.29'	S06°26'09"E	12°53'31"
C42	17.05'	26.50'	8.83'	16.76'	S18°26'06"W	36°52'12"
C43	15.12'	23.50'	7.83'	14.86'	N18°26'06"E	36°52'12"

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

Current DRC
Project Number: _____

ORIGINAL

FIGURE
INFRASTRUCTURE LIST

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

Date Submitted: 1-2-
Date Site Plan Approved: 1-2-08
Date Preliminary Plat Approved: 1-2-08
Date Preliminary Plat Expires: 1-2-09
DRB Project No.: 1005357
DRB Application No.: 07-70417

Oxbow Town Center - Parcels A, B & C
PROPOSED NAME OF ~~PLAT AND/OR~~ SITE DEVELOPMENT PLAN for B.P.

Tracts X-1-A2 & X-2-A, University of Albuquerque Urban Center, Albuquerque, Bernalillo County, New Mexico
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#	Constructed Under DRC#	Size	Type of Improvement	Location	From	To	Construction Certification Private: Inspector	Construction Certification Private: P.E.	Construction Certification: City Cnst Engineer
			Coors Blvd Roadway Improvements						
		2-Thru Lanes (Each 11' wide)	Arterial Paving (Expand to West Only)	Coors Blvd	Northern Prop. Boundary of Parcel H	Southern Prop. Boundary of Parcel A	/	/	/
		Additional SB LT Lane (12' Wide)	Arterial Paving	Coors Blvd	525' North of St. Josephs Blvd	St. Josephs Blvd	/	/	/
		SB RT Lane (12' Wide)	Art. Paving W/ C&G	Coors Blvd	Northern Prop. Boundary of Parcel H	395' South of Northern Prop. Bndry of Parcel H	/	/	/
		SB RT Lane (12' Wide)	Art. Paving W/ C&G	Coors Blvd	St. Josephs Blvd	330' North of St. Josephs Blvd	/	/	/
		SB RT Lane (12' Wide)	Art. Paving W/ C&G	Coors Blvd	St. Josephs Blvd	355' South of St Josephs Blvd	/	/	/
		Additional NB LT Lane (12' Wide)	Arterial Paving	Coors Blvd	390' South of St. Josephs Blvd	St. Josephs Blvd	/	/	/
		10' Wide	PCC Sidewalk along Eastern Boundary of Project	Coors Blvd	Northern Prop. Boundary of Parcel H	St. Josephs Blvd.	/	/	/

Financially Guaranteed DRC#	Constructed Under DRC#	Size	Type of Improvement	Locati	From	To	Construction Cer Private Inspector	P.E.	lion City Cnst Engineer
		10' Wide	PCC Sidewalk along Eastern Boundary of Project	Coors Blvd	St. Josephs Blvd.	Southern Prop. Boundary of Parcel A	/	/	/
		40' X 100'	Easement for landing of Future Pedestrian Crossing Over Coors Blvd	Coors Blvd (West Side Only)	RT-In/Rt-Out Drive North of St. Josephs	Immediately South of RT-In/Rt-Out Drive	/	/	/
		8 Street Lights	Street Light Relocation	Coors Blvd	Northern Prop. Boundary of Parcel H	Southern Prop. Boundary of Parcel A	/	/	/
		1 Panel Sign	Panel Sign Remove & Relocate to Median	Coors Blvd	Northern Prop. Boundary of Parcel H	St. Josephs Blvd	/	/	/
			Signalization Improvements	Intersection of Coors Blvd and St. Josephs Blvd			/	/	/
							/	/	/
							/	/	/
							/	/	/

JW Transportation improvements per NMDOT

St. Josephs Blvd Roadway Improvements

		2-EB Thru Lanes w/Auxillary Lanes (Each 12' Wide)	Arterial Paving w/ Median	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		6' Wide	EB Bike Lane	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		6' Wide	WB Bike Lane	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		10' Wide	PCC Sidewalk Along Northern Half of St. Josephs Blvd.	St. Josephs Blvd	Western boundary of Parcel H	Coors Blvd	/	/	/
		10' Wide	PCC Sidewalk Along Southern Half of St. Josephs Blvd.	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		2-Lane	Roundabout	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/

Financially Guaranteed DRC#	structed Under DRC#	Size	Type of Improvement	Locati	From	To	Construction Cei Private / Inspector	P.E.	tion City Cnst Engineer
			Atrisco Roadway Improvements						
		Expand to 48' F-F, (4 Lane-Divided w/ median)	Coll. Paving W/ C&G, (Expand Eastern Half ~1ft)	Atrisco	St. Josephs Blvd	Southern Prop. Boundary of Parcel A	/	/	/
		10' Wide	PCC Sidewalk Along Eastern Half of Atrisco	Atrisco	St. Josephs Blvd	Southern Prop. Boundary of Parcel A	/	/	/
			Onsite Drainage Improvements						
		0.67 acre	Surface Detention Pond (Pond 5)	Western edge of Parcel A			/	/	/
		40'X295'	Underground Detention Pond (Pond 6)	Eastern edge of Parcel A			/	/	/
		20'X525'	Underground Detention Pond (Pond 7)	Southeastern corner of Parcel A			/	/	/
			Oil/Water Seperator	Parcel A (Adjacent to Exist Outfall)			/	/	/
		18"-24" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel A (East-West Access Isle)	Parcel B	Pond 5 (Parcel A)	/	/	/
		18"-30" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel A	Pond 5 (Tract A)	Oil/Water Seperator West of Coors ROW	/	/	/
		24" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcels A & B	St. Josephs Blvd	Proposed East-West SD on Parcel A	/	/	/
		18"-24" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel G & A	St. Josephs Blvd	Oil/Water Seperator West of Coors ROW	/	/	/
		18" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel A	Pond 7 (Parcel A)	Oil/Water Seperator West of Coors ROW	/	/	/

Financially Guaranteed DRC#	Constructed Under DRC#	Size	Type of Improvement	Location	From	To	Construction Certification: Private / Inspector	P.E.	City Cnst Engineer

Offsite Drainage Improvements

		Type C Inlet	W/Nec. RCP SD, MH's, & Laterals	St. Josephs Blvd (East of Atrisco Intersection)			/	/	/
		24" Dia.	RCP Storm Drain W/Nec. MH's, Laterals & Inlets	St. Josephs Blvd	SW corner of Parcel H	Parcel B	/	/	/
		18" Dia.	RCP Storm Drain W/Nec. MH's, Laterals & Inlets	St. Josephs Blvd	SE corner of Parcel J	Parcel G	/	/	/
		36" Dia.	RCP Storm Drain W/Nec. MH's, Laterals & Inlets	Coors Blvd	Oil/Water Seperator West of Coors ROW	Coors Blvd (Existing SD Stub)	/	/	/

Onsite Water Improvements

		10" Dia.	Waterline W/ Nec. FH, MJ's & RJ's	Parcel A	Atrisco (Southernmost Access Drive)	St. Josephs (NE Corner of Parcel G)	/	/	/
		10" Dia.	Waterline W/ Nec. FH, MJ's & RJ's	Parcels A, B, C, D, E, F& G	Atrisco (Northernmost Access Drive)	St. Josephs Blvd	/	/	/

Onsite Sewer Improvements

		8" Dia.	Sanitary Sewer W/ Nec. MH's and Services	Parcels A, C & G	Parcel A (Near Main Entrance off St. Josephs)	Coors Blvd (SE Corner of Parcel A)	/	/	/
		8" Dia.	Sanitary Sewer W/ Nec. MH's and Services	Parcel A	Parcel A (Middle of Southern Boundary)	Coors Blvd (SE Corner of Parcel A)	/	/	/
		8" Dia.	Sanitary Sewer W/ Nec. MH's and Services	St. Josephs Blvd	Western boundary of Parcel H	Northern Leg of Proposed Roundabout	/	/	/
		6" Dia.	Sanitary Sewer Service	Parcel D	St. Josephs Blvd (Existing SAS Main)	Parcel D	/	/	/
		6" Dia.	Sanitary Sewer Service	Parcel E	St. Josephs Blvd (Existing SAS Main)	Parcel E	/	/	/
							/	/	/

NOTI

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

1 The developer agrees to build all necessary FH with associated waterlines, MJ, and RJ as outlined in the conceptual utility plan and approved by the ABCWUA and the City Fire Marshal.

2

3

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 are 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 Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Jason Woodruff (Agent)	Josh Chest 1-2-08	Christina Sandoval 1/2/08
NAME(print)	DRB CHAIR – date	PARKS & GENERAL SERVICES – date
GND, LLC, 5643 Paradise Blvd, Albuquerque, NM 87114	1/2/08	
FIRM	TRANSPORTATION DEVELOPMENT – date	AMAFCA – date
Jason Woodruff	Roger Rivera 1-2-08	
SIGNATURE	UTILITY DEVELOPMENT – date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	Bradley L. Bingham 1-2-08	
	CITY ENGINEER – date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/04/2008 Issued By: PLNSDH

Permit Number: **2008 070 472** **Category Code 910**

Application Number: 08DRB-70472, Ext Of Major Preliminary Plat

Address:

Location Description: ST JOSEPHS DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DR NW

Project Number: 1005357

Applicant
Oxbow Town Center Llc

4407 Lomas Blvd Ne
Albuquerque NM 87110
259-0991

Agent / Contact
Surv-Tek Inc

9384 Valley View Dr Nw
Albuquerque NM 87114
897-3366

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

11/4/2008 10:58AM LOC: ANNX
WS# 006 TRANS# 0020
RECEIPT# 00099811-00099811
PERMIT# 2008070472 TRSSVG
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 12, 2008

Project# 1005357
08DRB-70472 EXT OF MAJOR PRELIMINARY PLAT

SURV-TEK INC agent(s) for OXBOW TOWN CENTER LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 & X-2-A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER (TO BE KNOWN AS OXBOW TOWN CENTER)** zoned SU-3, located on ST JOSEPHS DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DR NW containing approximately 47.72 acre(s). (G-11)

At the November 12, 2008 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

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

Jack Cloud, AICP, DRB Chair

Cc: Surv-Tek, Inc. – 9384 Valley View Dr NW – Albuquerque, NM 87114
Oxbow Town Center, LLC – 4407 Lomas Blvd. NE – 87114
Marilyn Maldonado

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

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OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 12, 2008

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Cc: Surv-Tek, Inc. – 9384 Valley View Dr NW – Albuquerque, NM 87114
Oxbow Town Center, LLC – 4407 Lomas Blvd. NE – 87114
Marilyn Maldonado

Current DRC
Project Number: _____

ORIGINAL

FIGURE
INFRASTRUCTURE LIST

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

Date Submitted: 1-2-
Date Site Plan Approved: 1-2-08
Date Preliminary Plat Approved: 1-2-08
Date Preliminary Plat Expires: 1-2-09
DRB Project No.: 1005357
DRB Application No.: 07-70417

Oxbow Town Center – Parcels A, B & C
PROPOSED NAME OF ~~PLAT AND/OR~~ SITE DEVELOPMENT PLAN for B.P.

Tracts X-1-A2 & X-2-A, University of Albuquerque Urban Center, Albuquerque, Bernalillo County, New Mexico
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#	Constructed Under DRC#	Size	Type of Improvement	Location	From	To	Construction Certification Private: Inspector	Construction Certification Private: P.E.	Construction Certification: City Cnst Engineer
			Coors Blvd Roadway Improvements						
		2-Thru Lanes (Each 11' wide)	Arterial Paving (Expand to West Only)	Coors Blvd	Northern Prop. Boundary of Parcel H	Southern Prop. Boundary of Parcel A	/	/	/
		Additional SB LT Lane (12' Wide)	Arterial Paving	Coors Blvd	525' North of St. Josephs Blvd	St. Josephs Blvd	/	/	/
		SB RT Lane (12' Wide)	Art. Paving W/ C&G	Coors Blvd	Northern Prop. Boundary of Parcel H	395' South of Northern Prop. Bndry of Parcel H	/	/	/
		SB RT Lane (12' Wide)	Art. Paving W/ C&G	Coors Blvd	St. Josephs Blvd	330' North of St. Josephs Blvd	/	/	/
		SB RT Lane (12' Wide)	Art. Paving W/ C&G	Coors Blvd	St. Josephs Blvd	355' South of St Josephs Blvd	/	/	/
		Additional NB LT Lane (12' Wide)	Arterial Paving	Coors Blvd	390' South of St. Josephs Blvd	St. Josephs Blvd	/	/	/
		10' Wide	PCC Sidewalk along Eastern Boundary of Project	Coors Blvd	Northern Prop. Boundary of Parcel H	St. Josephs Blvd.	/	/	/

Financially Guaranteed DRC#	Constructed Under DRC#	Size	Type of Improvement	Locati	From	To	Construction Cer Private Inspector	P.E.	lion City Cnst Engineer
		10' Wide	PCC Sidewalk along Eastern Boundary of Project	Coors Blvd	St. Josephs Blvd.	Southern Prop. Boundary of Parcel A	/	/	/
		40' X 100'	Easement for landing of Future Pedestrian Crossing Over Coors Blvd	Coors Blvd (West Side Only)	RT-In/Rt-Out Drive North of St. Josephs	Immediately South of RT-In/Rt-Out Drive	/	/	/
		8 Street Lights	Street Light Relocation	Coors Blvd	Northern Prop. Boundary of Parcel H	Southern Prop. Boundary of Parcel A	/	/	/
		1 Panel Sign	Panel Sign Remove & Relocate to Median	Coors Blvd	Northern Prop. Boundary of Parcel H	St. Josephs Blvd	/	/	/
			Signalization Improvements	Intersection of Coors Blvd and St. Josephs Blvd			/	/	/
							/	/	/
							/	/	/
							/	/	/

JW Transportation improvements per NMDOT

St. Josephs Blvd Roadway Improvements

		2-EB Thru Lanes w/Auxillary Lanes (Each 12' Wide)	Arterial Paving w/ Median	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		6' Wide	EB Bike Lane	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		6' Wide	WB Bike Lane	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		10' Wide	PCC Sidewalk Along Northern Half of St. Josephs Blvd.	St. Josephs Blvd	Western boundary of Parcel H	Coors Blvd	/	/	/
		10' Wide	PCC Sidewalk Along Southern Half of St. Josephs Blvd.	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		2-Lane	Roundabout	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/

Financially Guaranteed DRC#	structed Under DRC#	Size	Type of Improvement	Locati	From	To	Construction Cei Private / Inspector	P.E.	tion City Cnst Engineer
Atrisco Roadway Improvements									
		Expand to 48' F-F, (4 Lane-Divided w/ median)	Coll. Paving W/ C&G, (Expand Eastern Half ~1ft)	Atrisco	St. Josephs Blvd	Southern Prop. Boundary of Parcel A	/	/	/
		10' Wide	PCC Sidewalk Along Eastern Half of Atrisco	Atrisco	St. Josephs Blvd	Southern Prop. Boundary of Parcel A	/	/	/
Onsite Drainage Improvements									
		0.67 acre	Surface Detention Pond (Pond 5)	Western edge of Parcel A			/	/	/
		40'X295'	Underground Detention Pond (Pond 6)	Eastern edge of Parcel A			/	/	/
		20'X525'	Underground Detention Pond (Pond 7)	Southeastern corner of Parcel A			/	/	/
			Oil/Water Seperator	Parcel A (Adjacent to Exist Outfall)			/	/	/
		18"-24" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel A (East-West Access Isle)	Parcel B	Pond 5 (Parcel A)	/	/	/
		18"-30" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel A	Pond 5 (Tract A)	Oil/Water Seperator West of Coors ROW	/	/	/
		24" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcels A & B	St. Josephs Blvd	Proposed East-West SD on Parcel A	/	/	/
		18"-24" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel G & A	St. Josephs Blvd	Oil/Water Seperator West of Coors ROW	/	/	/
		18" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel A	Pond 7 (Parcel A)	Oil/Water Seperator West of Coors ROW	/	/	/

Financially Guaranteed DRC#	Constructed Under DRC#	Size	Type of Improvement	Location	From	To	Construction Certification: Private / Inspector / P.E.	City Cnst Engineer

Offsite Drainage Improvements

		Type C Inlet	W/Nec. RCP SD, MH's, & Laterals	St. Josephs Blvd (East of Atrisco Intersection)			/	/	/
		24" Dia.	RCP Storm Drain W/Nec. MH's, Laterals & Inlets	St. Josephs Blvd	SW corner of Parcel H	Parcel B	/	/	/
		18" Dia.	RCP Storm Drain W/Nec. MH's, Laterals & Inlets	St. Josephs Blvd	SE corner of Parcel J	Parcel G	/	/	/
		36" Dia.	RCP Storm Drain W/Nec. MH's, Laterals & Inlets	Coors Blvd	Oil/Water Seperator West of Coors ROW	Coors Blvd (Existing SD Stub)	/	/	/

Onsite Water Improvements

		10" Dia.	Waterline W/ Nec. FH, MJ's & RJ's	Parcel A	Atrisco (Southernmost Access Drive)	St. Josephs (NE Corner of Parcel G)	/	/	/
		10" Dia.	Waterline W/ Nec. FH, MJ's & RJ's	Parcels A, B, C, D, E, F& G	Atrisco (Northernmost Access Drive)	St. Josephs Blvd	/	/	/

Onsite Sewer Improvements

		8" Dia.	Sanitary Sewer W/ Nec. MH's and Services	Parcels A, C & G	Parcel A (Near Main Entrance off St. Josephs)	Coors Blvd (SE Corner of Parcel A)	/	/	/
		8" Dia.	Sanitary Sewer W/ Nec. MH's and Services	Parcel A	Parcel A (Middle of Southern Boundary)	Coors Blvd (SE Corner of Parcel A)	/	/	/
		8" Dia.	Sanitary Sewer W/ Nec. MH's and Services	St. Josephs Blvd	Western boundary of Parcel H	Northern Leg of Proposed Roundabout	/	/	/
		6" Dia.	Sanitary Sewer Service	Parcel D	St. Josephs Blvd (Existing SAS Main)	Parcel D	/	/	/
		6" Dia.	Sanitary Sewer Service	Parcel E	St. Josephs Blvd (Existing SAS Main)	Parcel E	/	/	/
							/	/	/

NOTI

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

1 The developer agrees to build all necessary FH with associated waterlines, MJ, and RJ as outlined in the conceptual utility plan and approved by the ABCWUA and the City Fire Marshal.

2

3

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 are 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 Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Jason Woodruff (Agent)	1-2-08	Christina Sandoval 1/2/08
NAME(print)	DRB CHAIR – date	PARKS & GENERAL SERVICES – date
GND, LLC, 5643 Paradise Blvd, Albuquerque, NM 87114	1/2/08	
FIRM	TRANSPORTATION DEVELOPMENT – date	AMAFCA – date
	1-2-08	
SIGNATURE	UTILITY DEVELOPMENT – date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	1-2-08	
	CITY ENGINEER – date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ✓ Major Subdivision action
- _ Minor Subdivision action
- _ Vacation — V
- ____ Variance (Non-Zoning)

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: OXBOW TOWN CENTER, LLC PHONE: 259-0991
ADDRESS: 4407 LOMAS BLVD NE FAX: 831-6855
CITY: ALB STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: OWNERS List all owners: —

DESCRIPTION OF REQUEST: EXTENSION OF MAJOR PRELIMINARY PLAT (1 YEAR EXTENSION)

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. TRACTS X-1-A2 AND X-2-A UNIVERSITY OF ALBUQUERQUE URBAN CENTER Block: — Unit: —
Subdiv/Addn/TBKA: OXBOW TOWN CENTER
Existing Zoning: SU-3 Proposed zoning: SAME MRGCD Map No N/A
Zone Atlas page(s): G-11 UPC Code: 101106019549120846
101106018038720705

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1006974 1005357

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 2 No. of **proposed** lots: 10 Total area of site (acres): 47.72
LOCATION OF PROPERTY BY STREETS: On ~~or Near~~: ST. JOSEPH'S DRIVE NW
Between: COORS BLVD NW and ATRISCO DRIVE NW

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

SIGNATURE ____ DATE 10.31.08
(Print) RUSS HUGG Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB - 70472	EPP		$ 50.00
	CME		$ 20.00
			$
			$
			$
			Total $ 70.00

Hearing date 11/12/08

Sandy Handley 11/04/08 Project # 1005357
Planner signature / date

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

__ 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
__ 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.

Russ Hugg
Applicant name (print)

10·31·08
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB - 70472 - ___
___ - ___ - ___
___ - ___ - ___

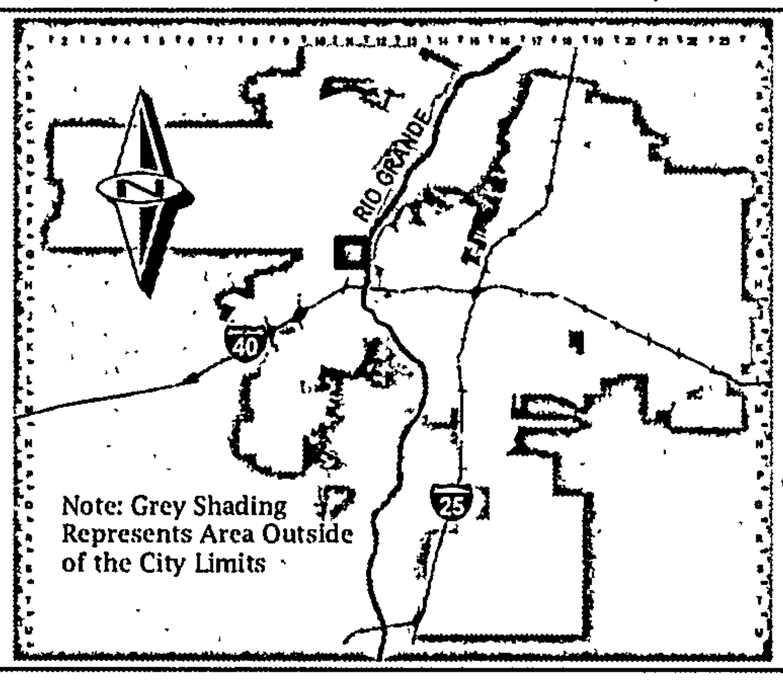
Sandy Handley 11/04/08
Planner signature / date

Project # 1005357

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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

G-11-Z

Selected Symbols

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

0 750 1,500 Feet

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

November 10 , 2008

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Jack Cloud, Chair

RE: DRB 1006974- Tracts X-1-A2 and X-2A of The University of Albuquerque Urban Center, City of Albuquerque, Bernalillo County, New Mexico. (To be known as Oxbow Town Center) City Zone Atlas Page G-11.

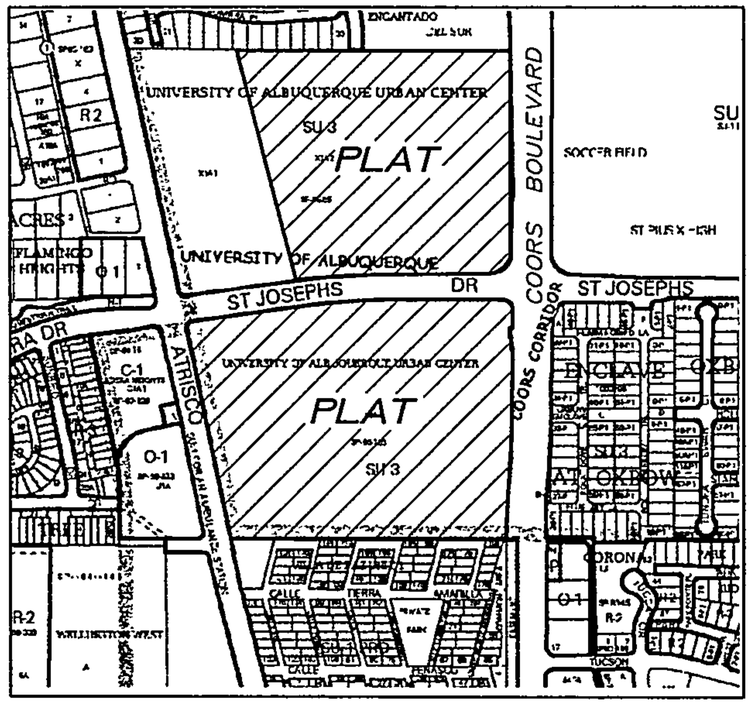
Dear Mr. Cloud,

Due to prevailing economic conditions, the owners of the above captioned property, Oxbow Town Center, LLC are hereby filing application with the City of Albuquerque Development Review Board for Extension of a Major Preliminary Plat approval for the above referenced project which was approved at the January 2, 2008 Design Review Board hearing. The Official Notice of Decision is attached hereto for reference.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.



VICINITY MAP
Not To Scale

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page G-11.
6. U.C.L.S. Log Number 2007461937.
7. Current Zoning is SU-3

SUBDIVISION DATA

1. Total number of existing Tracts: 2
2. Total number of Parcels created: 10
3. Total mileage of full width streets created: 0 miles.
4. Gross Subdivision acreage: 47.7237 acres.

SHEET INDEX

SHEET 1 OF 6 –	Approvals, General Notes, Etc...
SHEET 2 OF 6 –	Legal Description, Free consent and dedication
SHEET 3 OF 6 –	Existing Plat Boundary and Easements
SHEET 4 OF 6 –	New Parcels created
SHEET 5 OF 6 –	New Easements created
SHEET 6 OF 6 –	Curve and Line Tables

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

101106019549120846

101106018038720705

Bernalillo County Treasurer — Date

PUBLIC UTILITY EASEMENTS

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

A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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

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

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

PURPOSE OF PLAT:

The purpose of this Plat is to:

1. Divide Two (2) existing Tracts into ten (10) Parcels as shown hereon.
2. Grant the New Public and Private Easements as shown hereon.
3. Dedicate the additional Public street right of way as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
November 5, 2007

PROFESSIONAL SURVEYOR No. 9750 NEW MEXICO RUSS P. HUGG

070834_SHTS 1-3

PLAT OF

OXBOW TOWN CENTER

(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER , 2007

PROJECT NUMBER:

Application Number:

PLAT APPROVAL

Utility Approvals:

PNM Gas and Electric Services — Date

QWest Corporation — Date

Comcast — Date

City Approvals:

City Surveyor — Date: 11-15-07

Real Property Division — Date

Environmental Health Department — Date

Traffic Engineering, Transportation Division — Date

ABCWUA — Date

Parks and Recreation Department — Date

AMAFCA — Date

City Engineer — Date

DRB Chairperson, Planning Department — Date

SHEET 1 OF 6

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF

OXBOW TOWN CENTER

(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A,
UNIVERSITY OF ALBUQUERQUE URBAN CENTER)
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER , 2007

LEGAL DESCRIPTION

Those certain parcels of land situate within the Town of Albuquerque Grant in projected Section 2, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising All of Tract "X-1-A2" of the Plat of Tracts X-1-A1 & X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 12, 1998, in Plat Book 98C, page 68 and All of Tract "X-2-A" of the Amended Plat of Tracts X-2-A & X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said amended plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 10,1995, in Plat Book 95C, page 250.

Said Tracts contain 47.7237 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF OXBOW TOWN CENTER (BEING A REPLAT OF)WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat. Said owner(s) and proprietor(s) do hereby grant all private and public easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

OXBOW TOWN CENTER, LLC
a New Mexico limited liability company

By: Thomas F. Keleher, Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 14th day of November 2007, by Thomas F. Keleher as Managing Member of Oxbow Town Center, LLC.

OFFICIAL SEAL
Margaret A. Bois
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 12/29/08

Notary Public

12/29/08
My commission expires

Documents used in the preparation of this survey:

A. Plat entitled "PLAT OF TRACTS X-1-A1 AND X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 1998", filed March 12, 1998, in Volume 98C, Folio 68, records of Bernalillo County, New Mexico.

B. Plat entitled "AMENDED PLAT OF TRACTS X-2-A AND X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1995", filed July 10, 1995, in Volume 95C, Folio 250, records of Bernalillo County, New Mexico.

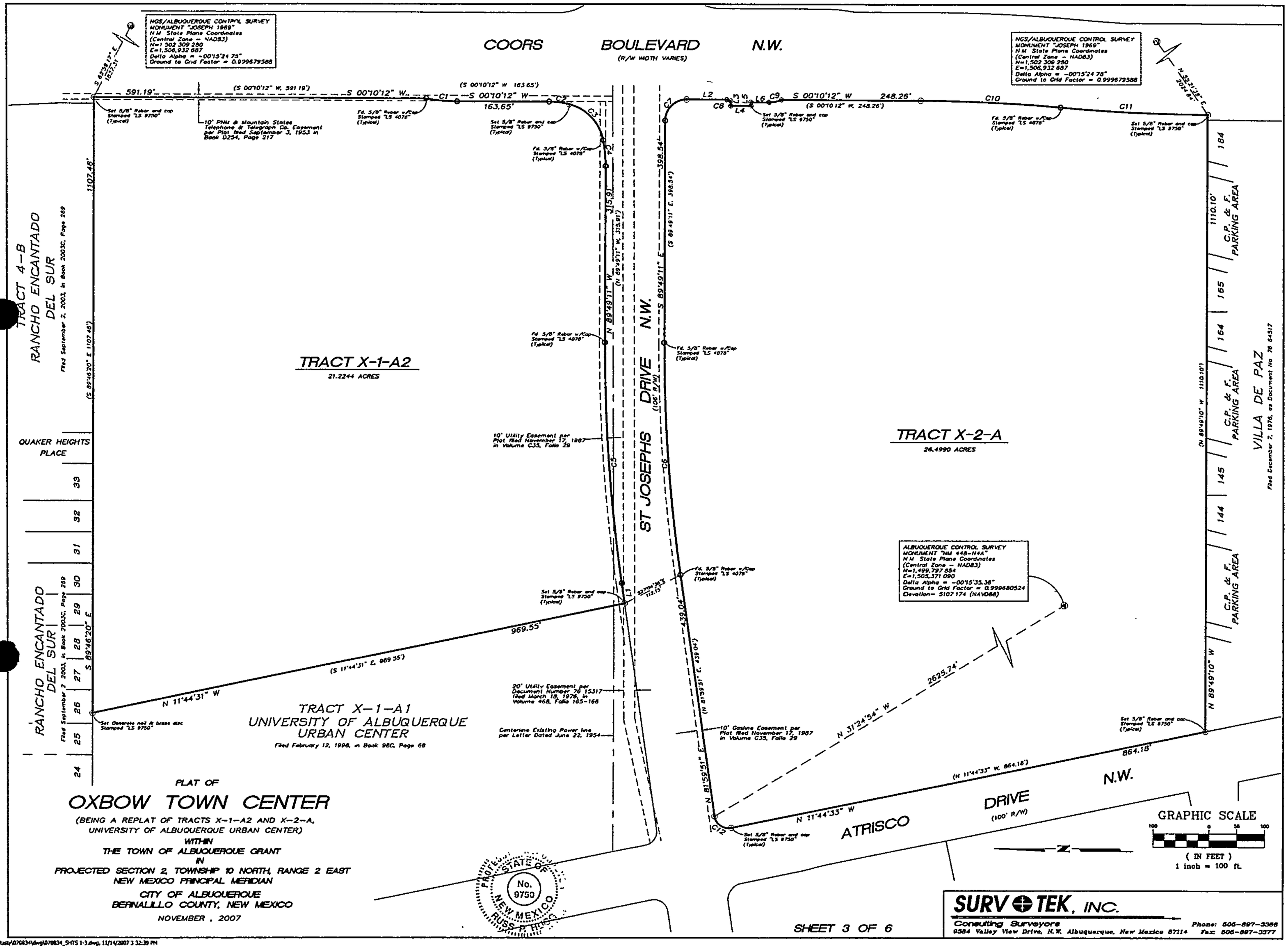
C. Plat entitled "PLAT OF RANCHO ENCANTADO DEL SUR, A REPLAT OF TRACT 4, COORS VILLAGE, ALBUQUERQUE, NEW MEXICO, JULY 2003", filed September 2, 2003, in Volume 2003C, Folio 269, records of Bernalillo County, New Mexico.

D. Plat entitled "AMENDED REPLAT OF VILLA DE PAZ, ALBUQUERQUE, NEW MEXICO, NOVEMBER, 1976", filed December 7, 1976, records of Bernalillo County, New Mexico.

E. Title Report prepared for this property by LandAmerica Albuquerque Title and underwritten by Commonwealth Land Title Insurance Company, Commitment No. 6219001163, bearing an effective date of September 11, 2006.

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377



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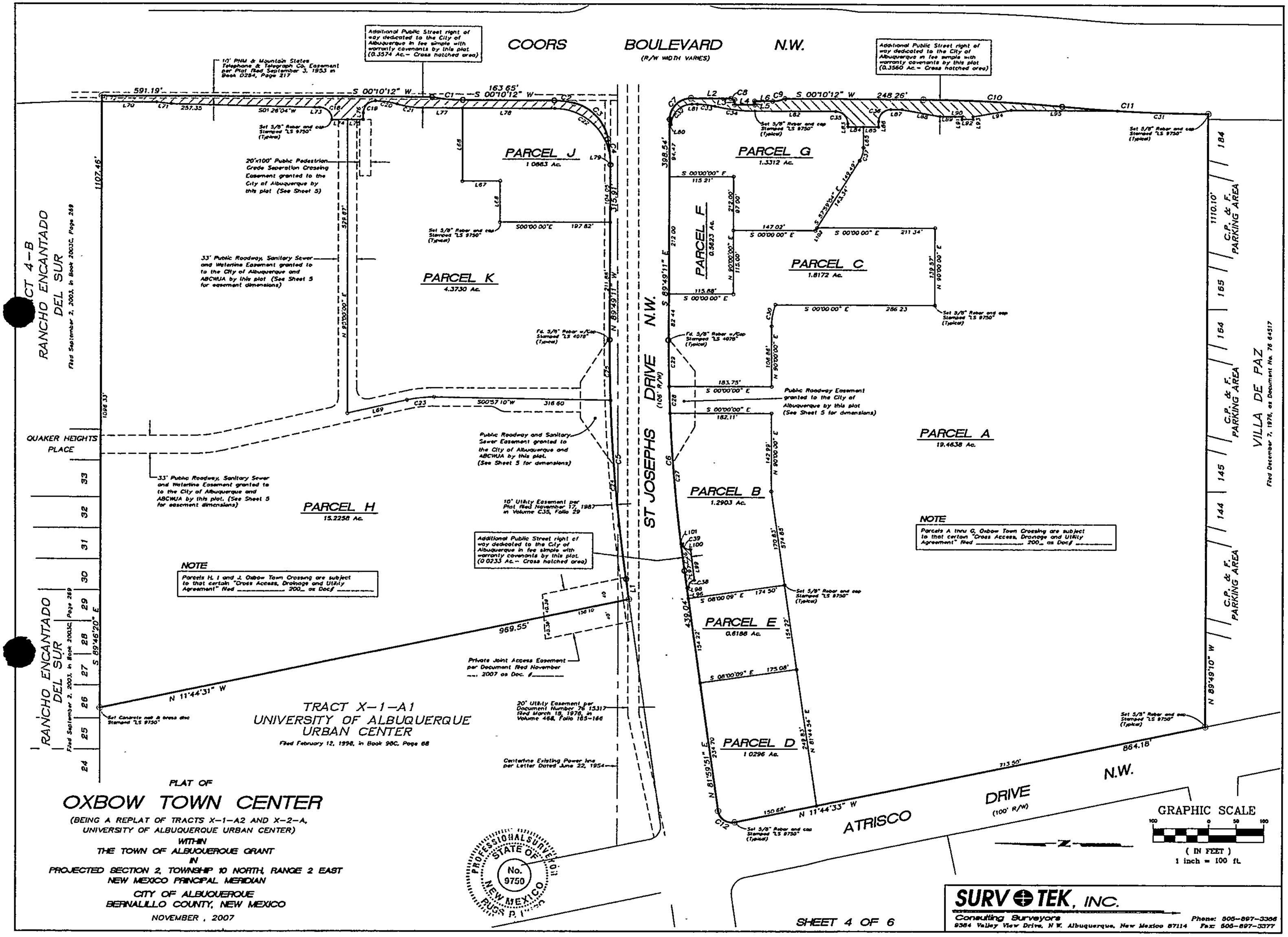

PLAT OF

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WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER , 2007

SHEET 4 OF 6

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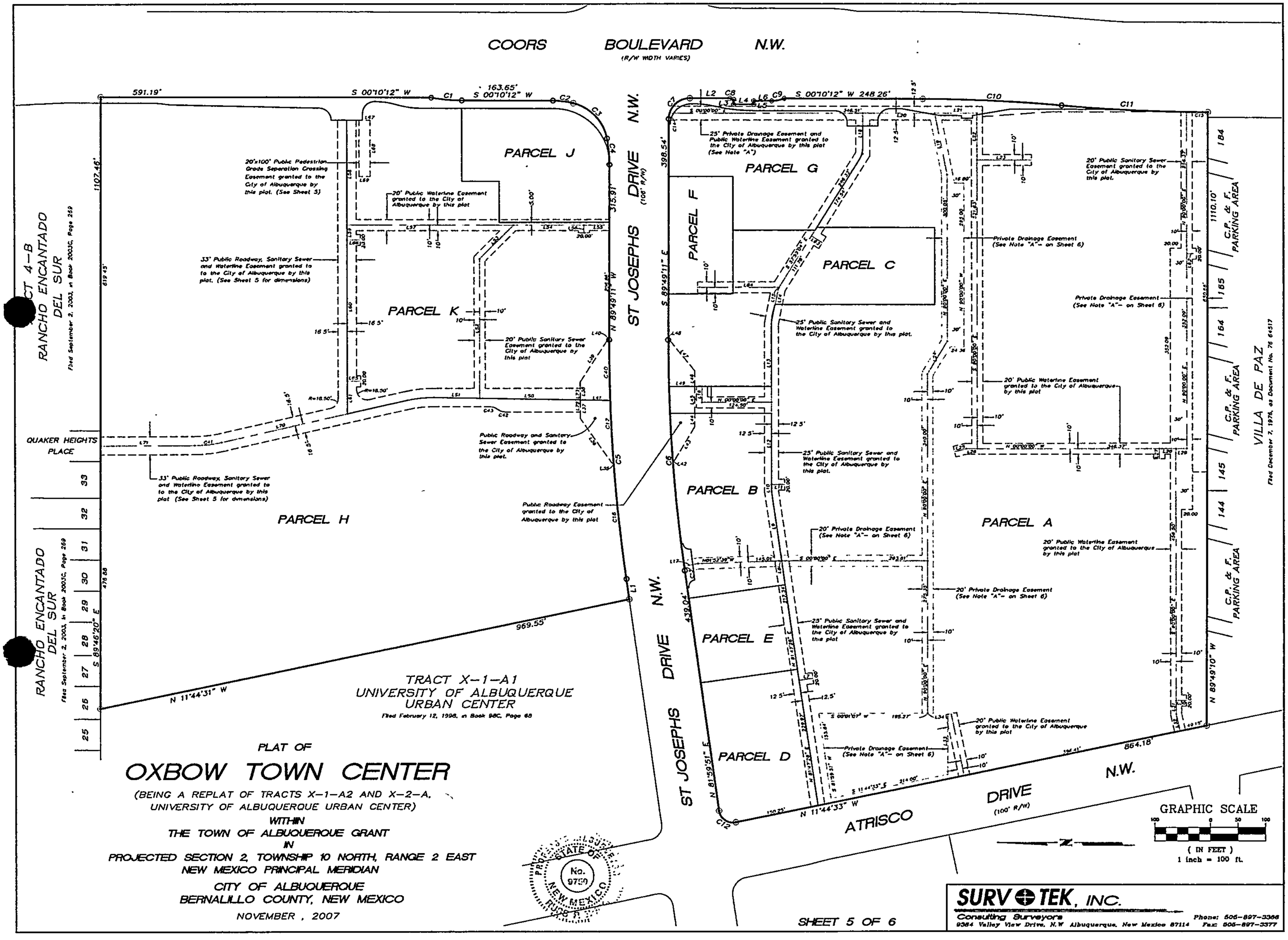

PLAT OF

OXBOW TOWN CENTER

(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER , 2007

SHEET 5 OF 6

SURVTEK, INC.
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PLAT OF

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(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER , 2007

PERIMETER BOUNDARY LINE AND CURVE DATA

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.65' (36.63')	S81°59'51"W (S81°59'51"E)
L2	71.53' (71.53')	S00°10'11"W (S00°10'11"E)
L3	8.53' (8.53')	N89°49'48"W (S89°49'48"E)
L4	36.00' (36.00')	S00°10'12"W (N00°10'12"E)
L5	6.38' (6.38')	S89°49'48"E (S89°49'48"E)
L6	32.00' (32.00')	S00°10'12"W (S00°10'12"W)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	55.49' (55.48')	307.00' (307.00')	27.82'	55.41' (55.41')	S05°20'52"W (S05°20'52"W)	10°21'19" (10°21'16")
C2	36.50' (36.50')	150.00' (150.00')	18.34'	36.41' (36.41')	S07°08'03"W (S07°08'03"W)	13°56'31" (13°56'37")
C3	93.35' (93.35')	82.00' (82.00')	52.47'	88.39' (88.39')	S46°43'41"W (S46°43'41"W)	65°13'34" (65°13'45")
C4	47.29' (47.29')	250.00' (250.00')	23.72'	47.22' (47.22')	S84°45'41"W (S84°45'41"W)	10°50'17" (10°50'16")
C5	436.02' (436.02')	3053.00' (3053.00')	218.38'	435.65' (435.65')	S86°05'20"W (S86°05'20"W)	8°10'58" (8°10'58")
C6	420.88' (420.88')	2947.00' (2947.00')	210.80'	420.52' (420.52')	N86°05'20"E (N86°05'20"E)	8°10'58" (8°10'58")
C7	59.69' (59.68')	38.00' (38.00')	38.00'	53.74' (53.74')	S44°49'30"E (N44°49'30"W)	89°59'59" (89°59'23")
C8	7.37' (7.37')	56.63' (56.63')	3.69'	7.36' (7.36')	S19°45'40"W (S19°45'40"W)	7°27'06" (7°27'17")
C9	23.05' (23.05')	56.62' (56.62')	11.69'	22.89' (22.89')	S11°29'21"E (S11°29'21"E)	23°19'26" (23°19'26")
C10	249.78' (249.78')	2786.79' (2786.79')	124.98'	249.70' (249.70')	S02°44'16"W (N02°44'16"E)	5°08'08" (5°08'08")
C11	263.71' (263.71')	2942.79' (2942.79')	131.95'	263.63' (263.62')	S02°44'22"W (S02°44'17"W)	5°08'04" (5°08'04")
C12	40.91' (40.90')	25.00' (25.00')	26.70'	36.50' (36.49')	N35°07'10"E (S35°07'39"W)	93°45'42" (93°44'24")

EASEMENT NOTES/LEGEND

(A) = Private Drainage Easements granted for the benefit of Parcels A thru G, Coors Town Center. Maintenance of said easements to be the responsibility of all of the respective owner(s) of said Parcels.

(B) = 10' Public Sidewalk Easement granted to the City of Albuquerque by this plat.

NEW PARCELS AND EASEMENT LINE AND CURVE DATA

LINE TABLE		
LINE	LENGTH	BEARING
L7	24.76'	S08°17'35"E
L8	5.51'	S00°00'00"E
L9	127.58'	N81°47'28"E
L10	12.37'	N90°00'00"E
L11	23.50'	S00°00'00"W
L12	150.63'	S90°00'00"E
L13	140.92'	N90°00'00"E
L14	65.37'	S78°45'00"E
L15	2.21'	S57°59'04"E
L16	28.75'	S90°00'00"E
L17	25.36'	S11°44'31"E
L18	73.94'	S89°57'58"E
L19	113.58'	S78°42'40"W
L20	128.75'	S00°00'00"E
L21	76.23'	S00°00'00"W
L22	84.82'	S90°00'00"E
L23	97.51'	S00°00'00"W
L24	69.66'	S58°48'35"E
L25	21.95'	S13°29'55"E
L26	20.00'	S00°00'00"E
L27	18.50'	S90°00'00"E
L28	30.00'	S00°00'00"W
L29	20.00'	S00°00'00"E
L30	18.50'	S00°00'00"W
L31	25.06'	N90°00'00"E
L32	31.24'	N77°02'28"E
L33	110.69'	S90°00'00"E
L34	35.94'	S00°00'46"W
L35	2.97'	N04°01'40"W
L36	100.16'	N55°17'40"E
L37	33.64'	S90°00'00"E
L38	32.36'	N90°00'00"E
L39	90.62'	S56°54'58"E
L40	3.00'	S00°10'49"W
L41	54.08'	S00°57'10"W
L42	3.03'	S04°04'53"E
L43	72.12'	S59°24'19"E
L44	24.00'	N90°00'00"E
L45	48.75'	N90°00'00"E
L46	28.00'	S90°00'00"E
L47	72.13'	N50°53'35"E
L48	1.69'	N00°10'49"E
L49	46.25'	N00°00'00"E
L50	180.24'	N00°57'10"E
L51	82.28'	N00°57'10"E
L52	251.14'	S90°00'00"E
L53	86.27'	S45°00'00"E
L54	126.52'	S00°00'00"E
L55	45.80'	S00°00'00"W
L56	14.00'	S90°00'00"W
L57	297.48'	N00°00'00"E
L58	189.37'	N90°00'00"W
L59	27.00'	S90°00'00"W
L60	254.60'	N90°00'00"W
L61	58.89'	S90°00'00"W

LINE TABLE		
LINE	LENGTH	BEARING
L62	17.00'	S00°00'00"E
L63	22.97'	N32°00'56"E
L64	146.02'	S00°00'00"W
L65	23.50'	S00°00'00"E
L66	23.50'	S00°00'00"E
L67	13.67'	S00°08'17"W
L68	102.00'	N89°54'20"W
L69	20.00'	N00°05'40"E
L70	11.13'	S89°46'20"E
L71	123.55'	S00°10'12"W
L72	258.56'	S01°26'04"W
L73	8.94'	S00°06'43"W
L74	25.00'	S00°00'00"E
L75	25.00'	S00°00'00"E
L76	11.84'	N90°00'00"E
L77	70.98'	S00°05'40"W
L78	165.33'	S00°05'40"W
L79	4.31'	N89°49'11"W
L80	9.74'	S01°22'05"W
L81	146.23'	S01°22'05"W
L82	23.83'	S00°00'00"W
L83	23.83'	S00°00'00"E
L84	9.72'	N90°00'00"E
L85	20.00'	S00°11'56"W
L86	69.66'	S11°47'37"W
L87	26.70'	S00°11'56"W
L88	13.10'	S00°13'47"W
L89	5.00'	N89°46'13"W
L90	20.00'	S00°13'47"W
L91	5.00'	S89°46'13"E
L92	69.63'	S11°22'10"E
L93	143.25'	S00°13'47"W

L96	19.13'	N81°59'51"E
L97	30.98'	N81°59'51"E
L98	3.00'	S08°00'09"E
L99	56.00'	N83°00'51"E
L100	1.00'	N06°59'09"W
L101	3.01'	N07°02'40"W
L102	6.15'	S57°59'04"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C13	7.86'	2947.00'	3.93'	7.86'	S82°04'26"W	0°09'10"
C14	10.63'	38.00'	5.35'	10.60'	N81°48'30"W	16°01'59"
C15	38.63'	2942.79'	19.32'	38.63'	S00°32'54"W	0°45'08"
C16	211.80'	3053.00'	105.94'	211.75'	S83°59'06"W	3°58'29"
C17	115.02'	3053.00'	57.52'	115.02'	S87°03'06"W	2°09'31"
C18	39.23'	25.00'	24.96'	35.33'	N45°02'50"E	89°54'20"
C19	39.31'	25.00'	25.04'	35.38'	N44°57'10"W	90°05'40"
C20	39.73'	140.00'	20.00'	39.60'	N08°13'28"E	16°15'37"
C21	45.41'	160.00'	22.86'	45.25'	S08°13'28"W	16°15'37"
C22	157.23'	100.00'	100.15'	141.53'	N45°08'14"E	90°05'09"
C23	48.34'	215.00'	24.27'	48.24'	N06°26'30"W	12°52'59"
C24	326.82'	3053.00'	163.57'	326.66'	S85°03'51"W	6°08'00"
C25	109.20'	3053.00'	54.61'	109.19'	S89°09'20"W	2°02'58"
C26	49.28'	2947.00'	24.64'	49.28'	S82°28'36"W	0°57'29"
C27	238.84'	2947.00'	119.48'	238.77'	S85°16'39"W	4°38'37"
C28	48.77'	2947.00'	24.39'	48.77'	S88°04'24"W	0°56'54"
C29	83.99'	2947.00'	42.00'	83.98'	S89°21'50"W	1°37'58"
C30	39.00'	110.00'	19.71'	38.80'	N79°50'30"W	20°18'59"
C31	63.64'	40.00'	40.82'	57.14'	N44°12'44"W	91°09'38"
C32	32.40'	140.00'	16.27'	32.33'	N07°59'55"E	13°15'41"
C33	71.75'	310.00'	36.04'	71.59'	S07°59'55"W	13°15'41"
C34	38.67'	25.00'	24.41'	34.93'	N45°41'02"E	88°37'55"
C35	39.36'	25.00'	25.09'	35.42'	N44°54'02"W	90°11'56"

C37	25.14'	45.00'	12.91'	24.82'	S73°59'32"E	32°00'56"
C38	19.06'	12.00'	12.21'	17.12'	N52°29'39"W	91°01'00"
C39	18.84'	12.00'	11.99'	16.96'	S37°59'26"W	89°57'09"
C40	109.20'	3053.00'	54.61'	109.19'	S89°09'20"W	2°02'58"
C41	48.40'	215.09'	24.30'	48.29'	S06°26'09"E	12°53'31"
C42	17.05'	26.50'	8.83'	16.76'	S18°26'06"W	36°52'12"
C43	15.12'	23.50'	7.83'	14.86'	N18°26'06"E	36°52'12"

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone 505-897-3366
Fax 505-897-3377

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 2, 2008

Project# 1005357
07DRB-70392 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70395 EPC APPROVED SDP FOR SUBDIVISION
07DRB-70419 EPC APPROVED SDP FOR BUILD PERMIT

SURV-TEK INC agent(s) for OXBOW TOWN CENTER, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 & X-2-A UNIVERSITY OF ALBUQUERQUE URBAN, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER TBK OXBOW TOWN CENTER,** zoned SU-3, located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DRIVE NW containing approximately 47.72 acre(s). (G-11) *(Deferred from 12/12/07)*

At the January 2, 2008 Development Review Board meeting, the preliminary plat was approved.

The site development plan for subdivision was approved with final sign-off delegated to planning for Carmen Marrone's initials and for 3 copies.

The site development plan for building permit was approved with final sign-off delegated to Transportation to address comments, and to the City Engineer for SIA, staff planners initials, and for 3 copies.

If you wish to appeal these decisions, you must do so by January 17, 2008 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, Acting DRB Chair

Cc: George Rainhart Architect & Associates – 2325 San Pedro NE Ste 2-B
Albuquerque, NM 87110
Cc: Sunland Development Group LLC – 4407 Lomas Blvd NE - Albuquerque, NM 87110
Cc: Surv-Tek, Inc – 9384 Valley View Dr NW – Albuquerque, NM 87114
Cc: Oxbow Town Center, LLC – 4407 Lomas Blvd. NE – Albuquerque, NM 87110

Marilyn Maldonado
File

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/16/2007 Issued By: E08375

Permit Number: **2007 070 392** **Category Code 910**

Application Number: 07DRB-70392, Major - Preliminary Plat Approval

Address:

Location Description: ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DRIVE NW

Project Number: 1006947

Applicant
Oxbow Town Center, Llc

4407 Lomas Blvd Ne
Albuquerque NM 87110
259-0991

Agent / Contact
Surv-Tek Inc
Russ Hugg
9384 Valley View Dr Nw
Albuquerque NM 87114

russhugg@survtek.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$715.00
	TOTAL:	**$810.00**

City Of Albuquerque
Treasury Division

11/16/2007 8:53AM LOC: ANNX
WS# 007 TRANS# 0005
RECEIPT# 00090606-00090606
PERMIT# 2007070392 TRSMSP
Trans Amt $810.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $715.00
VI $810.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/16/2007 Issued By: PLNABG

Permit Number: **2007 070 395** **Category Code 910**

Application Number: 07DRB-70395, Epc Approved Sdp For Subdivision

Address:

Location Description: COORS BLVD NW BETWEEN ENCANTADA DEL SUR SUBDIVISION

Project Number: 1006947

Applicant
Sunland Development Group, Llc

4407 Lomas Blvd Ne
Albuquerque NM 87110
831-6855

Agent / Contact
George Rainhart & As
George Rainhart
2325 San Pedro Dr Ne 2b
Albuquerque NM 87110
5058849110

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	20.00
441006/4983000	DRB Actions	
	TOTAL:	**20.00**

City Of Albuquerque
Treasury Division

11/16/2007 11:42AM LOC: ANNX
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PERMIT# 2007070395 TRSDMG
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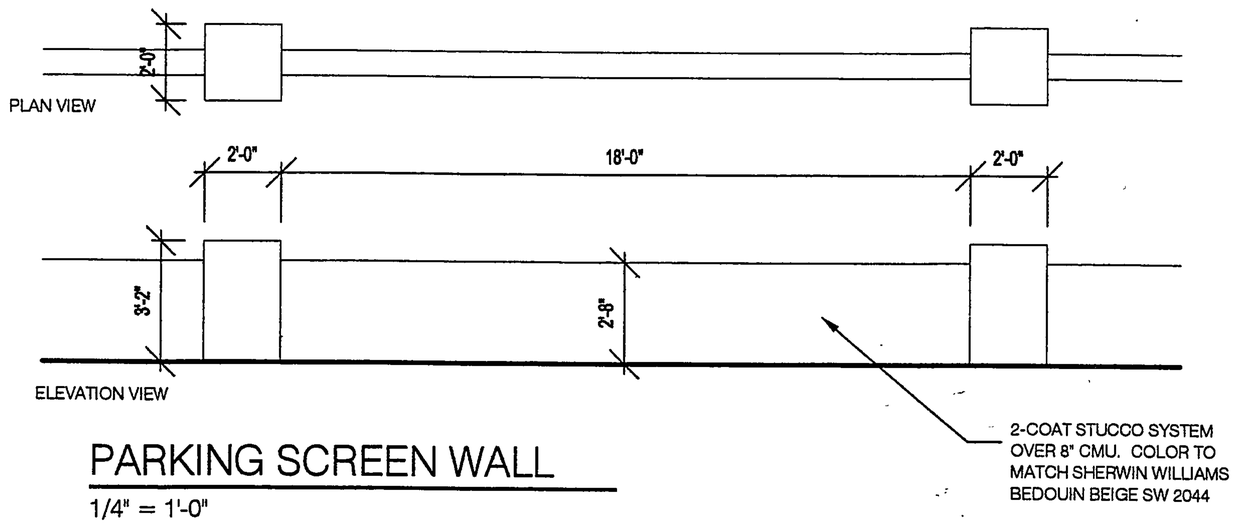
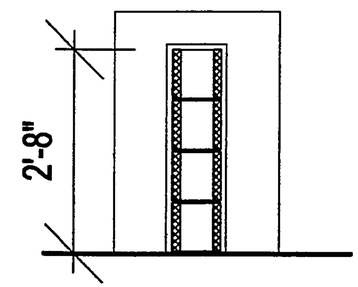
CK $20.00
CHANGE $0.00



PARKING SCREEN WALL

1/4" = 1'-0"



PARKING SCREEN WALL - SECTION

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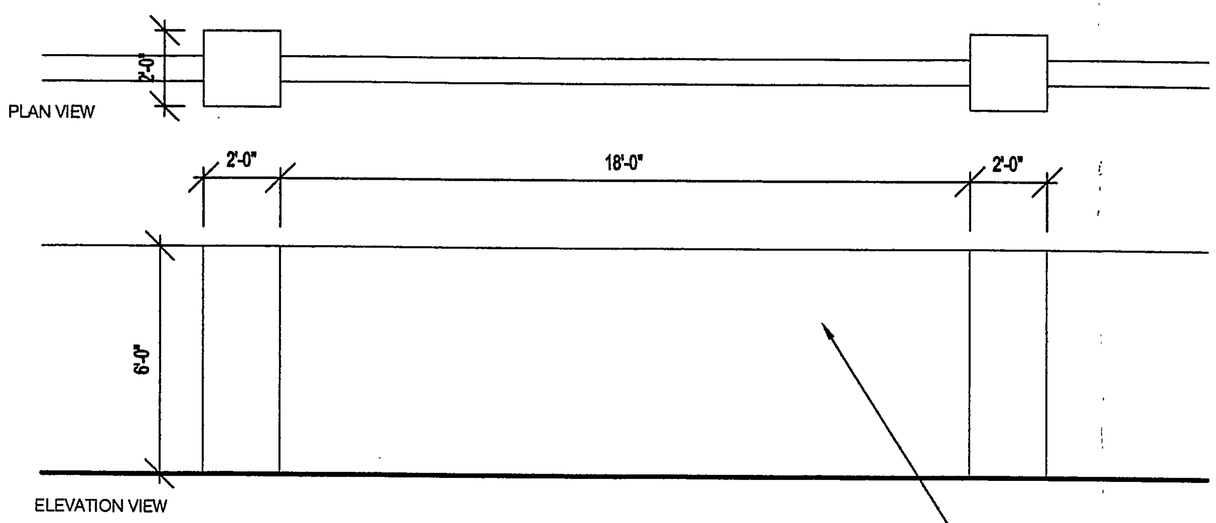

SITE SCREEN WALL

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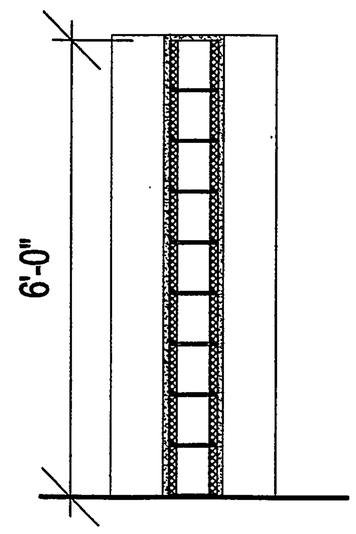
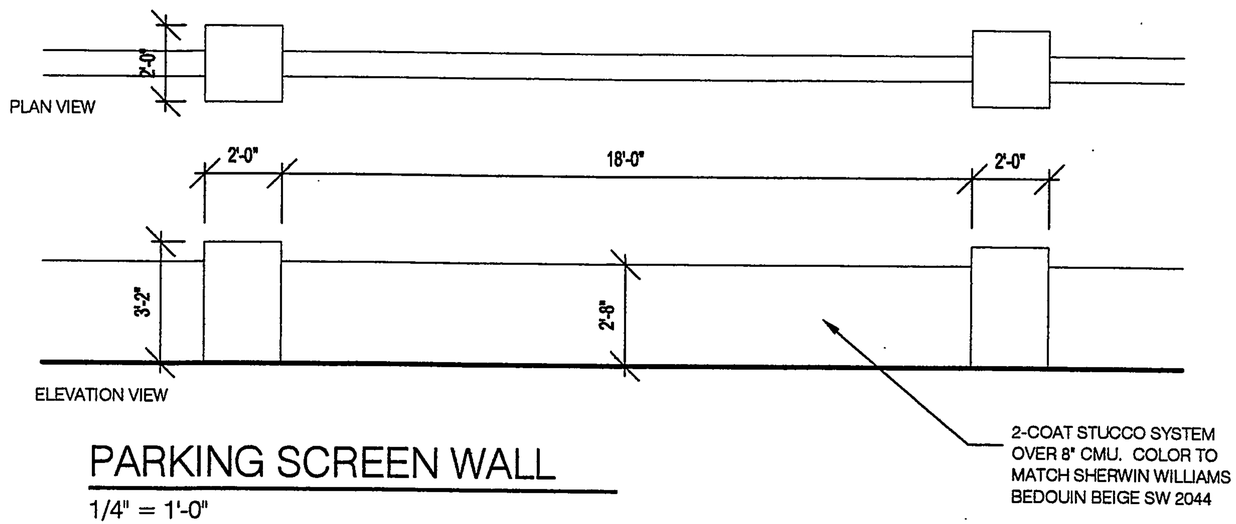


SITE SCREEN WALL - SECTION

1/2" = 1'-0"

OXBOW TOWN CENTER



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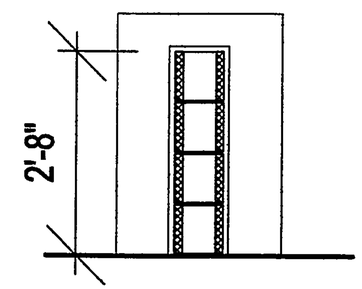

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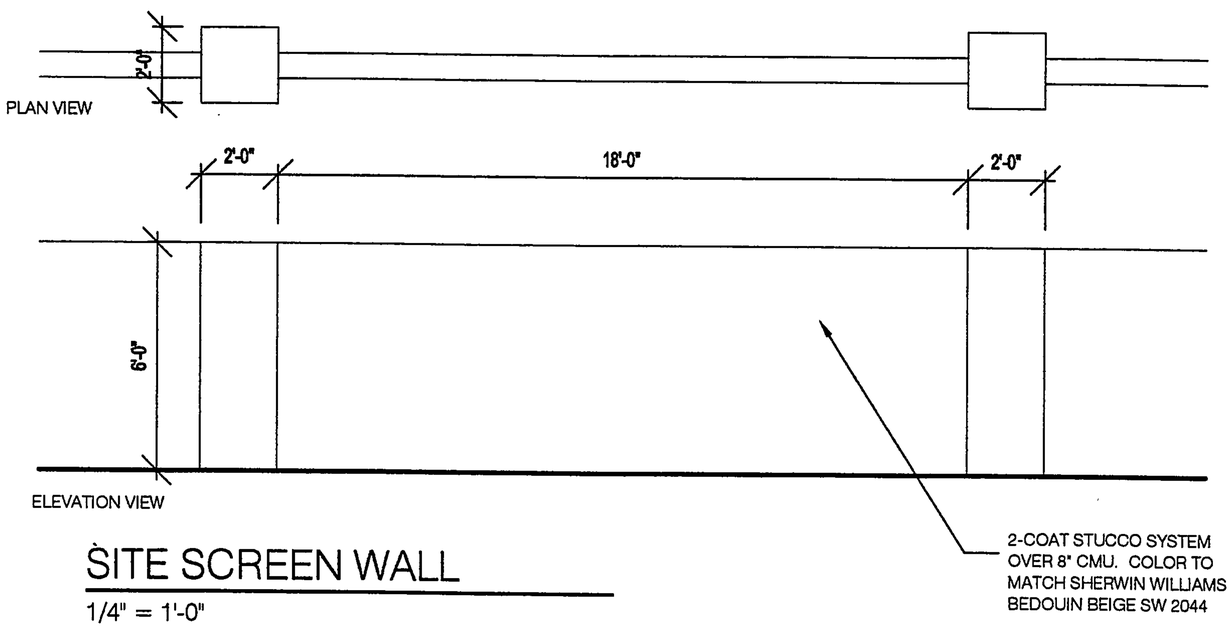

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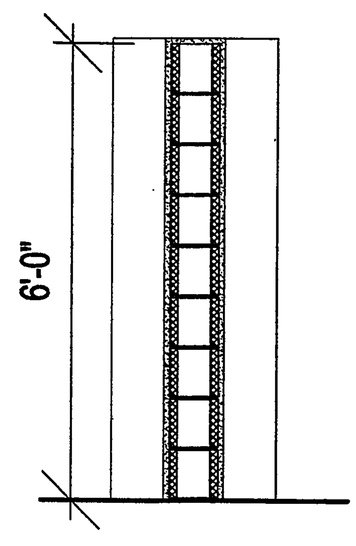

SITE SCREEN WALL - SECTION

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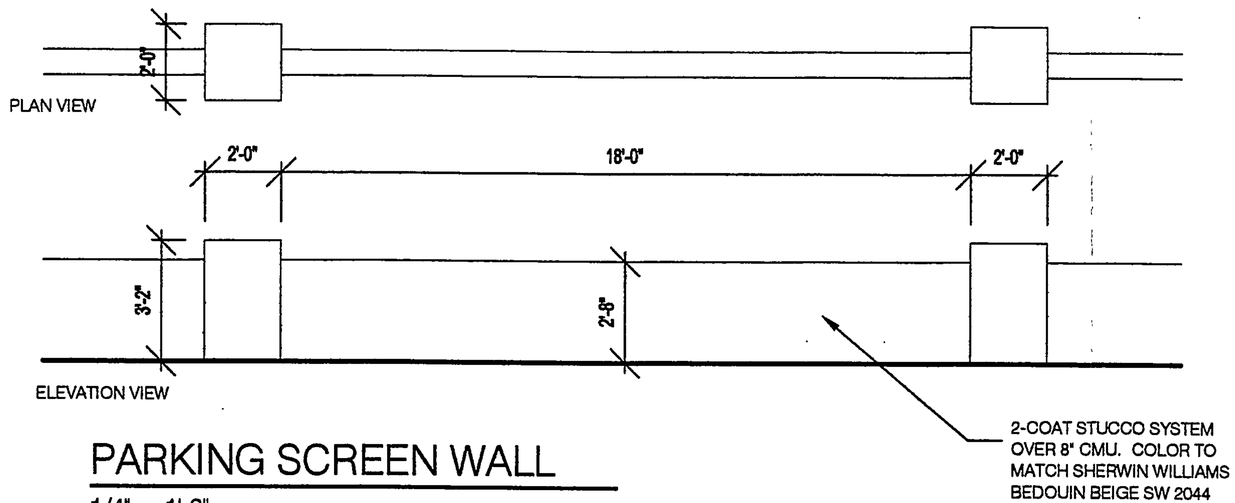
OXBOW TOWN CENTER



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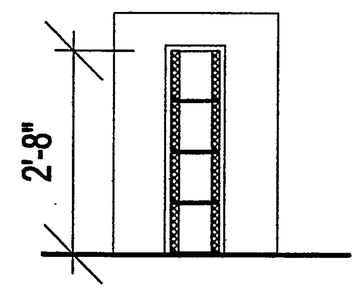

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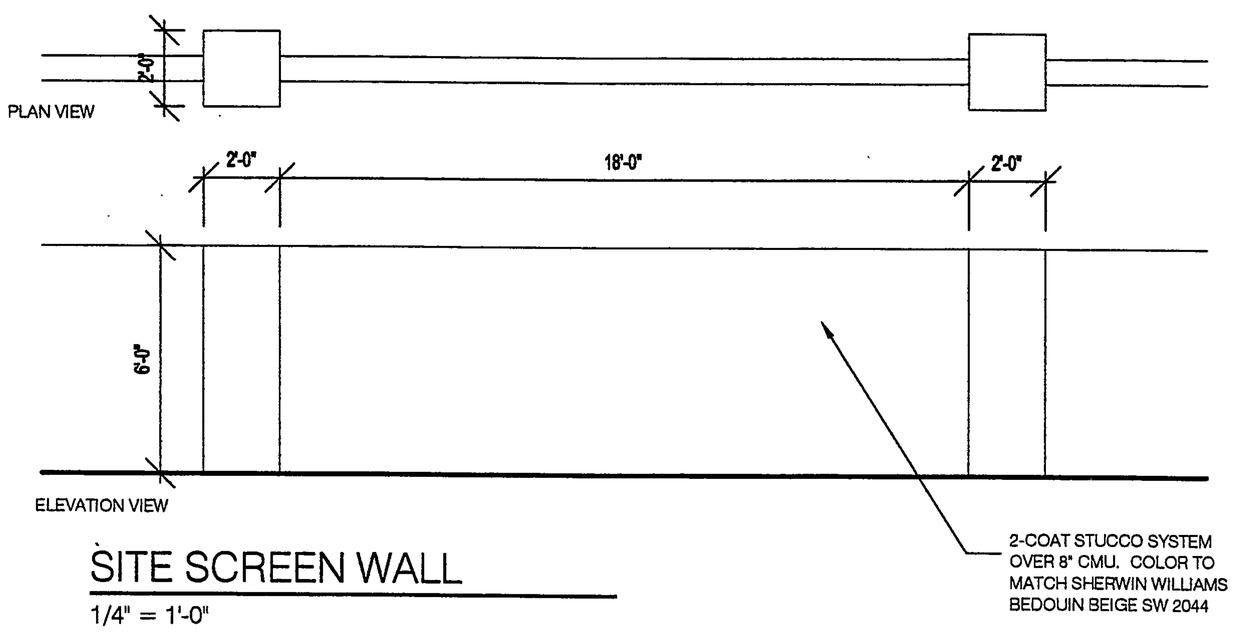

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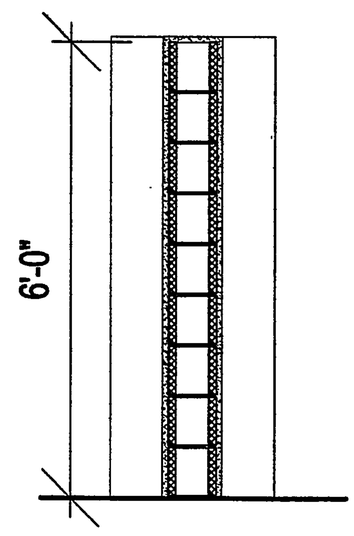

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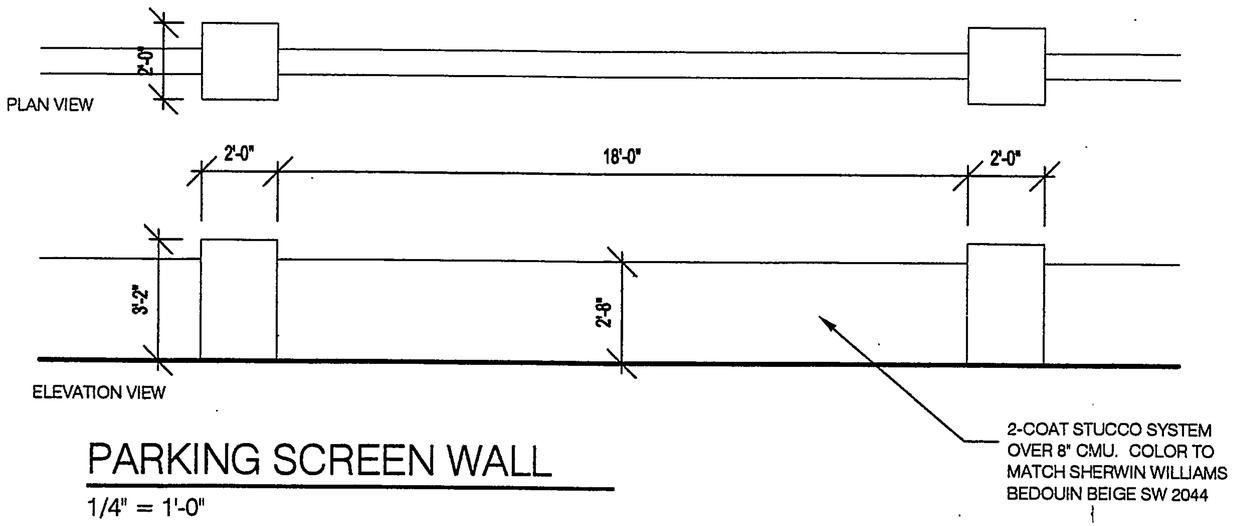
OXBOW TOWN CENTER



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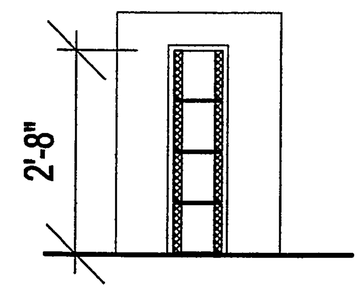

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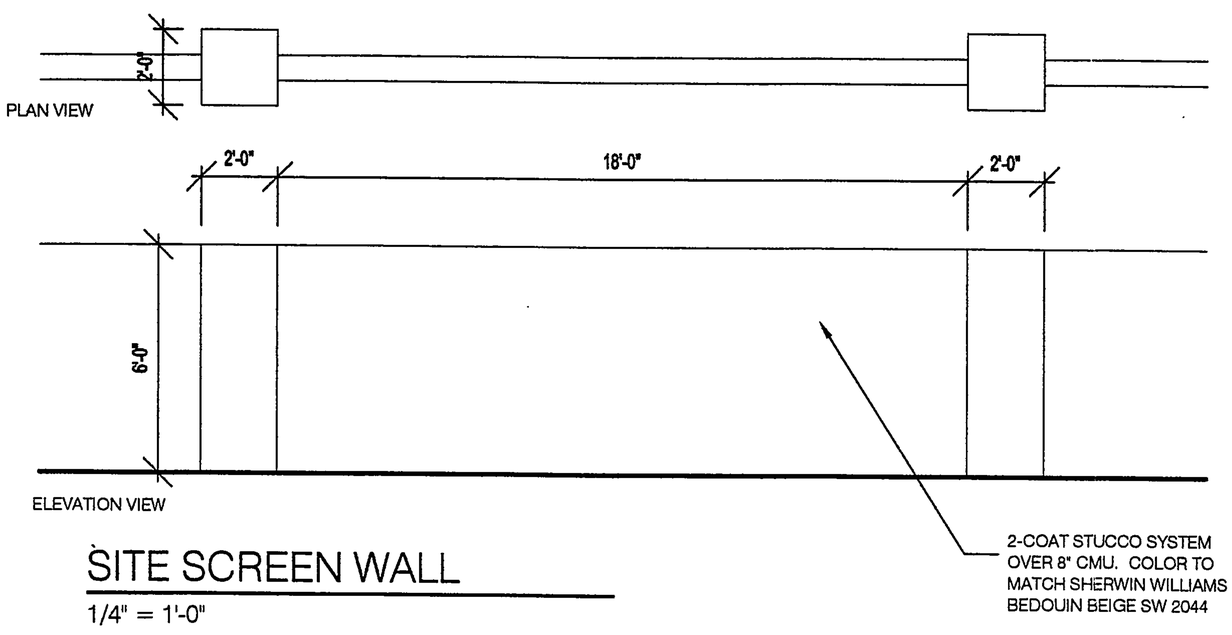

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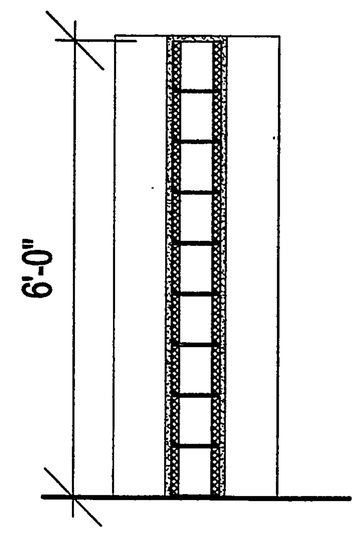

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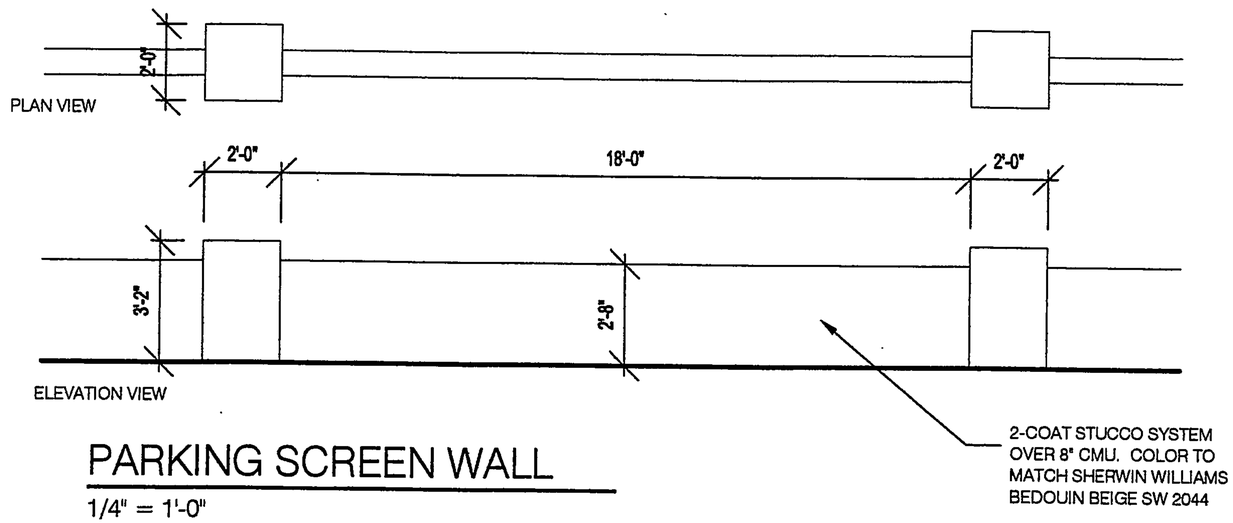
OXBOW TOWN CENTER



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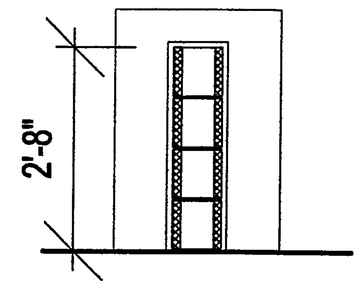

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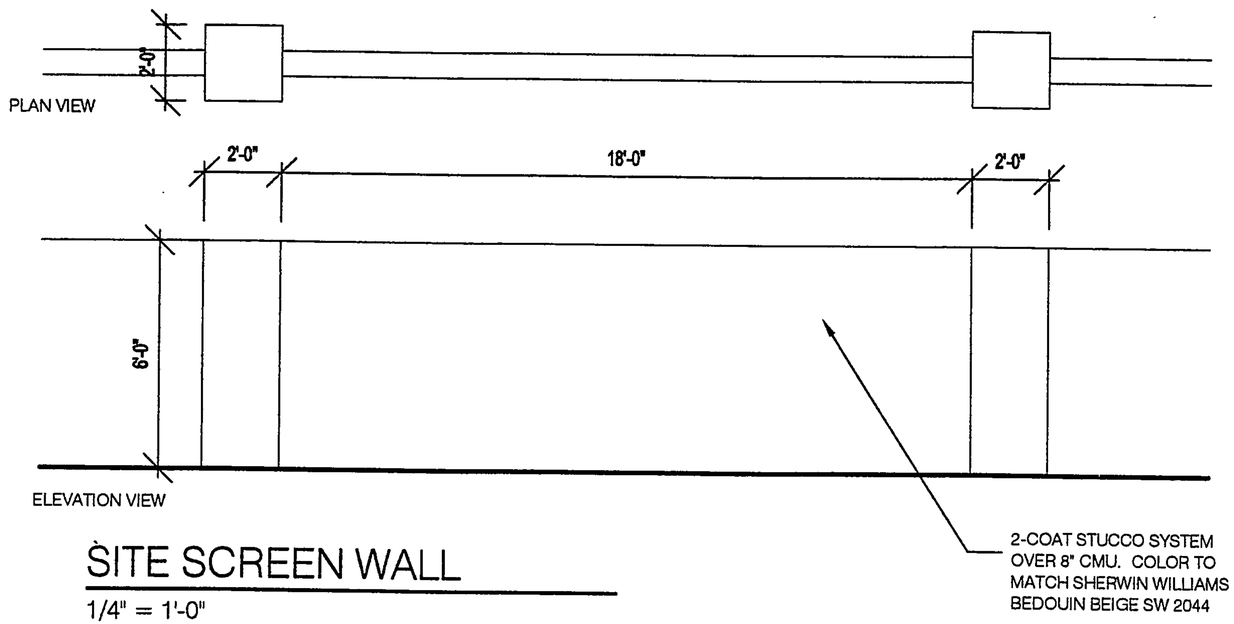

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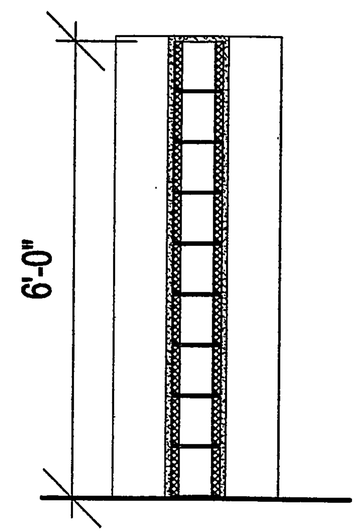

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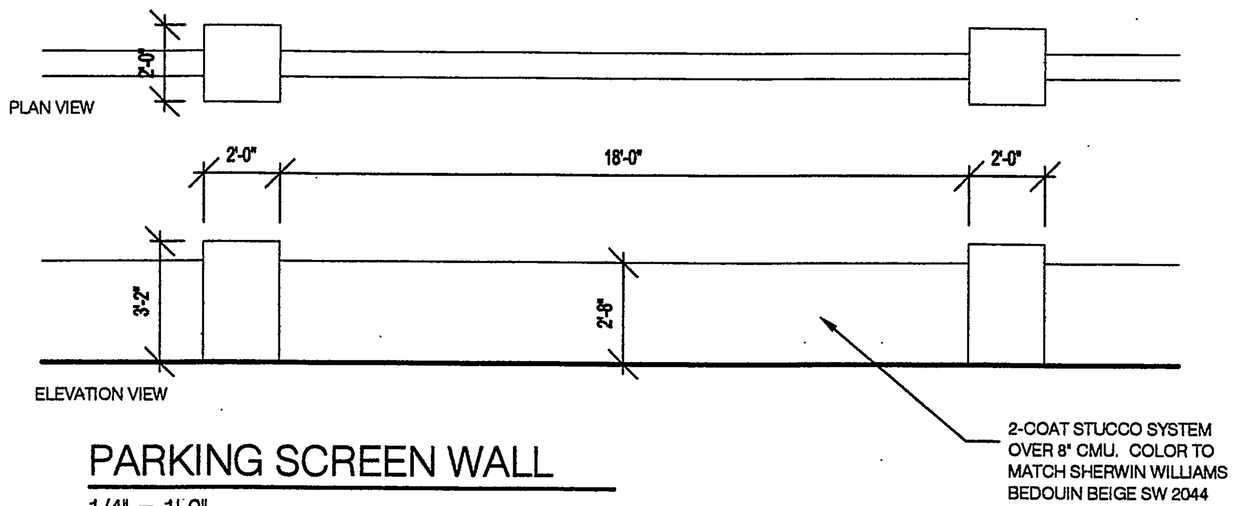
OXBOW TOWN CENTER



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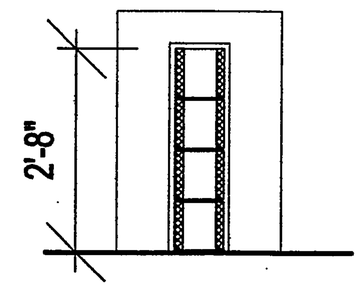

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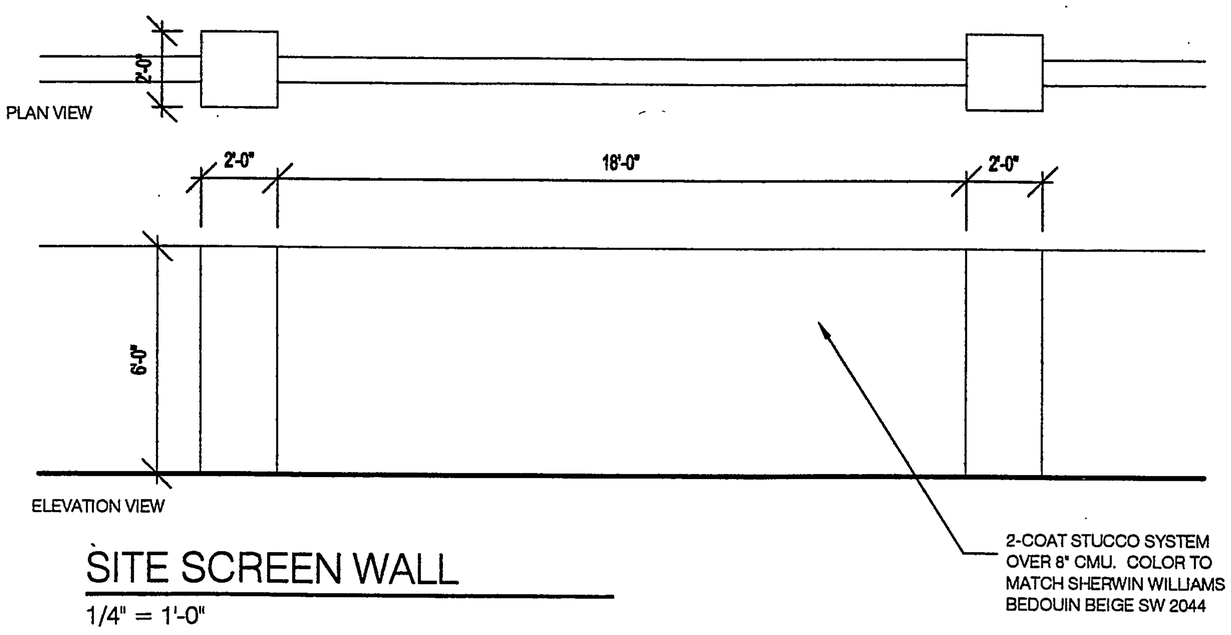

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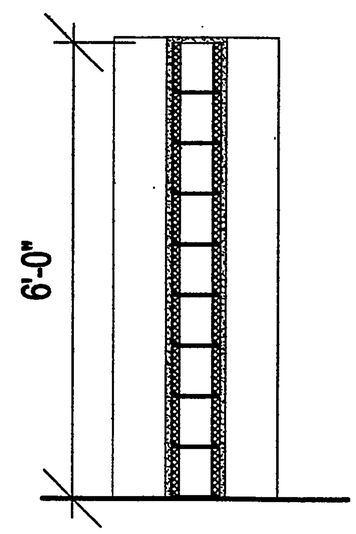

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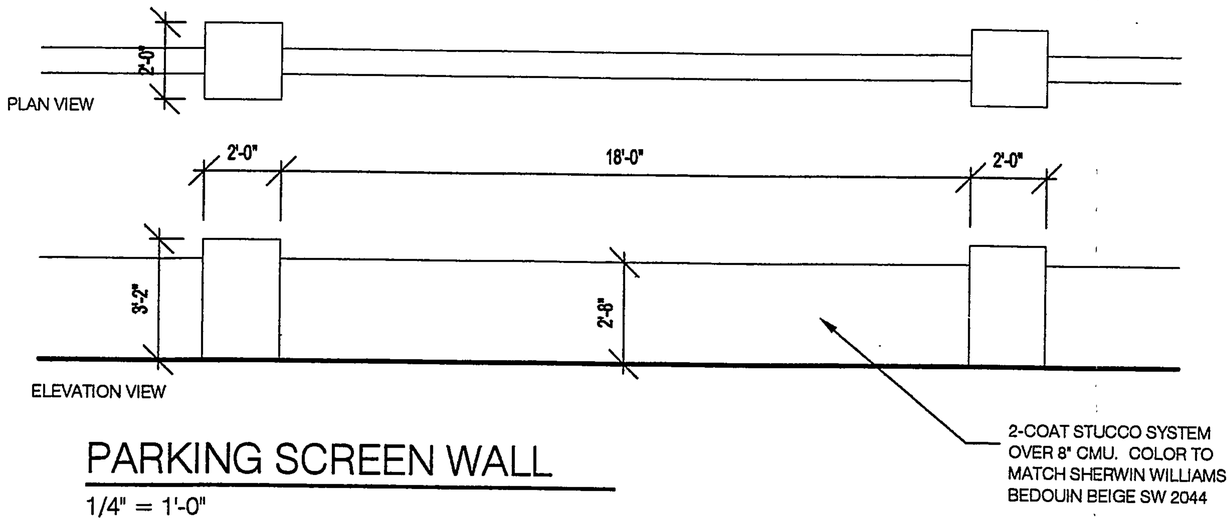
OXBOW TOWN CENTER



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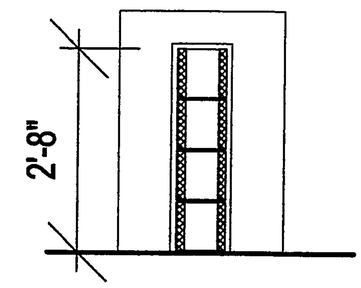

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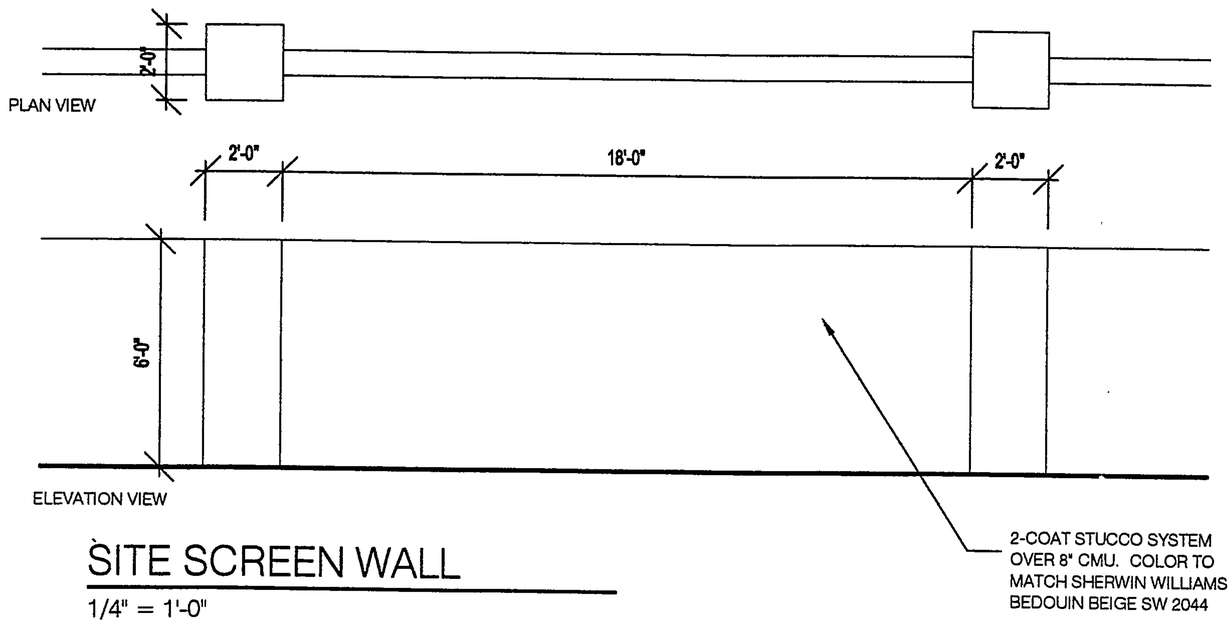

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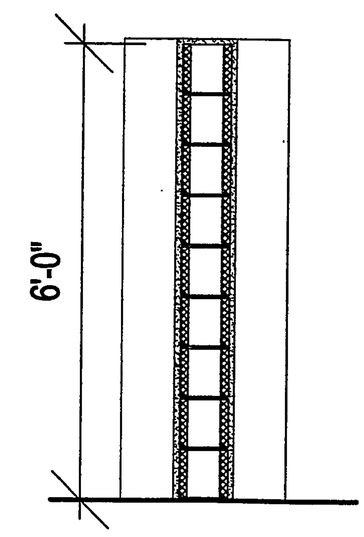
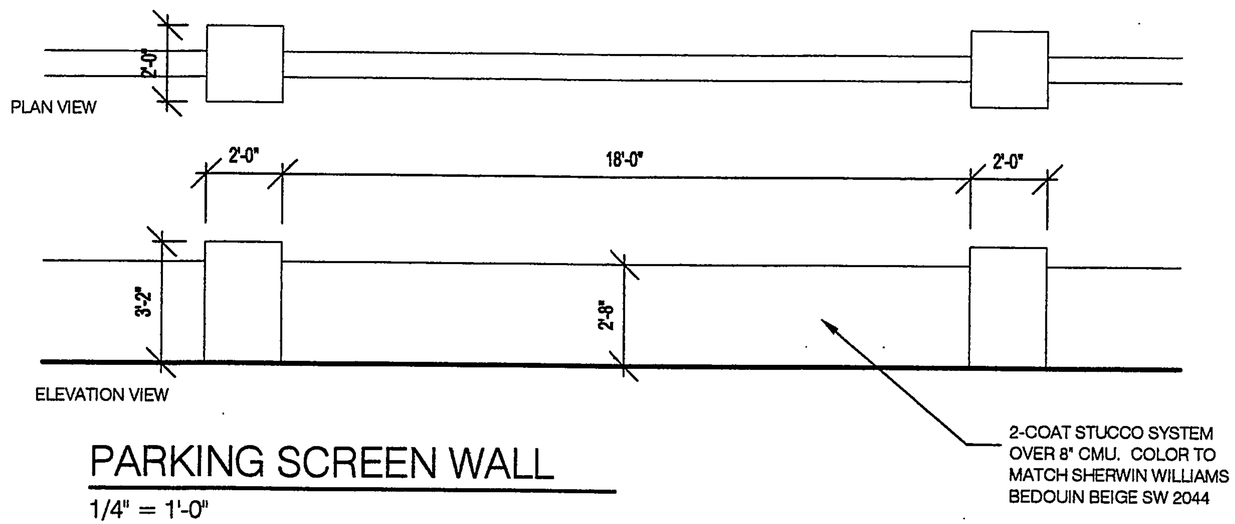


SITE SCREEN WALL - SECTION

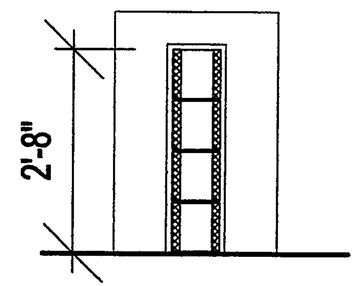
1/2" = 1'-0"

OXBOW TOWN CENTER



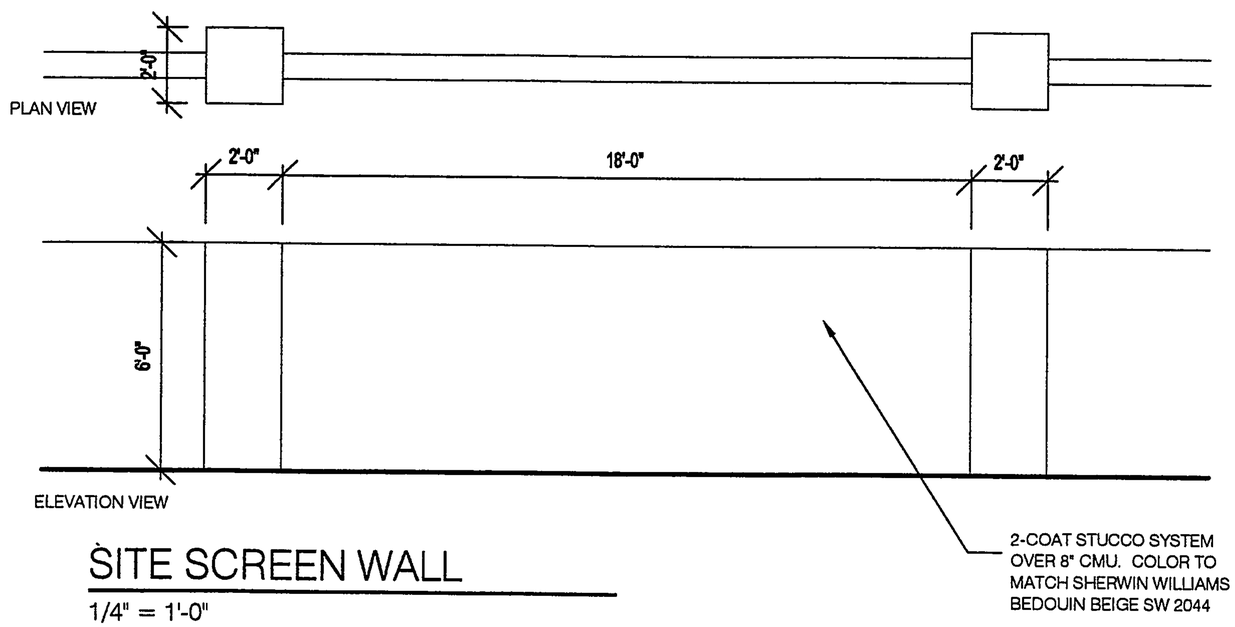
PARKING SCREEN WALL

1/4" = 1'-0"



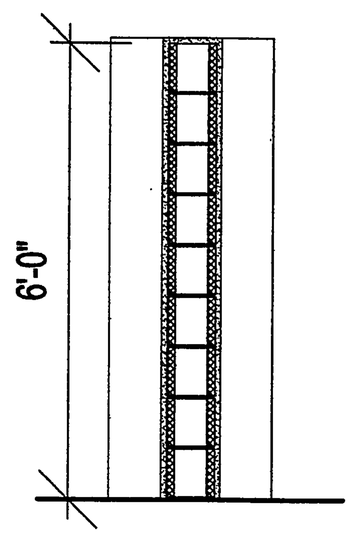
PARKING SCREEN WALL - SECTION

1/2" = 1'-0"



SITE SCREEN WALL

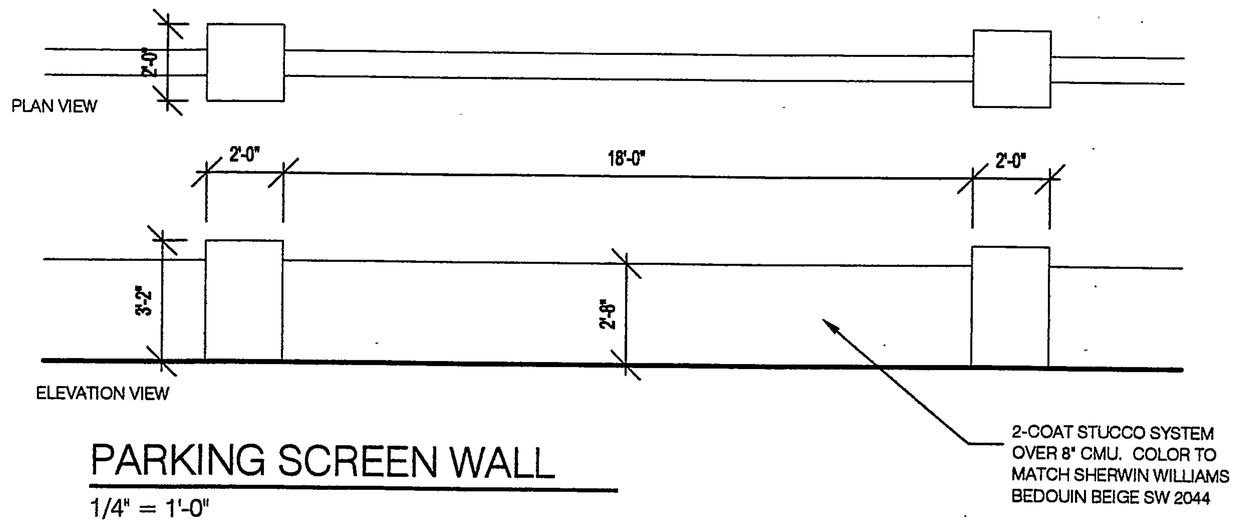
1/4" = 1'-0"



SITE SCREEN WALL - SECTION

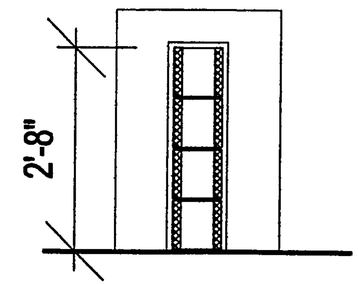
1/2" = 1'-0"

OXBOW TOWN CENTER



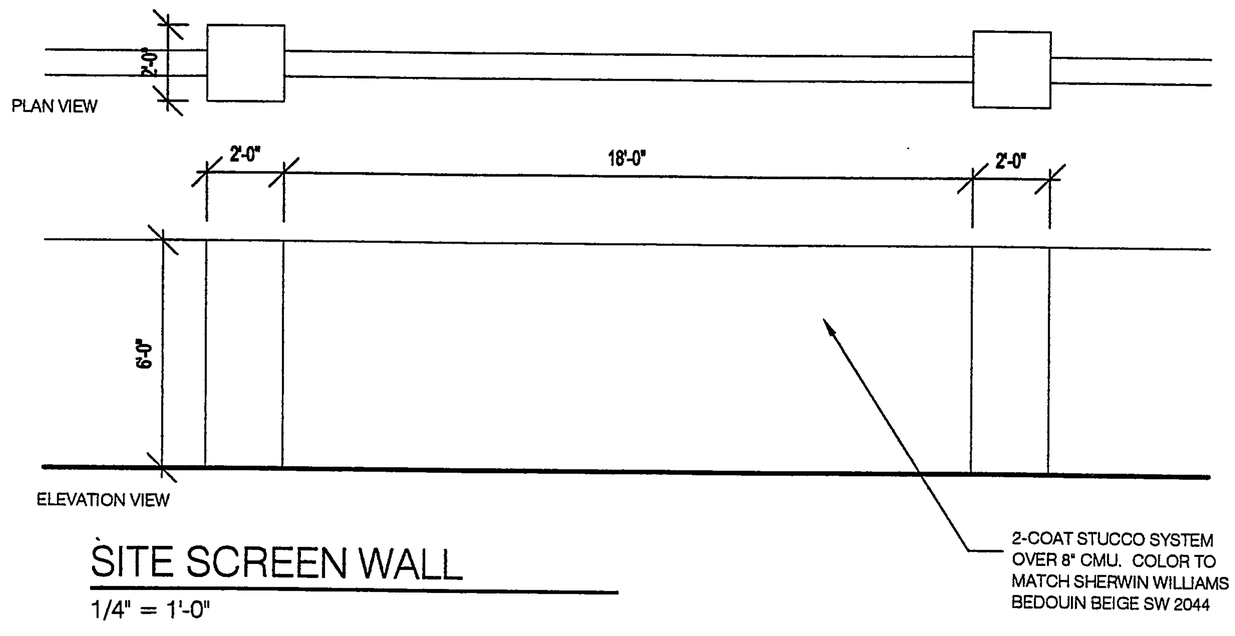
PARKING SCREEN WALL

1/4" = 1'-0"



PARKING SCREEN WALL - SECTION

1/2" = 1'-0"



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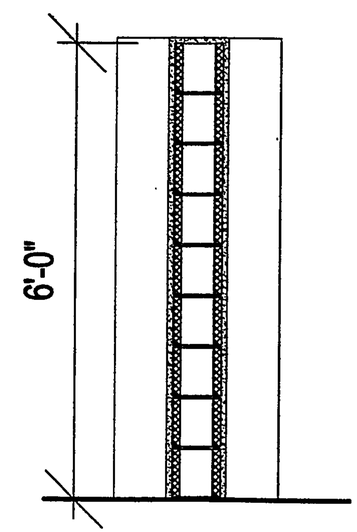
1/4" = 1'-0"



SITE SCREEN WALL - SECTION

1/2" = 1'-0"

OXBOW TOWN CENTER

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

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

Interoffice Memorandum

November 27, 2007

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

Project Number(s): **1005357 (EPC)**
Case Number(s):
Agent: **Sunland Development Group, LLC**
Applicant:
Legal Description: **Tracts X1-A2 and X2-A, University of Albuquerque Urban Center**
Acreage: **50.3 acres**
Zone Atlas Page: **G-11**

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
A Cultural Resources Survey of a 50.3 Acre Parcel at Coors Road and St. Joseph's Drive in Bernalillo County, New Mexico. by Amador Minjares; NIAF form submitted by TRC Solutions, November 2, 2007 (NMCRIS #108065). Todd Howell, 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
Acting City Archaeologist

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

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

Current DRC Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

"EXHIBIT A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Oxbow Town Center

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts X-1-A2 & X-2-A, University of Albuquerque Urban Center, Albuquerque, Bernalillo County, New Mexico

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#	Constructed Under DRC#	Size	Type of Improvement	Location	From	To	Construction Certification Private: Inspector	Construction Certification Private: P.E.	Construction Certification: City Cnst Engineer
			Coors Blvd Roadway Improvements						
		2-Thru Lanes (Each 11' wide)	Arterial Paving (Expand to West Only)	Coors Blvd	Northern Prop. Boundary of Parcel H	Southern Prop. Boundary of Parcel A	/	/	/
		Additional SB LT Lane (12' Wide)	Arterial Paving	Coors Blvd	525' North of St. Josephs Blvd	St. Josephs Blvd	/	/	/
		SB RT Lane (12' Wide)	Art. Paving W/ C&G	Coors Blvd	Northern Prop. Boundary of Parcel H	395' South of Northern Prop. Bndry of Parcel H	/	/	/
		SB RT Lane (12' Wide)	Art. Paving W/ C&G	Coors Blvd	St. Josephs Blvd	330' North of St. Josephs Blvd	/	/	/
		Additional NB LT Lane (12' Wide)	Arterial Paving	Coors Blvd	390' South of St. Josephs Blvd	St. Josephs Blvd	/	/	/
		6' Wide	PCC Sidewalk along Western Boundary of Project	Coors Blvd	Northern Prop. Boundary of Parcel H	St. Josephs Blvd.	/	/	/
		6' Wide	PCC Sidewalk along Western Boundary of Project	Coors Blvd	St. Josephs Blvd.	Southern Prop. Boundary of Parcel A	/	/	/

Financially Guaranteed DRC#	Constructed Under DRC#	Size	Type of Improvement	Location	From	To	Construction Certification Private: Inspector	Private: P.E.	City Cnst Engineer
		20' X 100'	Easement for landing of Future Pedestrian Crossing Over Coors Blvd	Coors Blvd (West Side Only)	RT-In/Rt-Out Drive North of St. Josephs	Immediately South of RT-In/Rt-Out Drive	/	/	/
		8 Street Lights	Street Light Relocation	Coors Blvd	Northern Prop. Boundary of Parcel H	Southern Prop. Boundary of Parcel A	/	/	/
		1 Panel Sign	Panel Sign Remove & Relocate to Median	Coors Blvd	Northern Prop. Boundary of Parcel H	St. Josephs Blvd	/	/	/
			Signalization Improvements	Intersection of Coors Blvd and St. Josephs Blvd			/	/	/

St. Josephs Blvd Roadway Improvements

		2-EB Thru Lanes w/Auxillary Lanes (Each 12' Wide)	Arterial Paving w/ Median	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		6' Wide	EB Bike Lane	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		6' Wide	WB Bike Lane	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		6' Wide	PCC Sidewalk Along Northern Half of St. Josephs Blvd.	St. Josephs Blvd	Western boundary of Parcel H	Coors Blvd	/	/	/
		6' Wide	PCC Sidewalk Along Southern Half of St. Josephs Blvd.	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		2-Lane	Roundabout	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		Expand to 48' F-F, (4 Lane-Divided w/ median)	Coll. Paving W/ C&G, (Expand Eastern Half ~1ft)	Atrisco	St. Josephs Blvd	Southern Prop. Boundary of Parcel A	/	/	/
		6' Wide	PCC Sidewalk Along Eastern Half of Atrisco	Atrisco	St. Josephs Blvd	Southern Prop. Boundary of Parcel A	/	/	/

Financially Guaranteed DRC#	Constructed Under DRC#	Size	Type of Improvement	Location	From	To	Construction Certification Private / Inspector	P.E.	City Cnst Engineer

Onsite Drainage Improvements

		0.67 acre	Surface Detention Pond (Pond 5)	Western edge of Parcel A			/	/	/
		40'X295'	Underground Detention Pond (Pond 6)	Eastern edge of Parcel A			/	/	/
		20'X525'	Underground Detention Pond (Pond 7)	Southeastern corner of Parcel A			/	/	/
			Oil/Water Seperator	Parcel A (Adjacent to Exist Outfall)			/	/	/
		18"-24" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel A (East-West Access Isle)	Parcel B	Pond 5 (Parcel A)	/	/	/
		18"-30" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel A	Pond 5 (Tract A)	Oil/Water Seperator West of Coors ROW	/	/	/
		24" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcels A & B	St. Josephs Blvd	Proposed East-West SD on Parcel A	/	/	/
		18"-24" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel G & A	St. Josephs Blvd	Oil/Water Seperator West of Coors ROW	/	/	/
		18" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel A	Pond 7 (Parcel A)	Oil/Water Seperator West of Coors ROW	/	/	/

Offsite Drainage Improvements

		Type C Inlet	W/Nec. RCP SD, MH's, & Laterals	St. Josephs Blvd (East of Atrisco Intersection)			/	/	/
		24" Dia.	RCP Storm Drain W/Nec. MH's, Laterals & Inlets	St. Josephs Blvd	SW corner of Parcel H	Parcel B	/	/	/
		18" Dia.	RCP Storm Drain W/Nec. MH's, Laterals & Inlets	St. Josephs Blvd	SE corner of Parcel J	Parcel G	/	/	/
		36" Dia.	RCP Storm Drain W/Nec. MH's, Laterals & Inlets	Coors Blvd	Oil/Water Seperator West of Coors ROW	Coors Blvd (Existing SD Stub)	/	/	/

Financially Guaranteed DRC#	Constructed Under DRC#	Size	Type of Improvement	Location	From	To	Construction Certification Private: Inspector / P.E.	Construction Certification City Cnst Engineer
			Onsite Water Improvements					
		10" Dia.	Waterline W/ Nec. FH, MJ's & RJ's	Parcel A	Atrisco (Southernmost Access Drive)	St. Josephs (NE Corner of Parcel G)	/	/ /
		10" Dia.	Waterline W/ Nec. FH, MJ's & RJ's	Parcels A, B, C, D, E, F& G	Atrisco (Northernmost Access Drive)	Intersection of Coors Blvd St. Josephs	/	/ /
		FH	W/ Nec. Waterline, MJ's & RJ's	Parcel A (Adjacent to Atrisco)			/	/ /
			Onsite Sewer Improvements					
		8" Dia.	Sanitary Sewer W/ Nec. MH's and Services	Parcels A, C & G	Parcel A (Near Main Entrance off St. Josephs)	Coors Blvd (SE Corner of Parcel A)	/	/ /
		8" Dia.	Sanitary Sewer W/ Nec. MH's and Services	Parcel A	Parcel A (Middle of Southern Boundary)	Coors Blvd (SE Corner of Parcel A)	/	/ /
		8" Dia.	Sanitary Sewer W/ Nec. MH's and Services	St. Josephs Blvd	Western boundary of Parcel H	Northern Leg of Proposed Roundabout	/	/ /
		6" Dia.	Sanitary Sewer Service	Parcel D	St. Josephs Blvd (Existing SAS Main)	Parcel D	/	/ /
		6" Dia.	Sanitary Sewer Service	Parcel E	St. Josephs Blvd (Existing SAS Main)	Parcel E	/	/ /

NOTES

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

1 _____

2 _____

3 _____

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 are 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 Private Inspector	Construction Certification Private P.E.	Construction Certification City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/

AGENT/OWNER

Jason Woodruff (Agent)
NAME(print)

GND, LLC, 5643 Paradise Blvd, Albuquerque, NM 87114
FIRM

SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR -- date

PARKS & GENERAL SERVICES -- date

TRANSPORTATION DEVELOPMENT -- date

AMAFCA -- date

UTILITY DEVELOPMENT -- date

_____ - date

CITY ENGINEER -- date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: OXBOW TOWN CENTER, LLC PHONE: 259-0991
ADDRESS: 4407 LOMAS BLVD NE FAX: 831-6855
CITY: ALB STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: OWNERS List all owners:

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL (MAJOR)

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. TRACTS X-1-A2 AND X-2-A UNIVERSITY OF ALBUQUERQUE URBAN CENTER Block: — Unit: —
Subdiv/Add'n/TBKA: OXBOW TOWN CENTER
Existing Zoning: SU-3 Proposed zoning: SAME MRGCD Map No N/A
Zone Atlas page(s): G-11 UPC Code: 101060195491208 46
101060180387207 05

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

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 2 No. of **proposed** lots: 10 Total area of site (acres): 47.72
LOCATION OF PROPERTY BY STREETS: On ~~or Near:~~ ST. JOSEPH'S DRIVE N.W.
Between: COORS BLVD N.W. and ATRISCO DRIVE N.W.

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

SIGNATURE DATE 11.5.07
(Print) RUSS HUGG Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

NA ☐ **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
- NA ☐ Site is within 1000ft of a landfill
- NA ☐ F.H.D.P. density bonus
- NA ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
07DRB-___-70392	PP		$ 715.00
___-___-___	CMF		$ 20.00
___-___-___	ADV		$ 75.00
___-___-___			$
___-___-___			$
		Total	$ 810.00

Hearing date December 12, 2007

11/16/07
Planner signature / date

Project # ~~1006974~~ ~~1006947~~ 1005357

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)**

✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
✓ Proposed Infrastructure List
N/A Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
✓ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Property owner's and City Surveyor's signature on the proposed plat
✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
N/A **Signed** Pre-Annexation Agreement if Annexation required.
✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

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

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

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

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

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

☐ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (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.

Russ Hugo
Applicant name (print)

11-16-07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB - - 70392
- -
- -

11/16/07
Planner signature / date

Project # 1006974
1005357

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 NOVEMBER 27, 07 To DECEMBER 12, 2007

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.

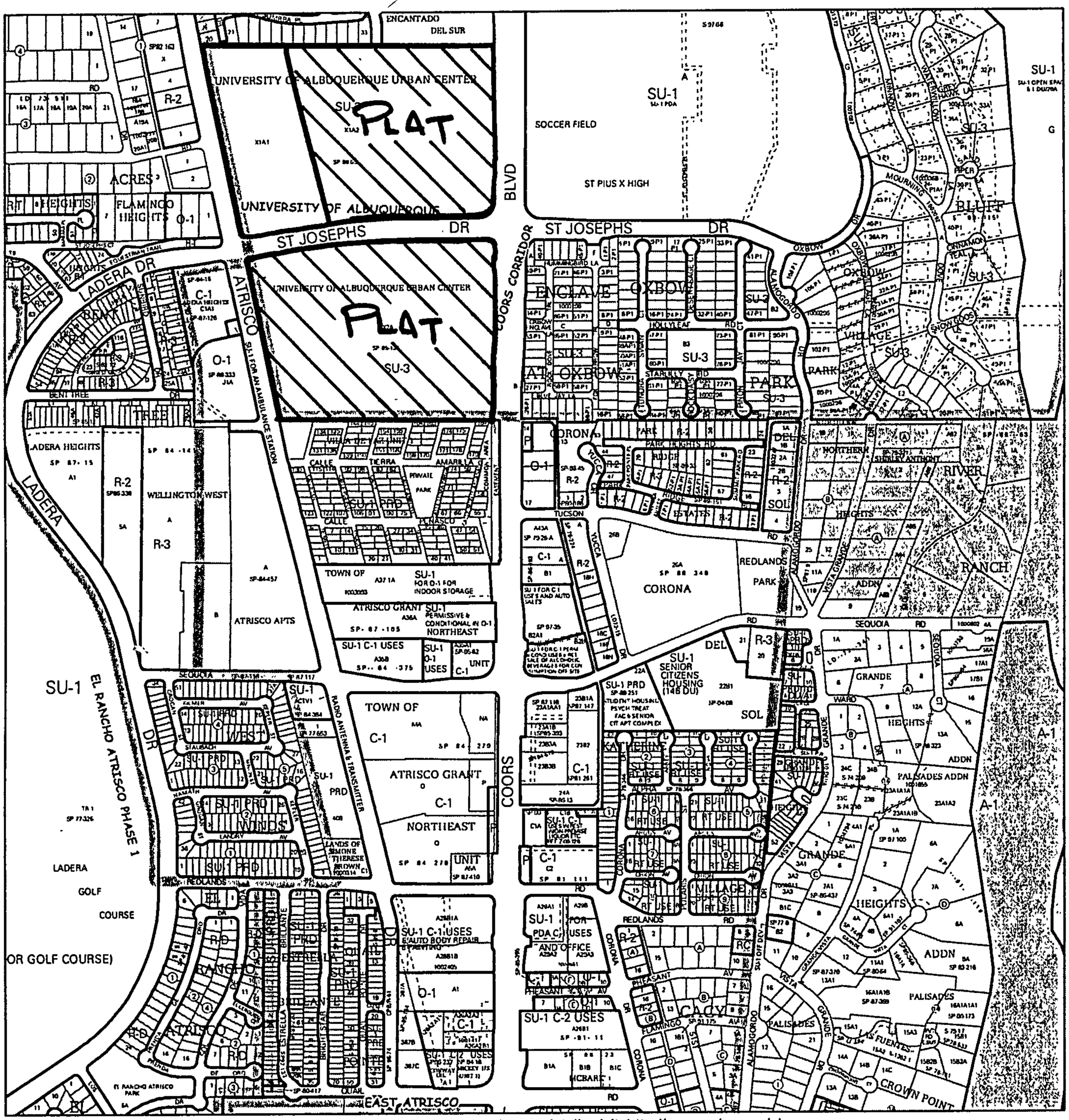
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent) 11.16.07 (Date)

I issued 4 signs for this application, 11/16/07 (Date) Sandy Handley (Staff Member)

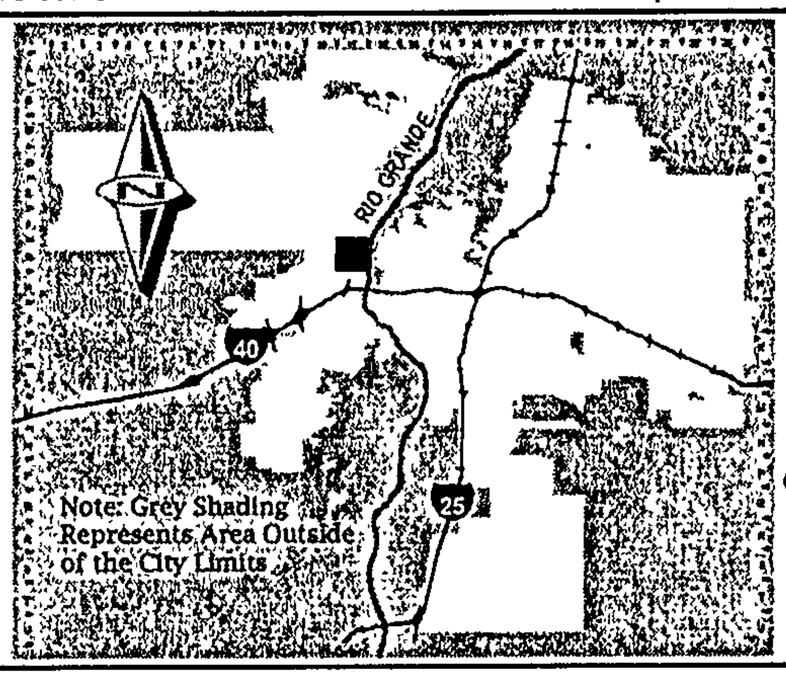
DRB PROJECT NUMBER: ~~1006947~~ 1005357

Rev. 1/11/05



Albuquerque Geographic Information System

Map amended through: 9/6/2007



Zone Atlas Page:

G-11-Z

Selected Symbols

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

0 750 1,500 Feet

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: 01 November 2007

TO CONTACT NAME: Russ Hugg
COMPANY/AGENCY: Russ + Zeb, Inc.
ADDRESS/ZIP: 9384 Valley View Dr. NW 87114
PHONE/FAX #: 897-3366 / FAX 897-3377

Thank you for your inquiry of 01 November 2007 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract X-1-42 and X-2A University of Albuquerque Urban Center

zone map page(s) G-11.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Vista Grande NA.

Neighborhood Association
Contacts: Berent Groth
3546 Dequoia Pl. NW 87120
266-6700 (h)
Ted Schmidt
3626 Vista Grande NW 87120
831-3627 (h)

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association Information: YES { X } NO { }

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(07/07)

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Vista Grande N.A.
3626 Vista Grande NW
Albuquerque 87120
Attention: Ted Schmidt

RE: Tracts X-1-A2 and X-2A of The University of Albuquerque Urban Center, City of Albuquerque, Bernalillo County, New Mexico. (To be known as Oxbow Town Center) City Zone Atlas Page G-11.

The owners of the above captioned property, Oxbow Town Center, LLC are hereby filing application with the City of Albuquerque Development Review Board for a public hearing for Preliminary Plat approval to divide existing Tracts X-1-A2 and X-2A into Ten (10) Parcels; dedicate additional public street right of way to the City of Albuquerque and grant public and private easements to serve the new parcels.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

7005 3110 0000 0151 3081

U.S. Postal Service™
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ALBUQUERQUE NM 87120 OFFICIAL USE

Postage	$ $1.98	0118
Certified Fee	$2.65	13
Return Receipt Fee (Endorsement Required)	$2.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.78	11/15/2005

NOV 15 2005 ALBUQUERQUE NM 87114 R. PINO SPA

Sent To Vista Grande NA / Ted Schmidt
Street, Apt. No.; or PO Box No. 3626 Vista Grande NW
City, State, ZIP+4 Albuquerque NM 87120

PS Form 3800, J 002 See Reverse for Instructions

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Vista Grande N.A.
3546 Sequoia Place NW
Albuquerque 87120
Attention: Berent Groth

RE: Tracts X-1-A2 and X-2A of The University of Albuquerque Urban Center, City of Albuquerque, Bernalillo County, New Mexico. (To be known as Oxbow Town Center) City Zone Atlas Page G-11.

The owners of the above captioned property, Oxbow Town Center, LLC are hereby filing application with the City of Albuquerque Development Review Board for a public hearing for Preliminary Plat approval to divide existing Tracts X-1-A2 and X-2A into Ten (10) Parcels; dedicate additional public street right of way to the City of Albuquerque and grant public and private easements to serve the new parcels.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

7005 3110 0000 0151 3074

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Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.78	11/15/2007

ALBUQUERQUE NM 87120 NOV 15 2007 USPS RUPINOTA NM 87114

Sent To Vista Grande N.A./Berent Groth
Street, Apt. No.; or PO Box No. 3546 Sequoia Place NW
City, State, ZIP+4 Albuquerque, NM. 87120

PS Form 38[illegible] June 2002 See Reverse for Instructions

November 1, 2007

Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Re: Tracts X-1-A2 and X-2A of The University of Albuquerque Urban Center, City of Albuquerque, Bernalillo County, New Mexico. (To be known as Oxbow Town Center) City Zone Atlas Page G-11.

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Oxbow Town Center, LLC for the purpose of re platting of the above referenced real estate.

Sincerely,

OXBOW TOWN CENTER, LLC
a New Mexico limited liability company

By: Thomas F. Keleher, Managing Member

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

November 1, 2007

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Tracts X-1-A2 and X-2A of The University of Albuquerque Urban Center, City of Albuquerque, Bernalillo County, New Mexico. (To be known as Oxbow Town Center) City Zone Atlas Page G-11.

Dear Sheran,

The owners of the above captioned property, Oxbow Town Center, LLC are hereby filing application with the City of Albuquerque Development Review Board for a public hearing for Preliminary Plat approval to divide existing Tracts X-1-A2 and X-2A into Ten (10) Parcels; dedicate additional public street right of way to the City of Albuquerque and grant public and private easements to serve the new parcels.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Sunland Development Group LLC DATE OF REQUEST: 2/1/07 ZONE ATLAS PAGE(S): G-11

CURRENT:

ZONING SU-3 (R-3, C-2 & O-1)

PARCEL SIZE (AC/SQ. FT.) 47.2 acres

LEGAL DESCRIPTION:

LOT OR TRACT # Y-1-A-2 BLOCK #

SUBDIVISION NAME X-2-A University of Albuquerque Urban Center

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[X]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[X]	A) SUBDIVISION [X]	BUILDING PERMIT [ ]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES [X]	ACCESS PERMIT [ ]
				C) AMENDMENT [ ]	OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ] GENERAL DESCRIPTION OF ACTION: [1]

NEW CONSTRUCTION [ ] #OF UNITS:

EXPANSION OF EXISTING DEVELOPMENT [ ] BUILDING SIZE: ±240,000 (sq. ft.) Site plan for building purposes plus additional building for future development

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Agent DATE 2/1/07

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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: OXBOW TOWN CENTER DEV. TIS (1-3-07)

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.*

Tony Zull 2-1-07

TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required: John Taschek contracted to prepare AQIA

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [X] NO [ ]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. *Any subsequent changes to the development proposal identified above may require an update or new AQIA.*

Agent 2/1/07

APPLICANT DATE

Required TIS and/or AQIA must be completed prior to applying to the EPC. 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 1/29/07 Tony Zull 2-1-07

-FINALIZED / / TRAFFIC ENGINEER DATE

Revised June 27, 2005

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: OXBOW TOWN CENTER

AGIS MAP # G-11

LEGAL DESCRIPTIONS: TRACT X-1-A2 & X-2-A

___ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 10-2-07 (date).

Applicant/Agent — Date: 11/9/07

Hydrology Division Representative — Date: 11/9/07

___ **WATER AND SEWER AVAILABILITY STATEMENT**

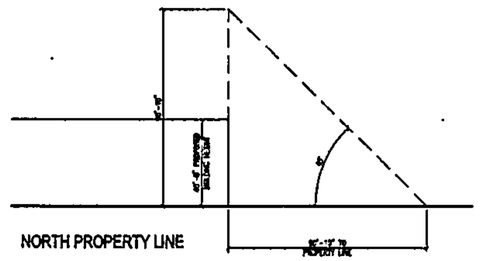
A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on 10-22-07 (date).

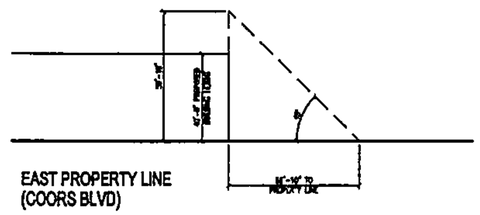
Applicant/Agent — Date: 11/9/07

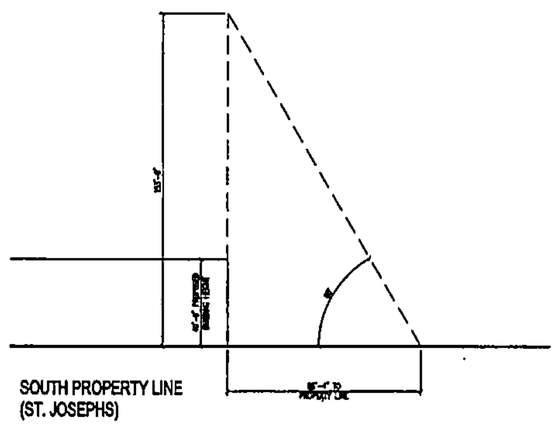
Utilities Division Representative — Date: 11/9/07

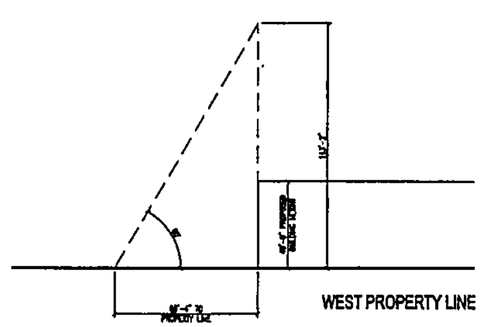
PROJECT # _____

Revised 4/03









HEIGHT ANALYSIS

1/32" = 1'-0"

DATA FOR SITE PLAN FOR BUILDING PERMIT

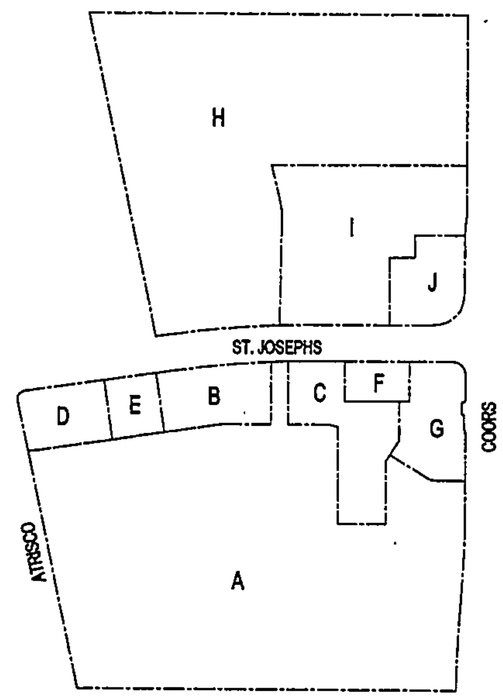
PARCEL	LAND AREA	ZONING	MAX. BUILDING HEIGHT	FLOOR AREA RATIO	BUILDING	BUILDING S.F.	REQUIRED PARKING	TRANSIT DISCOUNT	PROVIDED PARKING*	H.C. PARKING	MOTORCYCLE PARKING
A	[illegible] S.F.	SU-2 FOR C-2 & O-1	26'-0"	.3	1 MAJOR ANCHOR AND SHOPS	[illegible]	201	10%	349	12	8
						[illegible]					
						[illegible]					
						2000	10	10%	44	3	2
					2 JUNIOR ANCHORS	26'-00	300	10%	301	12	8
						[illegible]					
						30401					
						20000					
					3	12000	60	10%	54	4	3
					4	12000	60	10%	54	4	3
B	67364 S.F.	SU-2 FOR C-2 & O-1	32'-0"	.3	5	9000	60	10%	54	4	4
C	66724 S.F.	SU-2 FOR C-2 & O-1	32'-0"	.3	6	9000	120	10%	122	5	4
						TOTALS	1136	10%	1000	-	-

SUBTOTAL IS BEFORE THE 10% TRANSIT DISCOUNT IS TAKEN.
*PROVIDED PARKING NUMBERS INCLUDE HANDICAPPED AND MOTORCYCLE PARKING.

DATA FOR SITE PLAN FOR SUBDIVISION

PARCEL	LAND AREA	ZONING	MAX. BUILDING HEIGHT	FLOOR AREA RATIO	BUILDING	BUILDING S.F.	REQUIRED PARKING	TRANSIT DISCOUNT	PROVIDED PARKING*	H.C. PARKING*	MOTORCYCLE PARKING*
D	44001 S.F.	SU-2 FOR C-2 & O-1	32'-0"	.3	BANK	6000	30	-	30	2	2
E	37971 S.F.	SU-2 FOR C-2 & O-1	32'-0"	.3	RETAIL	6000	30	-	30	2	2
F	27952 S.F.	SU-2 FOR C-2 & O-1	32'-0"	.3	RESTAURANT	2000	10	-	10	2	1
G	67328 S.F.	SU-2 FOR C-2 & O-1	32'-0"	.3	RETAIL	9000	45	-	45	2	2
H	670369 S.F.	SU-2 FOR C-2 & O-1	48'-0"	.35	OFFICE	54000	207	10%	186	6	5
					OFFICE	54000	207	10%	186	6	5
					OFFICE	54000	207	10%	186	6	5
					OFFICE	54000	207	10%	186	6	5
I	200104 S.F.	SU-2 FOR C-2 & O-1	32'-0"	.3	RESTAURANT	6000	100	-	100	4	4
					RESTAURANT	6000	100	-	100	4	4
J	54528 S.F.	SU-2 FOR C-2 & O-1	32'-0"	.3	BANK	6000	30	-	30	2	2
					TOTALS	1261	-		1135	-	-

60% EFFICIENCY TAKEN ON OFFICE BUILDINGS
*PROVIDED PARKING NUMBERS INCLUDE HANDICAPPED AND MOTORCYCLE PARKING.



PARCEL PLAN

N.T.S.

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6	3-30-07	JCS	PLANNING COMMENTS

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: OXBOW TOWN CENTER
COORS AND ST. JOSEPHS
ALBUQUERQUE, NM

PROJECT MANAGER:

DRAWN BY: JCS

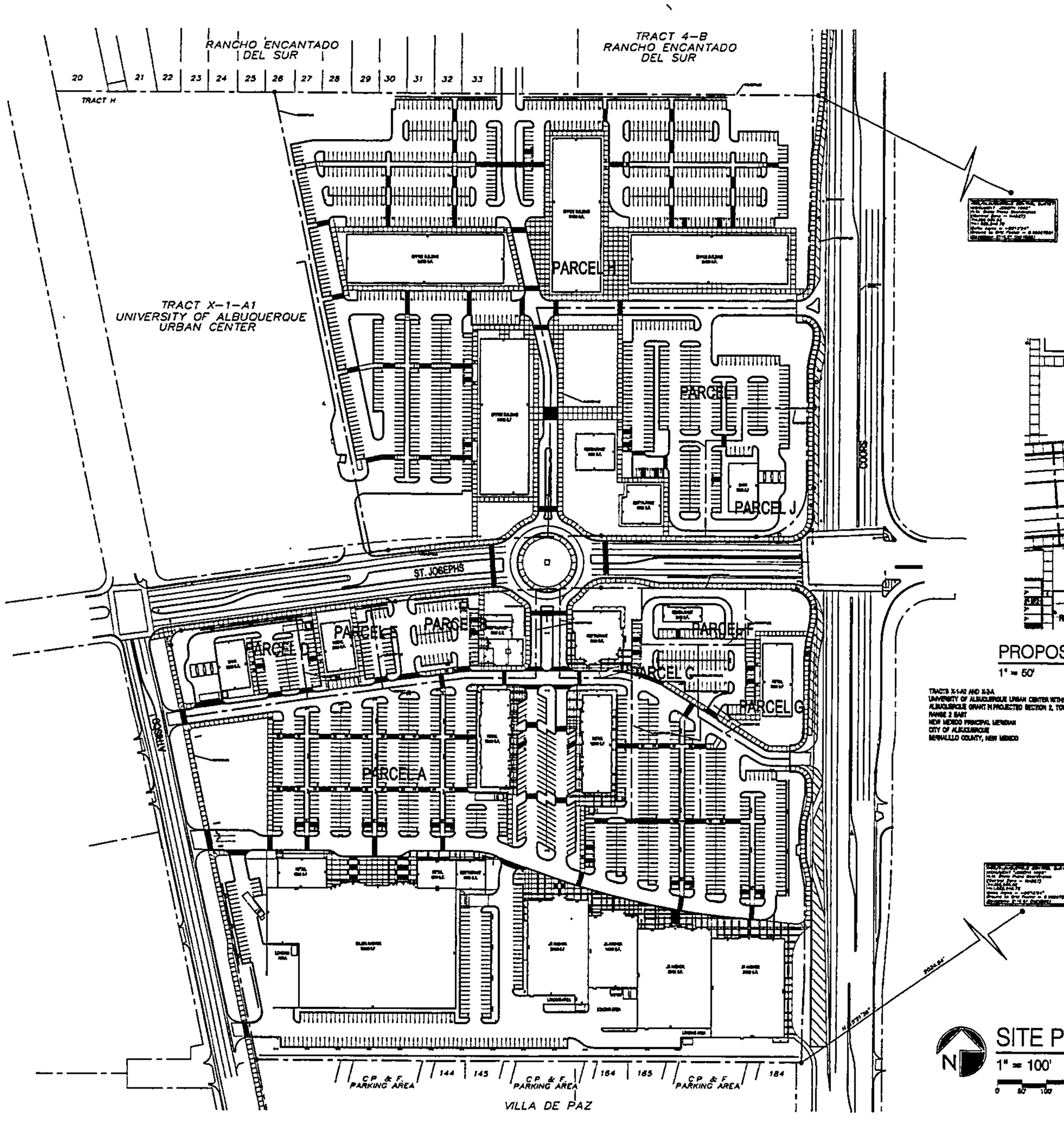
JOB NO.:

SHEET TITLE: SITE DATA

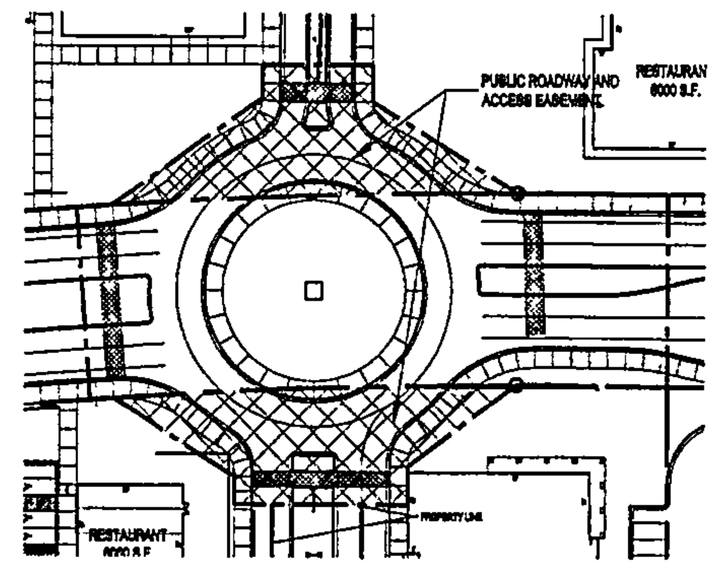
DATE: 12.20.06

SCALE: AS NOTED

SHEET NO. AS1



VICINITY MAP
SCALE: 1" = 400'
ZONE MAP PAGE G11



PROPOSED RIGHT-OF-WAY FOR ROUND-A-BOUT
1" = 50'

TRACTS X-1-A2 AND X-3-A
UNIVERSITY OF ALBUQUERQUE URBAN CENTER WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

PROJECT NUMBER. _____

APPLICATION NUMBER. _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated June 17, 2005 and the findings and conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) YES ( ) NO If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right- of- Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department *(conditional)	Date
Michael Holton Solid Waste Management	11/15/07 Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

SITE PLAN
1" = 100'
0 50 100 200

REV	DATE	BY	REVISION
1			
2			
3			
4	11-15-07	JCS	EPC CONDITIONS
5	3-28-07	JCS	TRAFFIC COMMENTS
6	3-23-07	JCS	PLANNING COMMENTS

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: OXBOW TOWN CENTER
COORS AND ST. JOSEPHS
ALBUQUERQUE, NM

PROJECT MANAGER:

JOB NO.:

DRAWN BY: JCS

SHEET TITLE: SITE PLAN FOR SUBDIVISION

DATE: 12.28.06

SCALE: AS NOTED

sheet AS2 of

JUNIOR ANCHOR - NORTH

MAJOR ANCHOR - NORTH

OXBOW

Oxbow Town Center Design Standards

The following Design Standards for Oxbow Town Center are attached to and made part of the site plan for subdivision. These Design Standards are intended to address areas of the site shown for illustrative purposes, and are provided to ensure a consistent level of development throughout the Oxbow Town Center

All Site Plans for Building Permits must be consistent with these standards. Site Plans for Building Permits which are in compliance with the Design Standards and Illustrative Site Plans are delegated due to the Development Review Board.

After the Environmental Planning Commission has approved the Site Plan for Building Permit, subsequent Site Plans for Building Permit which vary significantly from the Illustrative Site Plan shall be reviewed by the Environmental Planning Commission in accordance with the Comprehensive City Zoning Code Section 14-16-2-22 (A)(6), or at the Planning Director's discretion.

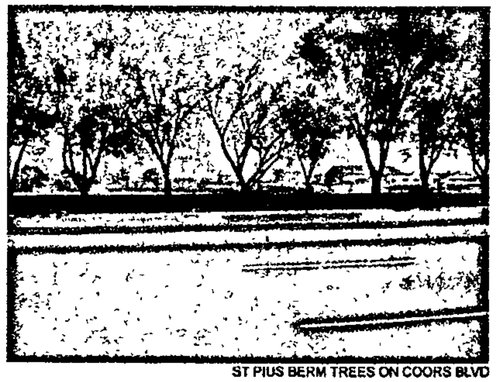
A. Land use concept

Oxbow Town Center is located on approximately 48 acres of land at Coors Boulevard and St. Josephs Drive. The north south pedestrian "main street" concept is the dominant design element. This development is composed of retail and office uses. The main street is anchored on the north end by the office development plaza and on the south end by larger retail users. Both the office and larger user areas have east west pedestrian walks connecting to Coors Boulevard. Pedestrian access routes also connect to the smaller streetscape pad users. Parking fields are separated into pods of parking by the buildings and pedestrian walks. The area north of St. Josephs Drive is marked by four separate parking pods scaled to the size of the adjacent users. The area south of St. Josephs Drive is marked by two pods and the main street parking. Each parking area is scaled to service the adjacent users. Oxbow Town Center will include retailers not currently located in this area of the westside of the city as well as a large employment hub. The land use concept envisions providing westside residents a place to work on the westside of the river as well as the opportunity for reverse commuting counter flow to peak traffic direction by workers residing east of the river

B. Site Planning

The goal for Oxbow Town Center is to achieve a consistent high quality, well integrated development. The Building Elevation for the Site Plan for Building Permit and the Illustrative Site Plan for the balance of the development are provided to supplement the written design standards. These documents are to be used together to prepare future site plans for building permit.

1) All pedestrian paths shall be designed to be handicapped-accessible (see Americans with Disabilities Act Criteria for Barrier-Free)
2) Pedestrian connections to buildings shall be provided in parking lots following the Illustrative Site Plan and shall connect to adjacent roadways, sidewalks, and pathways.
3) Pedestrian crossings shall be clearly demarcated with textured, colored concrete where they cross vehicular entrances and drive aisles.
4) Freestanding restaurants, if proposed by subsequent Site Plans for Building Permits, shall provide outdoor patios which shall be shaded by trees and/or a shade structure that shall be architecturally integrated with building architecture.
5) Commercial development shall provide secure bicycle storage racks that are conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code
6) Each building shall be required to provide a minimum outdoor plaza space of 300 sf. This area shall have a minimum of 25% shading, provided by a trellis, trees, or umbrellas. Each developer is responsible for providing pedestrian walkways around the building(s) and connecting the plaza area to adjacent developments following the Illustrative Site Plan.
7) Drive-up and pick-up windows shall be oriented away from pedestrian areas and residentially zoned areas in accordance with Section 14-16-3-18 (D)(5) of the Zoning Code.



ST PIUS BERM TREES ON COORS BLVD

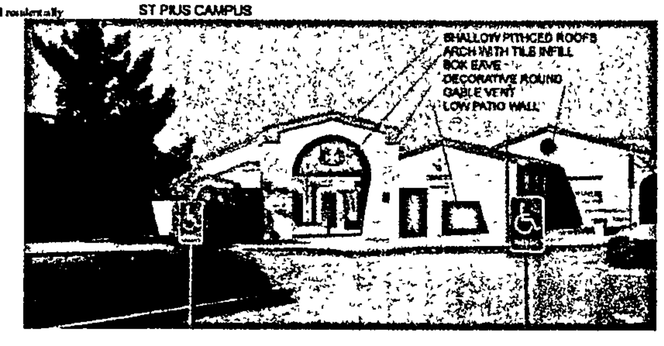
C. Parking

Future Site Plans for Building Permit must contain the required parking on the respective parcel. Sites are to follow the Illustrative Site Plan concepts to ensure that each site is integrated into the overall traffic circulation plan and that each parking area is separated into small pods of parking with pedestrian connections and planters. See Landscape section.

1) Handicapped parking spaces shall be provided adjacent to building entries, per IDC 2003.
2) Structures and on-site circulation systems shall be located to minimize pedestrian vehicle conflicts. Pedestrian access shall be provided to link the structures to the Oxbow pedestrian circulation network. Head in parking directly adjacent to the building sidewalks shall be encouraged.
3) Parking areas shall be designed to include a pedestrian link to buildings
4) In cases where parking is adjacent to roadways, continuous landscaping for screening purposes shall be required. Architecturally compatible screening walls and/or earth berms may be used in lieu of continuous landscape screening. 3' High at maturity.
5) Off-street parking requirements.
   - Retail and financial businesses shall be required to be parked to requirements of the city zoning code plus or minus 10%.
   - Sit-down restaurants and fast food restaurants shall be parked to the requirements of the city zoning code plus or minus 10%
   - One bicycle parking space shall be provided for every 20 parking spaces for cars
   - A minimum of two motorcycle parking spaces shall be provided at each of the commercial parcels. Parcels with uses requiring more than 25 parking spaces shall provide motorcycle parking as required by the Comprehensive City Zoning Code
   - Office use shall be required to be parked to the requirements of the Comprehensive City Zoning Code plus or minus 10%

OXBOW TOWN CENTER WILL DRAW INSPIRATION FROM ADJACENT ARCHITECTURE

ST PIUS CAMPUS



D. Landscape

The following Standards will insure that the landscape fabric of Oxbow Town Center will enhance and unify the entire development. Oxbow landscape palette shall emphasize native and naturalized plant species. These standards shall supplement the Water Conservation Landscaping and Waste Water Ordinance, the Pollen Ordinances, and landscape regulations of the City of Albuquerque Comprehensive City Zoning Code.

Landscape buffer yards at site parameters bordering rights of way are to enhance streetscapes, screen parking areas and shade pedestrian walks. Landscape buffer yards adjacent to residential zones provide transition area and landscape screen to protect adjacent neighborhoods. Landscape adjacent to structures is to enhance the architecture and provide shading of walks and gathering spaces. Landscaping of parking areas is to visually break up the parking areas and shade pedestrian walks.

The enclosed landscape plans for Building Permit areas, as well as the landscape plan for Illustrative Site Plan areas, shall establish the landscape standard. Buffer yard widths, density and size of plant materials, and types of non-living ground cover areas are shown to establish the minimum standards for the Oxbow Town Center

The following are minimum standards for the development of specific landscape plans:

1) Street trees shall be provided along roadways at a rate of one tree per 25 linear feet. They may be randomly or regularly placed.
2) The developer owner will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the property owner in a living, attractive condition.
3) A minimum of 15 percent of the net site area for commercial projects shall be devoted to landscape materials.
4) Landscaped areas shall cover a minimum of 36 square feet or greater shall be planted with living groundcover. The area and percentage is calculated based on the mature canopy size of all plant materials.
5) All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, gravel, crushed rock, mulch, or similar material which extends completely under the plant material.
6) Landscape headers shall be used to separate any turf and groundcover areas.
7) To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.
8) 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet.
9) An automatic underground irrigation system shall be provided to support all landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
10) Minimum plant sizes at time of installation shall be as follows:

Trees	2" inch caliper, or 10 to 12 feet in height
Shrubs and Groundcovers	1 gallon
Turf grasses and groundcover shall provide complete ground coverage within 1 growing season after installation	

11) Proposed gravity fed water harvesting system shall be sized as follows:
   A. Water Storage Devices shall be above ground only, constructed of a suitable material for containment of harvested water
   b. Containers shall be tied into a building roof gutter systems with filter screen at tank inlet. Gutter systems shall provide adequate piping as required to bypass storage devices once full. Water harvesting gutter system shall in no way impede drainage flows from building roof top.
   B. Water harvesting tank containers shall be sized at a rate of .078 gallons per foot of building roof area w. a maximum container size of 120 cubic feet per container and exceeds 3 containers.
12) Onsite parking runoff shall be allowed to flow into interior landscape areas as an additional means of onsite water harvesting.

E. Architectural Design Standards

The architectural character of all structures and buildings will follow the theme described below and as described by the Illustrative Site Plan and the elevations of the Site Plan for Building Permit

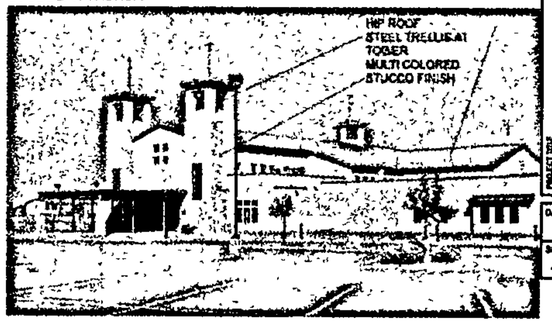
The Oxbow Town Center mission style of architecture incorporates details found on the adjacent St. Pius high school campus and the adjacent St. Joseph church. The St. Pius campus mission style is characterized by low pitch mission style tile roofs contrasted with gable ends of adjacent buildings. Gables are accented with darker colored fascia trim with bevled eaves and full radius circular arches infilled with contrasting darker colored ceramic tile. Many gable areas are accented with a circular attic vent. The mission style architecture of the church is accented by dominant bell tower elements. The church roof design expresses both gable ends and hip conditions. This architectural vocabulary for the Oxbow Town Center site plan will provide a high level of architectural compatibility with the adjacent developments. Structures may be pitched or flat roofed. Pitched roof elements are to be roofed with the mission roof tile units described in the color palette. Portals (covered walkways) and other building appendages may be roofed with mission roof tile units. These roofs are to be shed type with the high point abutting the main building wall below the top of the parapet. Roofs may be terminated with either a gable end or hip. Cornice treatment is to be used at top of parapet walls and at eaves of pitched roof elements. Maximum building parapet height is limited to 32'. Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building is to be based on the average height between the plate and ridge

Color palette- SW (Shown in Williams)		Common Name
1 Stucco	Coast Point SW 2051	Light Tan
2. Stucco	Bedoun Beige SW 2344	Medium Tan
3. Stucco	Picture Taffe SW 2647	Brown
4 Stucco	Mulberry Silk SW 0081	Mauve
5 Stucco	Collector's White SW 1907 LVR 87%	Off White
6 Tube Steel Canopy	07 Redwood	Red Brown
7 Light Fixture	Black	Black
8 Downspout	Paint to Match Adjacent Finish	N.A
9 Tile Roof	Westile - Mission Blend Flashed	Terracotta
10 Signage	See Section J	N.A
11 Sheen	Harvest Gold SW 2868	Gold

The following are minimum architectural standards for the commercial development:

1) Maximum building height is limited to 40', subject to compliance with Coors Corridor Plan Height Analysis. Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building shall be based on the average height between the plate and ridge.
2) Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code, 2003 IBC and other local building and fire codes.
3) Awnings are permitted above window areas. Awnings with painted or embossed corporate logos or signage shall be permitted, provided the area when added to all other wall signage does not exceed the allowable sign area of building wall. Illumination of awnings shall be from pendant mounted fixtures located above the awning. Accent colors on awnings shall be compatible with the general color palette and samples of the proposed awning colors are to be provided with each submittal.
4) Reflective glazing is prohibited. Clear and bronze tinted glass is permitted.
5) No plastic or vinyl building panels, awnings, or canopies are allowed.
6) All franchise architecture shall be required to respond through architectural detail massing, color and materials.

ST JOSEPH CHURCH



REV	DATE	BY	REVISION
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A			
A			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: OXBOW TOWN CENTER
COORS AND ST. JOSEPHS
ALBUQUERQUE, NM

PROJECT NUMBER | JOB NO. | DRAWN BY: JCS

SHEET TITLE: DESIGN STANDARDS

DATE: 12.20.06
SCALE: AS NOTED
Sheet: AS5
of:

OXBOW

F. Setbacks

The use of building and parking area setbacks shall be required to provide space for the creation of visually attractive streetscapes. Pedestrian walkways and screening materials, including landscaping, earthen berms and/or walls shall be permitted within the setbacks.

1) Building setbacks for the commercial parcels include:
   - Coors Boulevard, St. Joseph's Drive and Arnoso Blvd: 20 foot minimum.
   - Internal roads: 10 foot minimum, 0 foot minimum
   - Internal side yards: 5 foot minimum
2) Public outdoors spaces must be provided according to City Zoning Code Regulations (14-16-3-18-C4).

G. Lighting

Basic site lighting shall provide adequate illumination to create a safe and secure environment in parking areas. Pedestrian scale decorating fixtures shall be used to illuminate pedestrian walks and plazas. Accent lighting of landscaping and architecture is encouraged.

The following minimum standards shall be required for the design of the lighting system:

1) All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
2) Site lighting for pad structures is to match the site lighting provided for the main commercial parking area.
3) All site lighting shall not exceed 20 feet from the finished grade to the top of the pole. Main commercial parking area lighting shall not exceed 20 feet. Parking lot lights within 100 feet of residential areas shall be a maximum of 16 feet high from finished grade to the top of the pole.
4) Exposed, unshielded light fixtures are prohibited. All lamps shall be shielded shoe box-type fixtures. Painted to match color of pedestrian scale fixtures.
5) Individual site lighting standards shall blend with the architectural character of the buildings and other site fixtures.
6) The location of light fixtures shall be identified on subsequent Site Plans for Building Permit.
7) Pedestrian scale light fixtures for pedestrian walks and plaza areas to be a maximum 16' high.
8) All lighting shall comply with State of New Mexico Dark Sky Statute.
9) Limited use of neon within permitted sign area may be considered.

H. Screening/Buffering

Screening devices for parking lots, loading areas, refuse collection, delivery/storage areas, and mechanical and site utility equipment is essential to limit their adverse visual impact on the property. The standards established in the landscape and setback sections will provide the main objectives to screening unattractive elements and activities.

1. MECHANICAL EQUIPMENT SCREENING
   All mechanical equipment shall be screened from view of the adjacent parking area, public right-of-way and from the ground level of adjacent residential areas.

2. SPECIAL BUFFERING
   Drive up pick-up windows facing adjacent rights of way shall be screened with a 5' high opaque wall and 5' wide (minimum) landscape area with evergreen trees at 10' on center and 10' high (minimum). A berm of the same height as the wall may be provided in lieu of the wall.

3. SERVICE AREAS (LOADING AREAS)
   Service areas such as refuse locations and compactors are to be totally screened from the view of the adjacent residential area, public rights-of-way with a minimum 8' stucco faced screen wall. Free-standing dumpster and compactor locations are to be gated. Screening material to match building wall color and material.

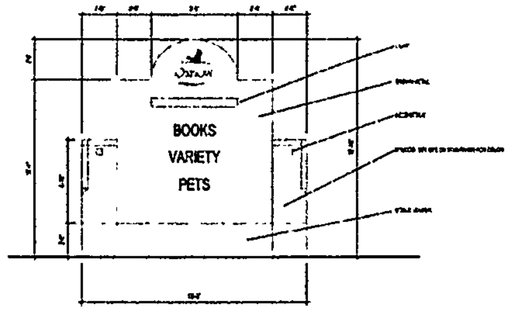
4. SCREENING OF UTILITIES
   Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
   When an above-ground back flow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used in the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

5. WALL DESIGN STANDARDS
   All screen walls to be CMU with stucco finish and color. Match the Adjacent Building. Minimum wall heights to be:

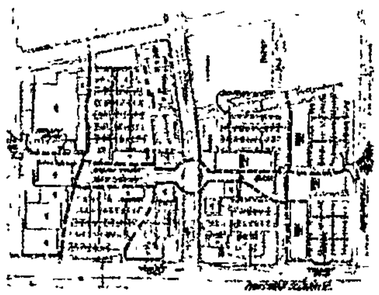
Service Areas	8' High
Parking Areas	3'-4' High
Refuse Enclosures	6' High

I. Free standing signage

Architecturally coordinated signs are planned. Five large 75 sf monument signs are located on the site plan. Each pad building shall have one 50 sf small monument sign. These signs are located on the site plan.



75 S.F. LARGE MONUMENT SIGN



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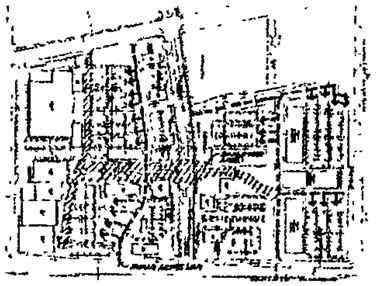


VEHICULAR ACCESS

ILLUSTRATIVE OFFICE BUILDING ELEVATION

J. Building signage

All signage shall be individual type lettering not to exceed:

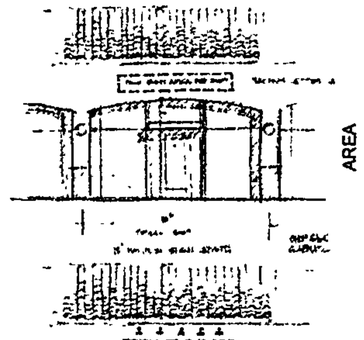
12' -6" x 1' -6" total sign area for shops.
20' x 4' -8" total sign area for junior anchor stores up to 40,000 sf.
40' x 5' total sign area for major stores larger than 40,000 sf.
Stores with sides facing public road or internal drives may have a second sign on the side wall.

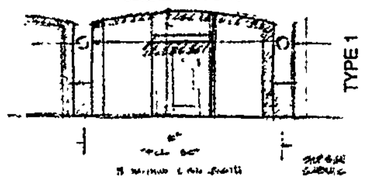
Freestanding pad buildings sign area shall not exceed 15' x 2' per building side.

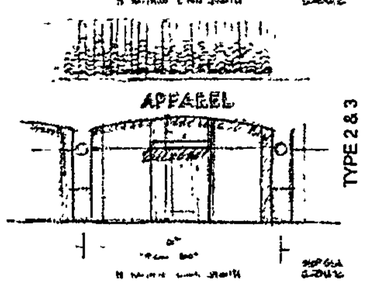
All signs are to be of individual letters. The following types of letters are acceptable:

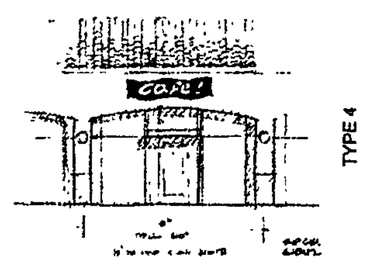
Type 1: Opaque lettering indirectly illuminated by goose neck type lighting.
Type 2: Channel letters internally illuminated with letter sides to match letter face colors.
Type 3: Same as 2 except halo lit.
Type 4: Halo lit letters cut out of solid metal background spaced off the face of the building.

Can-type signs shall be prohibited. Special logos associated with a specific tenant shall be submitted in a non-internally illuminated fashion for specific approval by the Owner and City Planning Director. Neon signage within allowable sign area shall be submitted for specific approval. See building signage [illegible]









REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
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PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: OXBOW TOWN CENTER
COORS AND ST. JOSEPHS
ALBUQUERQUE, NM

PROJECT MANAGER:

JOB NO.:

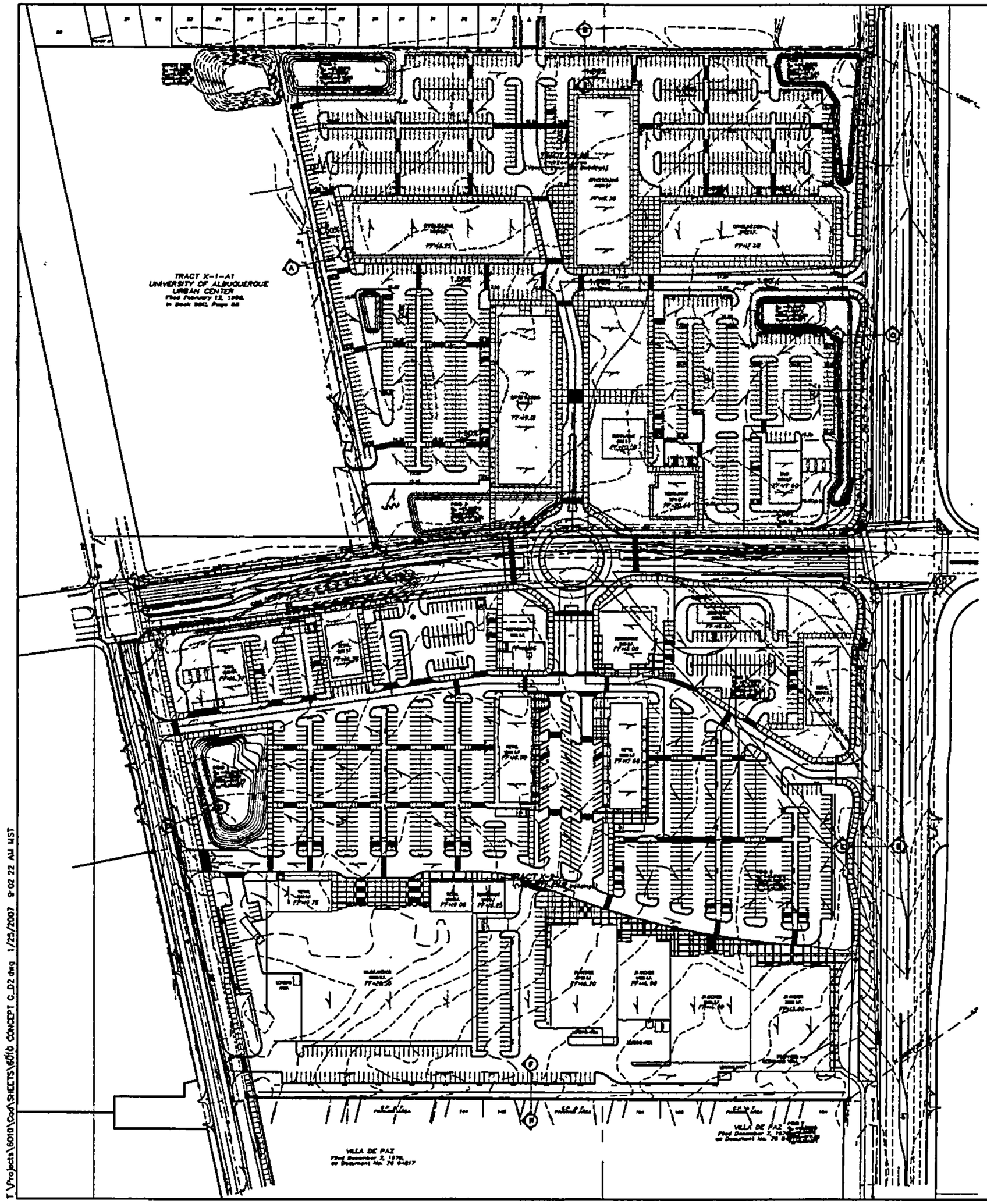
DRAWN BY: JCS

SHEET TITLE: DESIGN STANDARDS

DATE: 12.20.06

SCALE: AS NOTED

sheet: AS6



EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROASIN PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

EXISTING CONDITIONS

THE EXISTING SITE IS PREDOMINATELY UNDISTURBED SILTY SAND AND CLAYEY SAND TYP SOILS MODERATELY VEGITATED WITH VARIOUS GRASSSES AND SHRUBS. ONSITE SLOPES ARE VERY MILD AND DRAIN IN VARIOUS DIRECTIONS. THE PORTION OF THE PROJECT NORTH OF ST. JOSEPHS DRIVE PREDOMINATELY DRAINS TO THE NW CORNER OF THE TRACT AND INTO AN EXISTING RETENTION POND OFFSITE. THE REMAINDER OF THE NORTHERN PORTION DRAINS TO A DEPRESSION ADJACENT TO COORS BLVD. THE PORTION OF THE PROJECT SOUTH OF ST. JOSEPHS DRAINS IN TWO DIRECTIONS. APPROXIMATELY 60% DRAINS INTO COORS BLVD AND THE EXISTING STORM DRAIN. THE REMAINING 40% DRAINS TO AN EXISTING DETENTION POND WITHIN THE ST. JOSEPHS RIGHT OF WAY. THIS POND THEN DISCHARGES INTO THE EXISTING 60" LADERA STORM DRAIN SYSTEM.

PROPOSED CONDITIONS

THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE THE CONSTRUCTION OF MULTIPLE RETAIL AND OFFICE DEVELOPMENTS WITH ASSOCIATED INFRASTRUCTURE. ONSITE DRAINAGE WILL BE ROUTED THROUGH A SERIES OF BOTH ABOVE-GROUND AND UNDERGROUND DETENTION PONDS INTENDED TO DISCHARGE TO THE EXISTING OUTFALL WITHIN COORS BLVD. THE EXISTING OUTFALL DIRECTS RUNOFF THROUGH THE ENCLAVE AT OXBOW AND ULTIMATELY TO THE RIO GRANDE RIVER.

NOTES

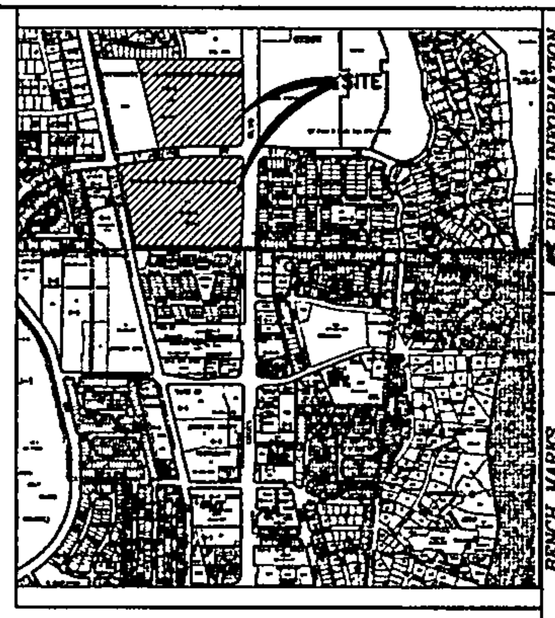
1. SEE SHEET 15 OF 15 FOR GRADING TYPICAL SECTIONS
2. SEE SHEET 15 OF 15 FOR RETAINING WALL DETAILS
3. SEE SHEETS 7-10 OF 15 FOR STORM DRAIN PLANS

LEGEND

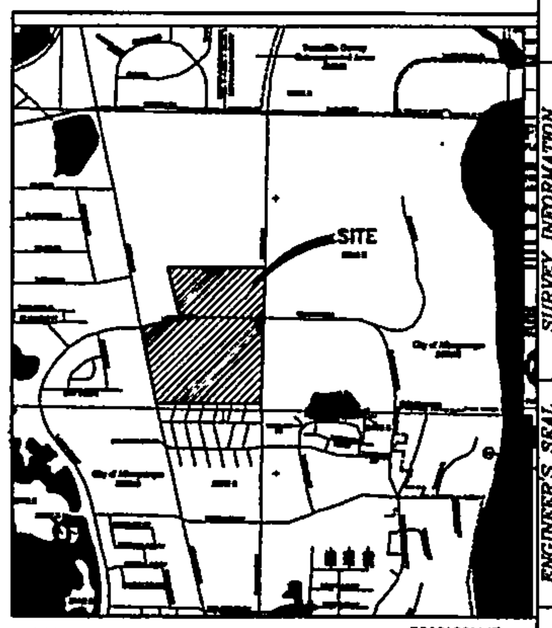
DIRECTION OF FLOW

HIGH POINT

FUTURE PHASE



VICINITY MAP G-11-Z



FIRM MAP 35001C0114E 35001C0327E

LEGAL DESCRIPTION Tracts X-1-A2 and X-2-A University of Albuquerque Urban Center Projected Sec. 2, T10N, R2E

GRAPHIC SCALE

(IN FEET)

GND, LLC
CONSULTING ENGINEERS

AS BUILT INFORMATION

CONTRACTOR DATE
SURVEY BY DATE
AS-BUILT BY DATE
FIELD VERIFICATION BY DATE
DRAWING CORRECTION BY DATE
CAD CORRECTION BY DATE
MICRO-FILM INFORMATION
PROCESSED BY DATE
No.

BENCH MARKS
NGS/Albuquerque Control Survey Monument
NAD 83 NM State Plane Coordinates (Central Zone -NAD27)
X=365,586.82, Y=1,502,246.75
Delta Alpha=-00°15'24"
Ground to Grid Factor=0.999967551
Elevation=5118.81 (NAVD88)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: JRW DATE: NOV 2007
DRAWN BY: JRW PMT DATE: NOV 2007
CHECKED BY: SEC DATE: NOV 2007

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

OXBOW TOWN CENTER

CONCEPTUAL GRADING & DRAINAGE PLAN

LATEST DESIGN UPDATE	MONTH/DAY/YEAR	USER DEPARTMENT

CITY PROJECT No. | ZONE MAP No. G-11 | SHEET 1 OF 15

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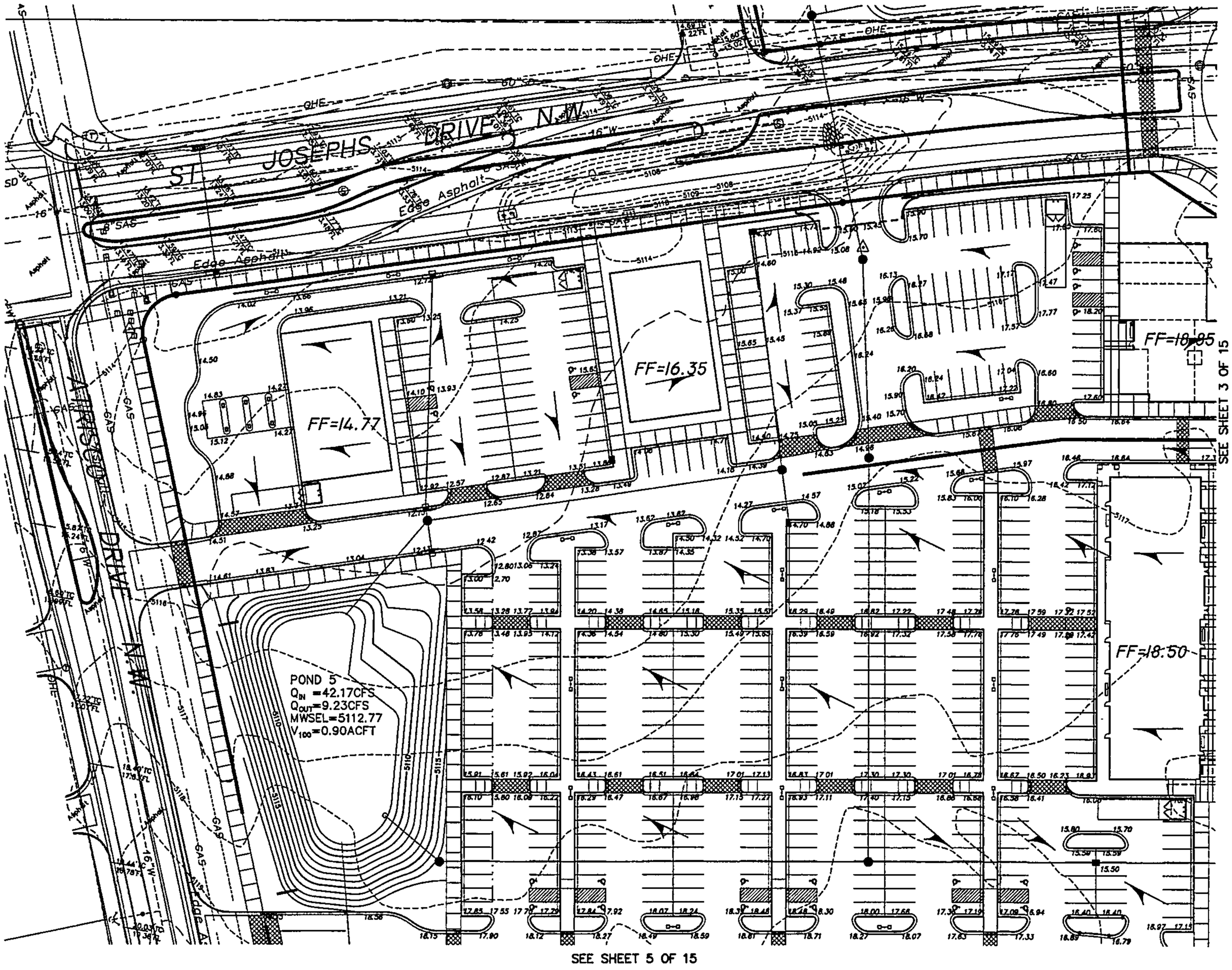
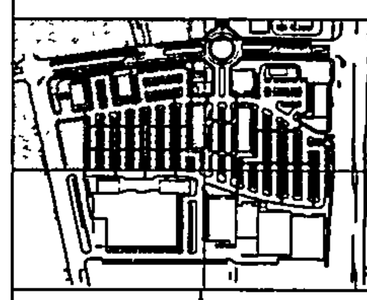


NOTES
1. SEE SHEETS 7 THRU 10 OF 15 FOR STORM DRAIN PLANS.



GRAPHIC SCALE
(IN FEET)
SCALE 1" =50'

GND, LLC
CONSULTING ENGINEERS

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: JRW DATE: NOV 2007
DRAWN BY: JRW DATE: NOV 2007
CHECKED BY: JRW DATE: NOV 2007

ENGINEER'S SEAL

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

BENCH MARKS
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Elevation=5118.61 (NAVD88)

AS BUILT INFORMATION
CONTRACTOR
STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFIED BY DATE
MAPS CORRECTED BY DATE

MICRO-FILM INFORMATION
RECORDED BY DATE
No.

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

OXBOW TOWN CENTER

GRADING AND DRAINAGE PLAN

LATEST DESIGN UPDATE

MONTH/DAY/YEAR	USER DEPARTMENT

CITY PROJECT No. | ZONE MAP No. G-11 | SHEET 2 OF 15

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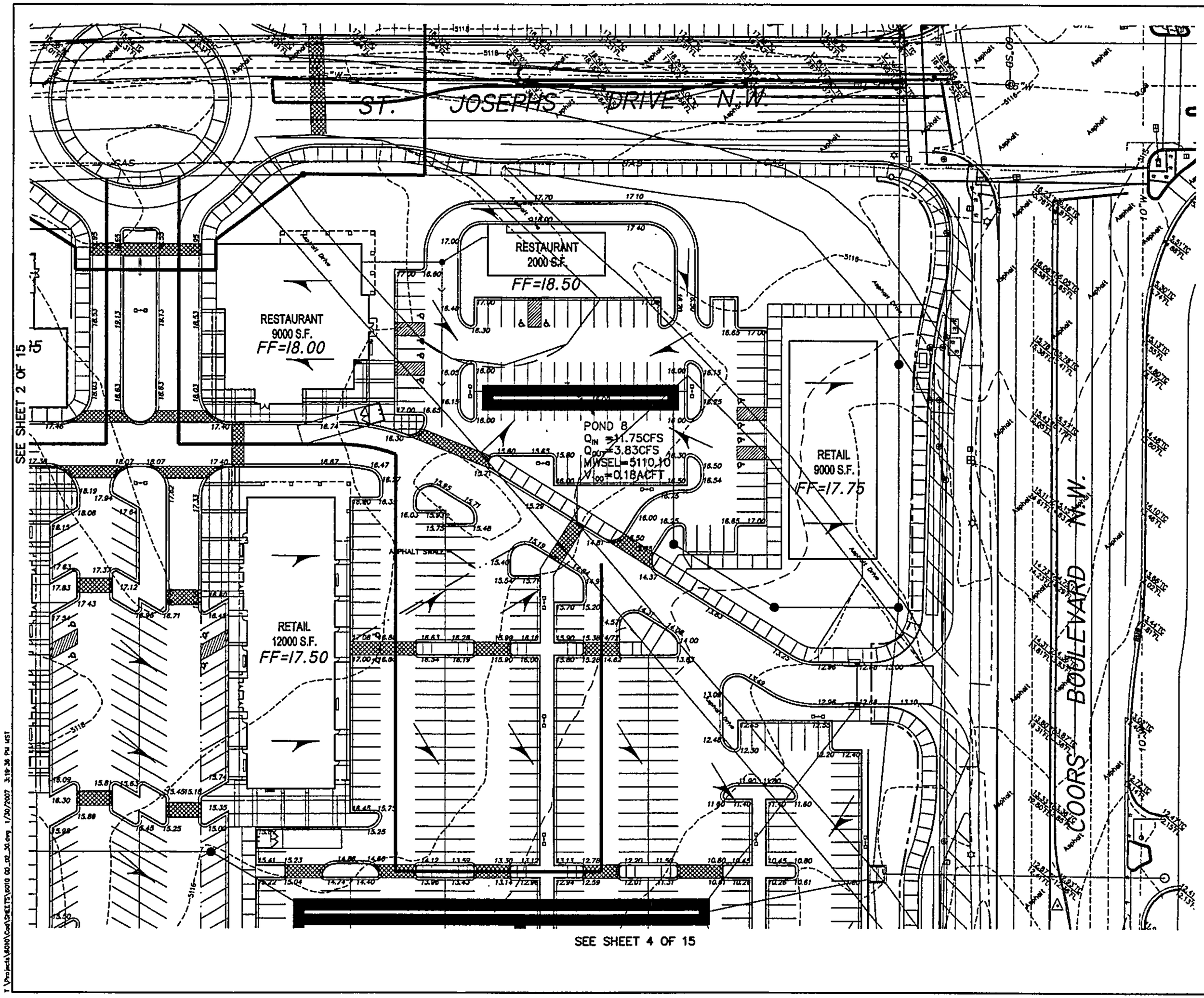

NOTES
1. SEE SHEETS 7 THRU 10 OF 15 FOR STORM DRAIN PLANS.

GRAPHIC SCALE
(IN FEET)
SCALE 1"=50'

GND, LLC
CONSULTING ENGINEERS

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
FIELD VERIFIED BY DATE
MAPPING REVISED BY DATE
CONSTRUCTION COMPLETED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE

BENCH MARKS
NGS/Albuquerque Control Survey Monument
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SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: JRW DATE: NOV 2007
DRAWN BY: JRW DATE: NOV 2007
CHECKED BY: JRW DATE: NOV 2007

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

OXBOW TOWN CENTER

GRADING AND DRAINAGE PLAN

MONTH/DAY/YEAR	USER DEPARTMENT

LATEST DESIGN UPDATE

CITY PROJECT No. | ZONE MAP No. G-11 | SHEET 3 OF 15

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SEE SHEET 3 OF 15

SEE SHEET 5 OF 15

X-2-A
(1990 Acres
Land-No Buildings)

POND 6
Q_{IN} =47.61CFS
Q_{OUT}=31.10CFS
MWSEL=5108.44
V_{100}=0.74ACFT

ASPHALT SWALE

24" SIDEWALK CULVERT

JR ANCHOR
25185 S.F.
FF=16.20

JR ANCHOR
14938 S.F.
FF=14.90

JR ANCHOR
30431 S.F.
FF=14.00

JR ANCHOR
30025 S.F.
FF=13.00

LOADING AREA

LOADING AREA

LOADING AREA

C.P. & F.
PARKING AREA

164

165

C.P. & F.
PARKING AREA

184

VILLA DE PAZ
Filed December 7, 1976
as Document No. 76 64577

POND 7
Q_{IN} =19.81CFS
Q_{OUT}=2.84CFS
MWSEL=5111.28
V_{100}=0.50ACFT

COORS BOULEVARD N.W.

NOTES
1. SEE SHEETS 7 THRU 10 OF 15 FOR STORM DRAIN PLANS.

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
SCALE 1"=30'

GND, LLC
CONSULTING ENGINEERS

AS BUILT INFORMATION
CONTRACTOR
STAKED BY
INSPECTOR
SURVEYED BY
DATE
PLANS MARKED BY
DATE
FIELD VERIFIED BY
DATE
DRAWINGS CORRECTED BY
DATE
MICRO-FILM INFORMATION
RECORDED BY
DATE

BENCH MARKS
NGS/Albuquerque Control Survey Monument
"JOSEPH 1969"
NM State Plane Coordinates (Central Zone -NAD27)
X=356,686.82, Y=1,502,246.75
Delta Alpha= -00°15'24"
Ground to Grid Factor=0.99987551
Elevation=5116.61 (NAVD88)

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

REVISIONS
NO. | DATE | BY | REMARKS

DESIGN
DESIGNED BY: JRW DATE: NOV 2007
DRAWN BY: JRW DATE: NOV 2007
CHECKED BY: JRW DATE: NOV 2007

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

OXBOW TOWN CENTER

GRADING AND DRAINAGE PLAN

LATEST DESIGN UPDATE
MONTH/DAY/YEAR | USER DEPARTMENT

CITY PROJECT No.
ZONE MAP No. G-11
SHEET 4 OF 15

T:\Projects\6010\Cad\SHEETS\6010 02_03_30.dwg 4/20/2007 11:56:17 AM MDT

SEE SHEET 2 OF 15

RETAIL
6000 S.F.
FF=19.75

RETAIL
4889 S.F.
FF=19.00

RESTAURANT
3600 S.F.
FF=18.25

TRACT X

MAJOR ANCHOR
86965 S.F.
FF=20.50

LOADING AREA

CONCRETE SWALE PER DETAIL ON SHEET 15 OF 15

SEE SHEET 4 OF 15

Asphalt Drive

ATRISCO

N.W.

C.P. &I F
PARKING AREA

144

145

VILLA DE PAZ
Filed December 7, 1976,
as Document No. 76 64517

NOTES
1. SEE SHEETS 7 THRU 10 OF 15 FOR STORM DRAIN PLANS.

GRAPHIC SCALE
(IN FEET)
SCALE 1"=30'

GND, LLC
CONSULTING ENGINEERS

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
FILMED BY DATE

BENCH MARKS
NGS/Albuquerque Control Survey Monument
"JOSEPH 1989"
NM State Plane Coordinates (Central Zone -NAD27)
X=368,886.62 Y=1,502,248.73
Delta Alpha=-00°15'24"
Ground to Grid Factor=0.999967551
Elevation=5118.61 (NAVD88)

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: JRW DATE: MAR 2007
DRAWN BY: JRW DATE: MAR 2007
CHECKED BY: JRW DATE: MAR 2007

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

OXBOW TOWN CENTER

GRADING AND DRAINAGE PLAN

LATEST DESIGN UPDATE	MONTH/DAY/YEAR	USER DEPARTMENT

CITY PROJECT No.	ZONE MAP No.	SHEET
	G-11	5 OF 15

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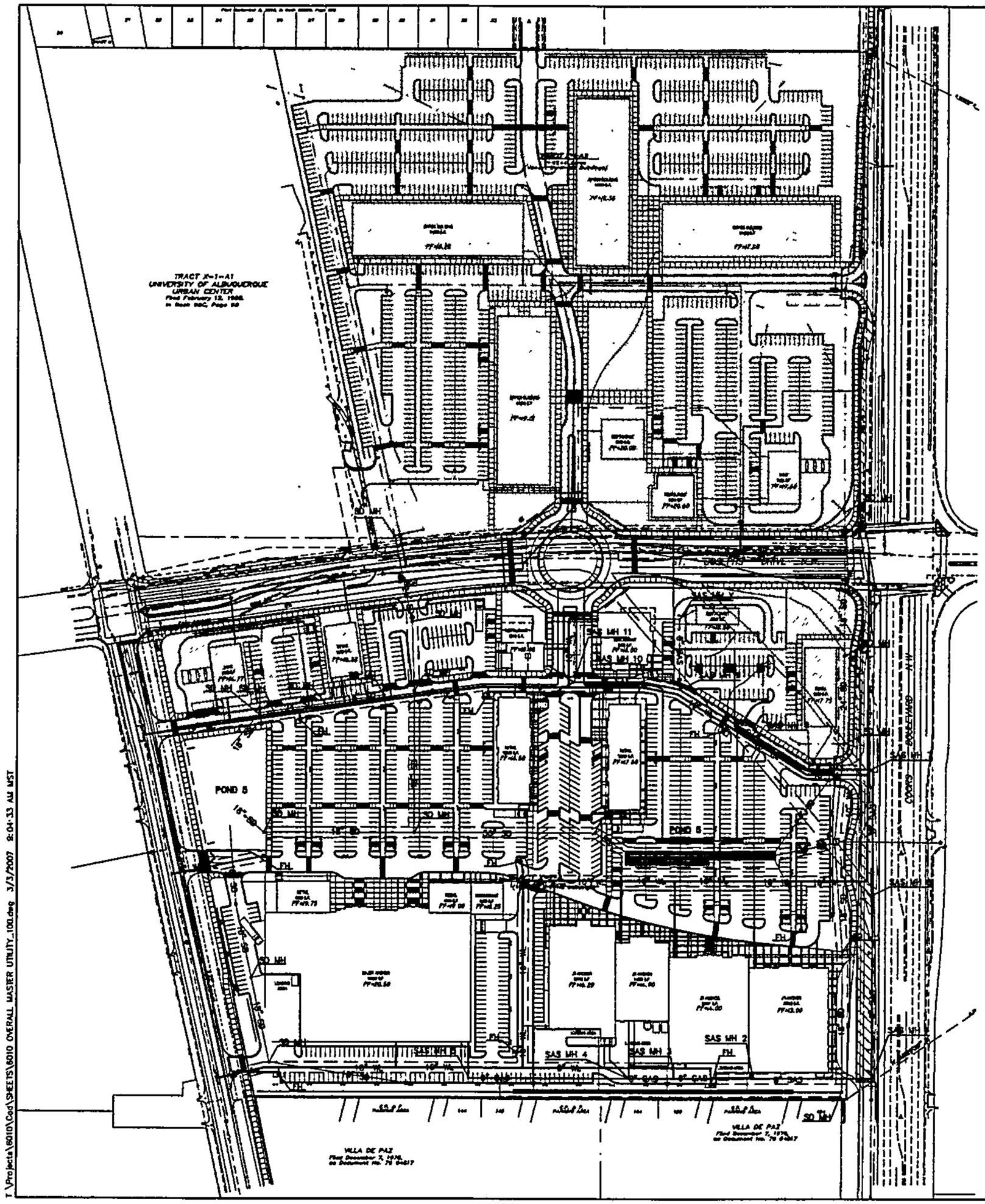
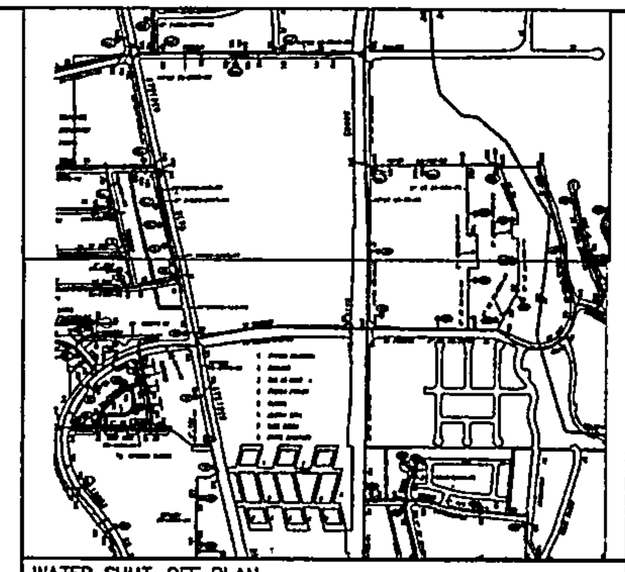


LEGEND

	EXISTING	PROPOSED	FUTURE
SET 5/8" REBAR & CAP STAMPED "LS 9750"	●		
FOUND 5/8" REBAR & CAP STAMPED "LS 4978"	○		
STORM DRAIN DROP INLET			
STORM DRAIN MANHOLE			
SANITARY SEWER MANHOLE			
BOLLARD			
WATER VALVE			
WATER METER			
HYDRANT			
POWER POLE			
TELEPHONE PEDESTAL			
CABLE PEDESTAL			
CONCRETE AREA			
IRRIGATION CONTROL BOX			
TRAFFIC CONTROL PANEL			
AIR QUALITY TEST STATION			
TRANSFORMER			
ELECTRIC PANEL BOX			
LIGHT POLE			
ELECTRIC MANHOLE			
TELEPHONE MANHOLE			
COMMUNICATIONS MANHOLE			
CROSS			
CENTERLINE MONUMENT			
SIGN			
TRAFFIC SIGNAL			
BROKEN ASPHALT EDGE			
GUARD RAIL			
BLOCK WALL			
STORM DRAIN LINE			
SANITARY SEWER LINE			
OVERHEAD UTILITY LINE			
UNDERGROUND ELECTRIC LINE			
TELEPHONE LINE			
WATER LINE			
GAS LINE			
EASEMENT LINE			
ROW LINE			
FUTURE PHASE			



WATER SHUT-OFF PLAN

NOTES
1. SEE SHEET 15 OF 15 FOR GRADING TYPICAL SECTIONS
2. SEE SHEET 15 OF 15 FOR RETAINING WALL DETAILS
3. SEE SHEETS 7-10 OF 15 FOR STORM DRAIN PLANS

GRAPHIC SCALE
(IN FEET)
SCALE: 1"=100'

GND, LLC
CONSULTING ENGINEERS

AS BUILT INFORMATION
CONTRACTOR
STAKED BY
FIELD CHECK BY
FIELD CHECK BY
DRAWN BY
CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY

BENCH MARKS
NGS/Albuquerque Control Survey Monument
NM State Plane Coordinates (Central Zone -NAD27)
X=368,686.82 Y=1,502,246.75
Delta Alpha= 00°15'24"
Ground to Grid Factor=0.999967551
Elevation=5116.61 (NAVD88)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: JRW DATE: NOV 2007
DRAWN BY: JRW DATE: NOV 2007
CHECKED BY: SEC DATE: NOV 2007

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

OXBOW TOWN CENTER

COMPOSITE STORM DRAIN & UTILITY PLAN

LATEST DESIGN UPDATE

MONTH/DAY/YEAR	USER DEPARTMENT

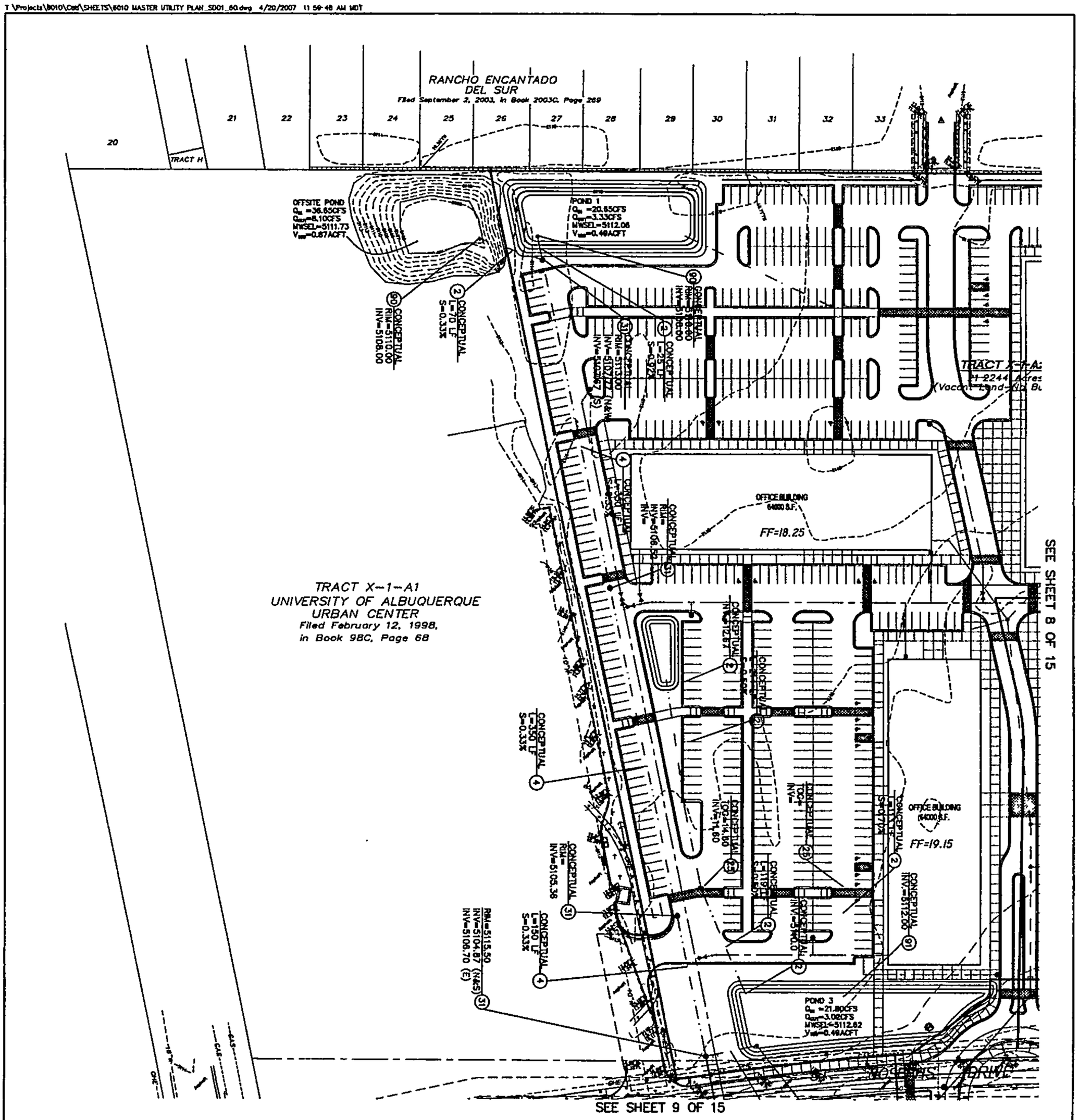
CITY PROJECT No.

ZONE MAP No. G-11

SHEET 6 OF 15

I:\Projects\6010\Cad\SHEETS\6010 OVERALL MASTER UTILITY_100.dwg 3/13/2007 9:04:33 AM MST

T:\Projects\8010\Cad\SHEETS\8010 MASTER UTILITY PLAN_SD01_80.dwg 4/20/2007 11:59:48 AM MDT



GENERAL NOTES

1. ALL STORM DRAIN PIPE TO BE HDPE OR ENGINEER APPROVED EQUAL.
2. SEE SHEET 8 OF 15 FOR LEGEND.

GRAPHIC SCALE

SCALE 1"=40'

GND, LLC
CONSULTING ENGINEERS

STORM DRAIN CONSTRUCTION NOTES	
NO.	DESCRIPTION
1	INSTALL 18" STORM DRAIN PIPE
4	INSTALL 24" STORM DRAIN PIPE
6	INSTALL 30" STORM DRAIN PIPE
9	INSTALL 36" STORM DRAIN PIPE
22	INSTALL TYPE A CATCH BASIN SINGLE GRATE PER COA STD. DTL. 2201
23	INSTALL TYPE C CATCH BASIN - DOUBLE WING PER COA STD. DETAIL 2203
24	INSTALL TYPE C CATCH BASIN - SINGLE DBL WING PER NM APWA STD. DTL. 2205
26	INSTALL SIDEWALK CULVERT W/ STEEL PLATE PER COA STD. DETAIL 2236
31	INSTALL 6' DIA. MANHOLE PER COA STD. DTL. 2101
38	INSTALL 36" DIA. CMP RISER, PER DETAIL
39	INSTALL 10' x 10' RIPRAP BLANKET, PER DETAIL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: JRW DATE: NOV 2007
DRAWN BY: JRW DATE: NOV 2007
CHECKED BY: JRW DATE: NOV 2007

ENGINEER'S SEAL

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

NGS/Albuquerque Control Survey Monument
"JOSEPH 1969"
NM State Plane Coordinates (Central Zone -NAD27)
X=368,686.82 Y=1,502,246.75
Delta Alpha=-00°15'24"
Ground to Grid Factor=0.99967551
Elevation=5116.61 (NAVD88)

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE
No.

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

OXBOW TOWN CENTER
MASTER UTILITY PLAN
STORM DRAIN

LATEST DESIGN UPDATE
MONTH/DAY/YEAR
USER DEPARTMENT

CITY PROJECT No.
ZONE MAP No. G-11
SHEET 7 OF 15

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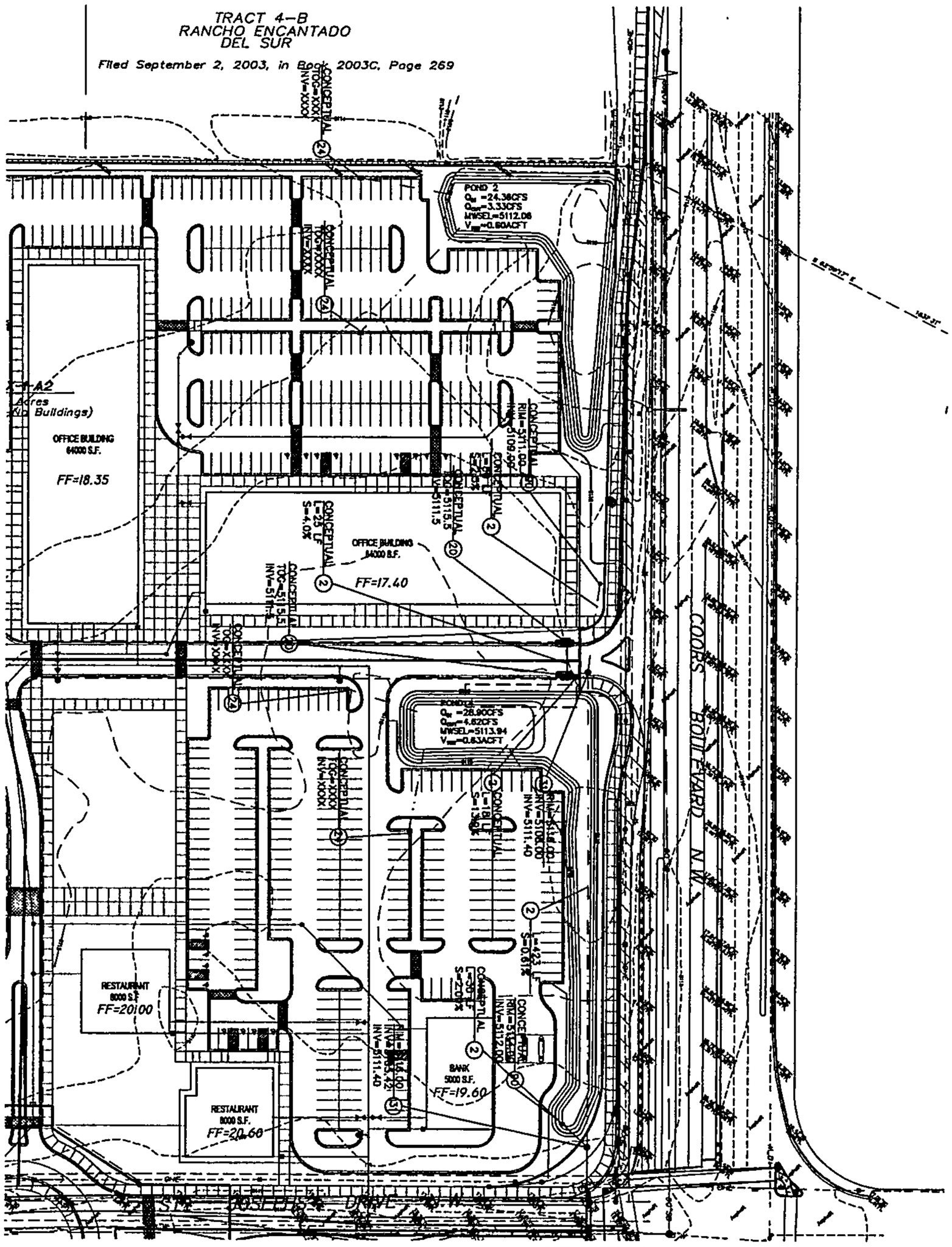

GENERAL NOTES

1. ALL STORM DRAIN PIPE TO BE HDPE OR ENGINEER APPROVED EQUAL.
2. SEE SHEET 6 OF 15 FOR LEGEND.

GRAPHIC SCALE

SCALE 1"=60'

GHD, LLC
CONSULTING ENGINEERS

STORM DRAIN CONSTRUCTION NOTES

No.	Description
1	INSTALL 18" STORM DRAIN PIPE
2	INSTALL 24" STORM DRAIN PIPE
3	INSTALL 30" STORM DRAIN PIPE
4	INSTALL 36" STORM DRAIN PIPE
5	INSTALL TYPE A CATCH BASIN SINGLE GRATE PER COA STD. DTL. 2201
6	INSTALL TYPE C CATCH BASIN - DOUBLE WING PER COA STD. DETAIL 2206
7	INSTALL TYPE C CATCH BASIN - SINGLE, DBL WING PER NM APWA STD. DTL. 2200
8	INSTALL SIDEWALK CULVERT W/ STEEL PLATE PER COA STD. DETAIL 2234
9	INSTALL 6' DIA. MANHOLE PER COA STD. DTL. 2101
10	INSTALL 36" DIA. CMP RISER, PER DETAIL
11	INSTALL 18" x 10' RIPRAP BLANKET, PER DETAIL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: JRW DATE: NOV 2007
DRAWN BY: JRW DATE: NOV 2007
CHECKED BY: JRW DATE: NOV 2007

ENGINEER'S SEAL

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

NGS/Albuquerque Control Survey Monument "JOSEPH 1969"
NM State Plane Coordinates (Central Zone -NAD27)
X=366,686.82 Y=1,502,246.75
Delta Alpha=-00°15'24"
Ground to Grid Factor=0.99967551
Elevation=5116.61 (NAVD88)

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE
No.

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

OXBOW TOWN CENTER
MASTER UTILITY PLAN
STORM DRAIN

LATEST DESIGN UPDATE
MONTH/DAY/YEAR
USER DEPARTMENT

CITY PROJECT No.
ZONE MAP No. G-11
SHEET 8 OF 15

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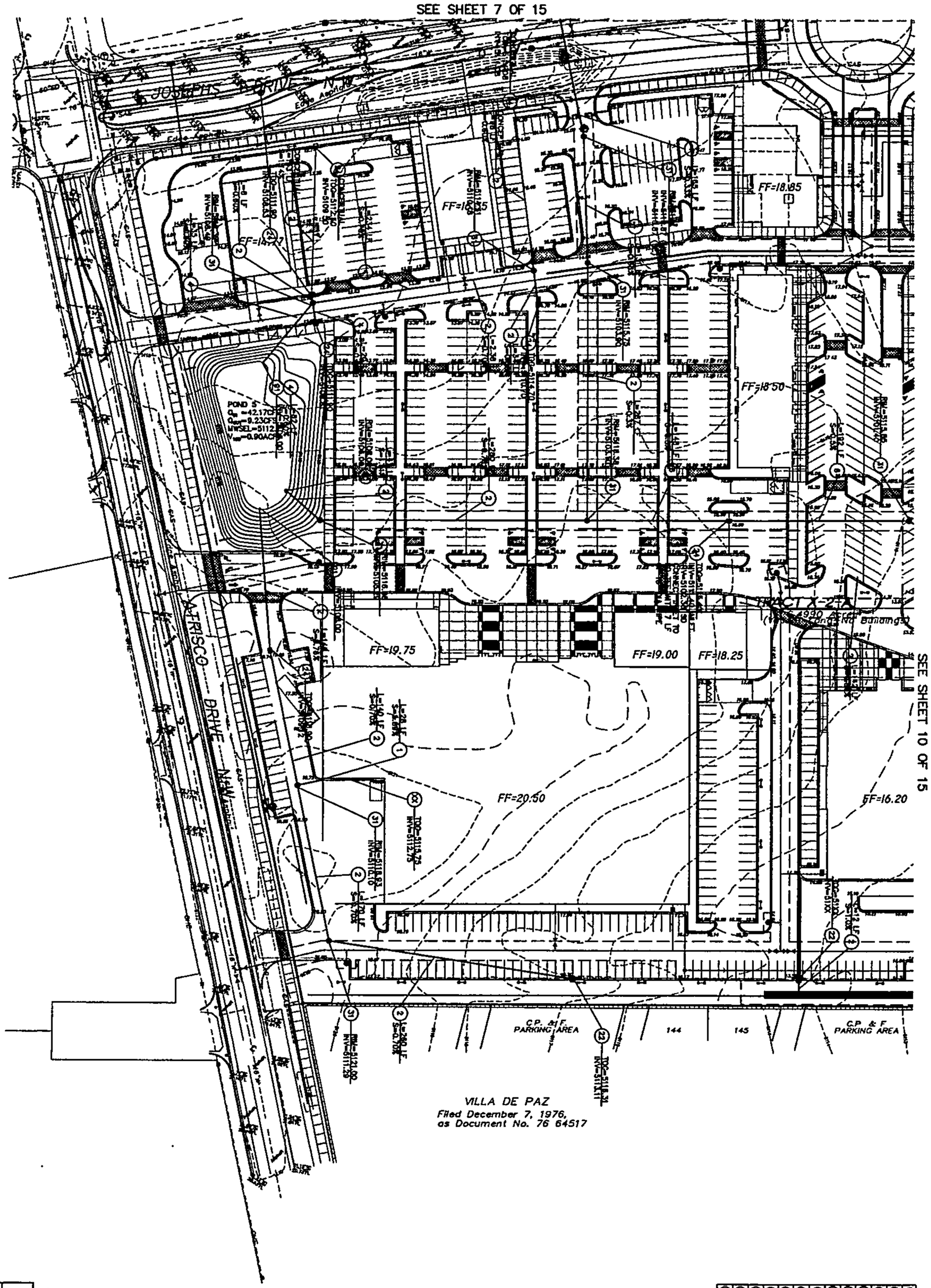
SEE SHEET 7 OF 15



SEE SHEET 10 OF 15

GENERAL NOTES

1. ALL STORM DRAIN PIPE TO BE HDPE OR ENGINEER APPROVED EQUAL.
2. SEE SHEET 8 OF 15 FOR LEGEND.

GRAPHIC SCALE

SCALE 1"=40'

CONSULTING ENGINEERS

GND, LLC

STORM DRAIN CONSTRUCTION NOTES

No.	Description
1	INSTALL 12" STORM DRAIN PIPE
2	INSTALL 18" STORM DRAIN PIPE
3	INSTALL 24" STORM DRAIN PIPE
4	INSTALL 30" STORM DRAIN PIPE
5	INSTALL 36" STORM DRAIN PIPE
6	INSTALL TYPE A CATCH BASIN SINGLE GRATE PER COA STD. DTL. 2201
7	INSTALL TYPE D CATCH BASIN - DOUBLE, NING PER COA STD. DETAIL 2205
8	INSTALL SIDEWALK CULVERT W/ STEEL PLATE PER COA STD. DETAIL 2236
9	INSTALL 4' DIA. MANHOLE PER COA STD. DTL. 2101
10	INSTALL 36" DIA. ALUMINIZED CMP
11	INSTALL 36" DIA. CMP RISER, PER DETAIL
12	INSTALL 18" x 10' RIPRAP BLANKET, PER DETAIL

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

OXBOW TOWN CENTER
MASTER UTILITY PLAN
STORM DRAIN

LATEST DESIGN UPDATE

MONTH/DAY/YEAR	USER DEPARTMENT

CITY PROJECT No.

ZONE MAP No. G-11

SHEET 9 OF 15

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: JRW DATE: NOV 2007
DRAWN BY JRW DATE: NOV 2007
CHECKED BY JRW DATE: NOV 2007

ENGINEER'S SEAL

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

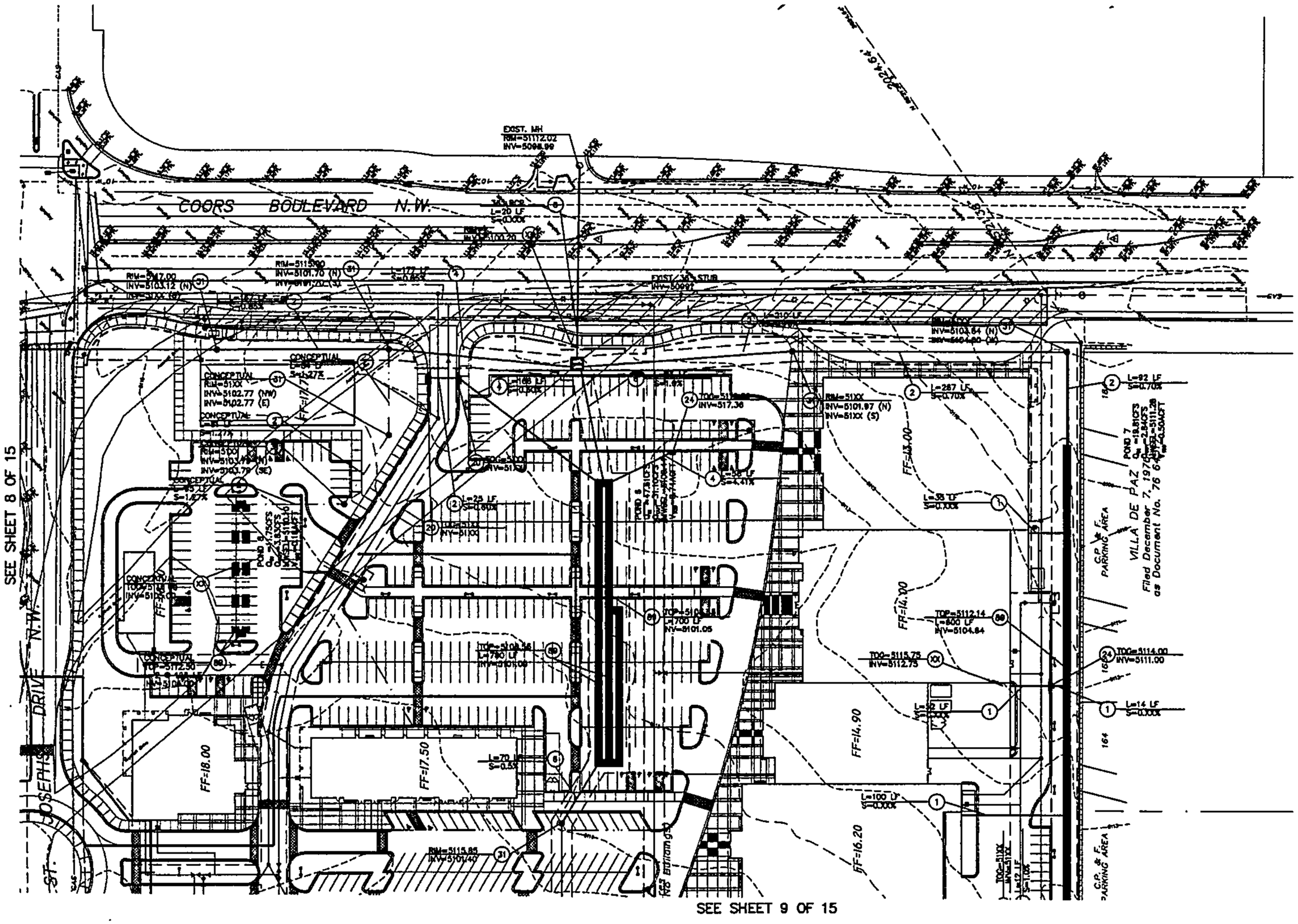
NGS/Albuquerque Control Survey Monument "JOSEPH 1969"
NM State Plane Coordinates (Central Zone -NAD27)
X=366,686.82 Y=1,502,248.75
Delta Alpha=-00°15'24"
Ground to Grid Factor=0.99967551
Elevation=5116.61 (NAVD88)

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE
No.



STORM DRAIN CONSTRUCTION NOTES

LD. #	DESCRIPTION
1	INSTALL 12" STORM DRAIN PIPE
2	INSTALL 18" STORM DRAIN PIPE
4	INSTALL 24" STORM DRAIN PIPE
6	INSTALL 30" STORM DRAIN PIPE
8	INSTALL 36" STORM DRAIN PIPE
24	INSTALL TYPE A CATCH BASIN SINGLE GRATE PER COA STD. DTL. 2201
24	INSTALL TYPE C CATCH BASIN – DOUBLE WING PER COA STD. DETAIL 2205
28	INSTALL SIDEWALK CULVERT W/ STEEL PLATE PER COA STD. DETAIL 2236
31	INSTALL 6' DIA. MANHOLE PER COA STD. DTL. 2101
88	INSTALL 60" DIA. ALUMINIZED CMP
89	INSTALL 36" DIA. CMP RISER, PER DETAIL
91	INSTALL 10' x 10' RIPRAP BLANKET, PER DETAIL

GENERAL NOTES

1. ALL STORM DRAIN PIPE TO BE HDPE OR ENGINEER APPROVED EQUAL.
2. SEE SHEET 6 OF 15 FOR LEGEND.

GRAPHIC SCALE

SCALE 1"=50'

GND, LLC
CONSULTING ENGINEERS

AS BUILT INFORMATION

CONTRACTOR DATE
STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE

BENCH MARKS

NGS/Albuquerque Control Survey Monument
NM State Plane Coordinates (Central Zone –NAD27)
X=356,586.82 Y=1,502,246.75
Delta Alpha=–00°15'24"
Ground to Grid Factor=0.999675551
Elevation=5116.61 (NAVD88)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: JRW DATE: NOV 2007
DRAWN BY: JRW DATE: NOV 2007
CHECKED BY: JRW DATE: NOV 2007

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

OXBOW TOWN CENTER
MASTER UTILITY PLAN
STORM DRAIN

LATEST DESIGN UPDATE

MONTH/DAY/YEAR	USER DEPARTMENT

CITY PROJECT No. | ZONE MAP No. G-11 | SHEET 10 OF 15

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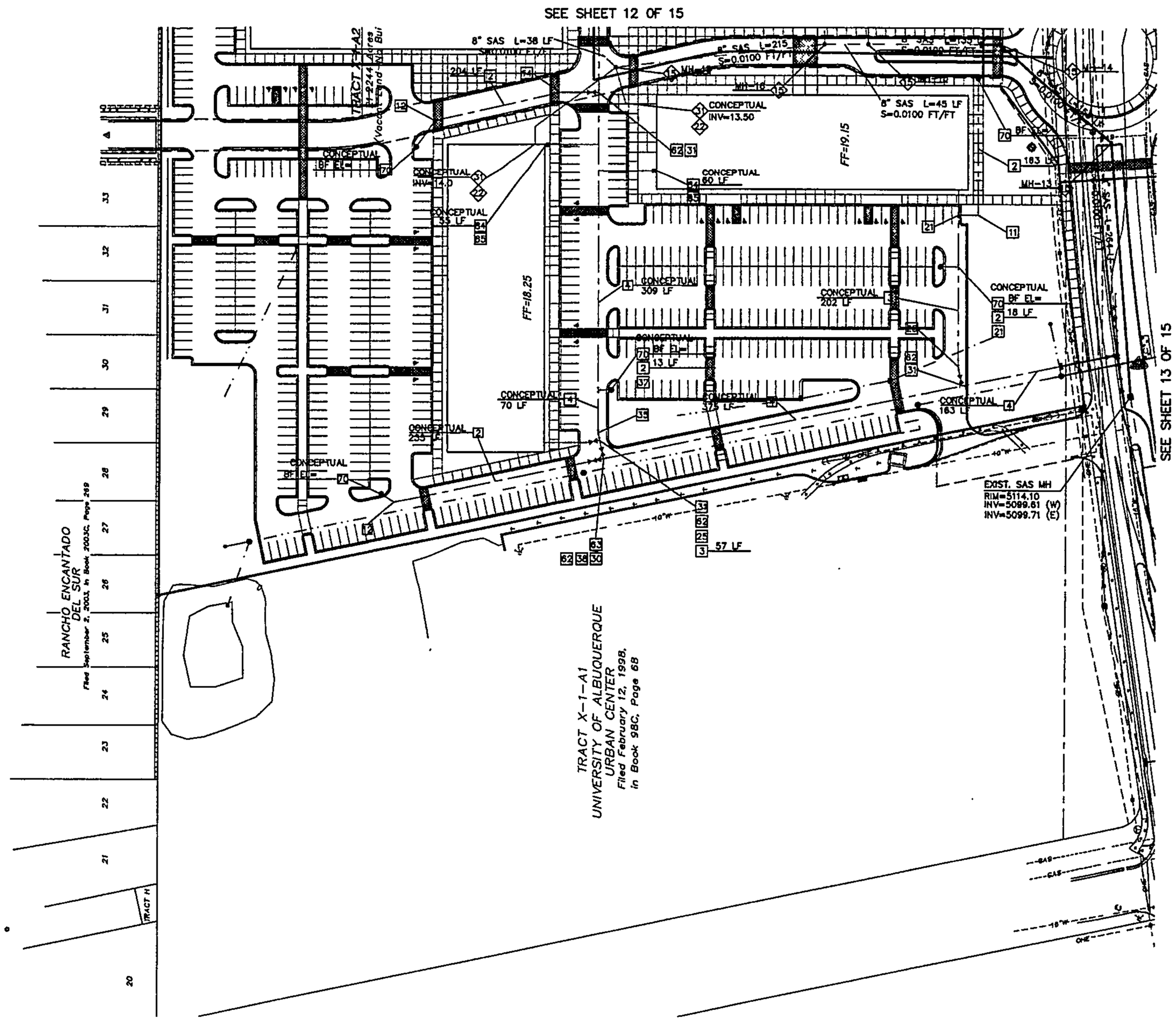

WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
2	INSTALL 6" D.I. WATERLINE PER STD. SPEC. SEC. 801
3	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
4	INSTALL 10" WATERLINE PER STD. SPEC. SEC. 801
11	INSTALL 8" 90° BEND
12	INSTALL 8" 45° BEND
14	INSTALL 8" 11 1/2° BEND
20	INSTALL 8" TEE
21	INSTALL 8" x 6" TEE
22	INSTALL 8" 11 1/4° BEND
24	INSTALL 8" CROSS
29	INSTALL 10" X 8" REDUCER
30	INSTALL 10" TEE
32	INSTALL 10" 90° BEND
34	INSTALL 10" 22 1/2° BEND
36	INSTALL 10" 11 1/4° BEND
37	INSTALL 10" X 6" TEE
38	INSTALL 10" X 8" REDUCER
39	INSTALL 10" X 8" CROSS
63	INSTALL 10" GATE VALVE AND VALVE BOX PER COA STD. DETAIL 2326, 2329
64	INSTALL 16" BUTTERFLY VALVE AND VALVE BOX PER COA STD. DETAIL 2333, 2352
67	INSTALL 16" X 10" TEE
70	INSTALL FIRE HYDRANT PER V.C.U.L.L. STD. DETAIL
83	INSTALL 1 1/2" SINGLE WATER SERVICE PER COA STD. DETAIL 2363
84	INSTALL 2" SINGLE WATER SERVICE PER COA STD. DETAIL 2363
85	INSTALL METER BOX, COVER, & LID PER COA STD. DETAIL 2367

SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL 4' DIA. MANHOLE PER COA STD DETAIL 2101
2	INSTALL 6" DIA. DOUBLE PRESSURE CLEAN OUT W/CROSS PER DETAIL
3	INSTALL 8" SEWER SERVICE PER COA STD. DETAIL

GENERAL NOTES

1. SEE SHEET 6 OF 15 FOR LEGEND.
2. SEE SHEET 13 FOR SANITARY SEWER MANHOLE TABLE.

GRAPHIC SCALE

30 0 15 30 60

SCALE 1"=30'

AS BUILT INFORMATION
CONTRACTOR
START DATE
FINISH DATE
REVIEWED BY
ACCEPTANCE DATE
INSPECTOR
CONCEPTUAL BY
DRAWING BY
CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY
DATE
No.

BENCH MARKS
NGS/Albuquerque Control Survey Monument
"JOSEPH 1969"
NM State Plane Coordinates (Central Zone -NAD27)
X=368,686.82 Y=1,502,248.75
Delta Alpha=-00°15'24"
Ground to Grid Factor=0.999675351
Elevation=5116.61 (NAVD88)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: JRW DATE: NOV 2007
DRAWN BY: JRW DATE: NOV 2007
CHECKED BY: JRW DATE: NOV 2007

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

OXBOW TOWN CENTER
MASTER UTILITY PLAN
SANITARY SEWER AND WATER

LATEST DESIGN UPDATE

MONTH/DAY/YEAR	USER DEPARTMENT

CITY PROJECT No.

ZONE MAP No. G-11

SHEET 11 OF 15

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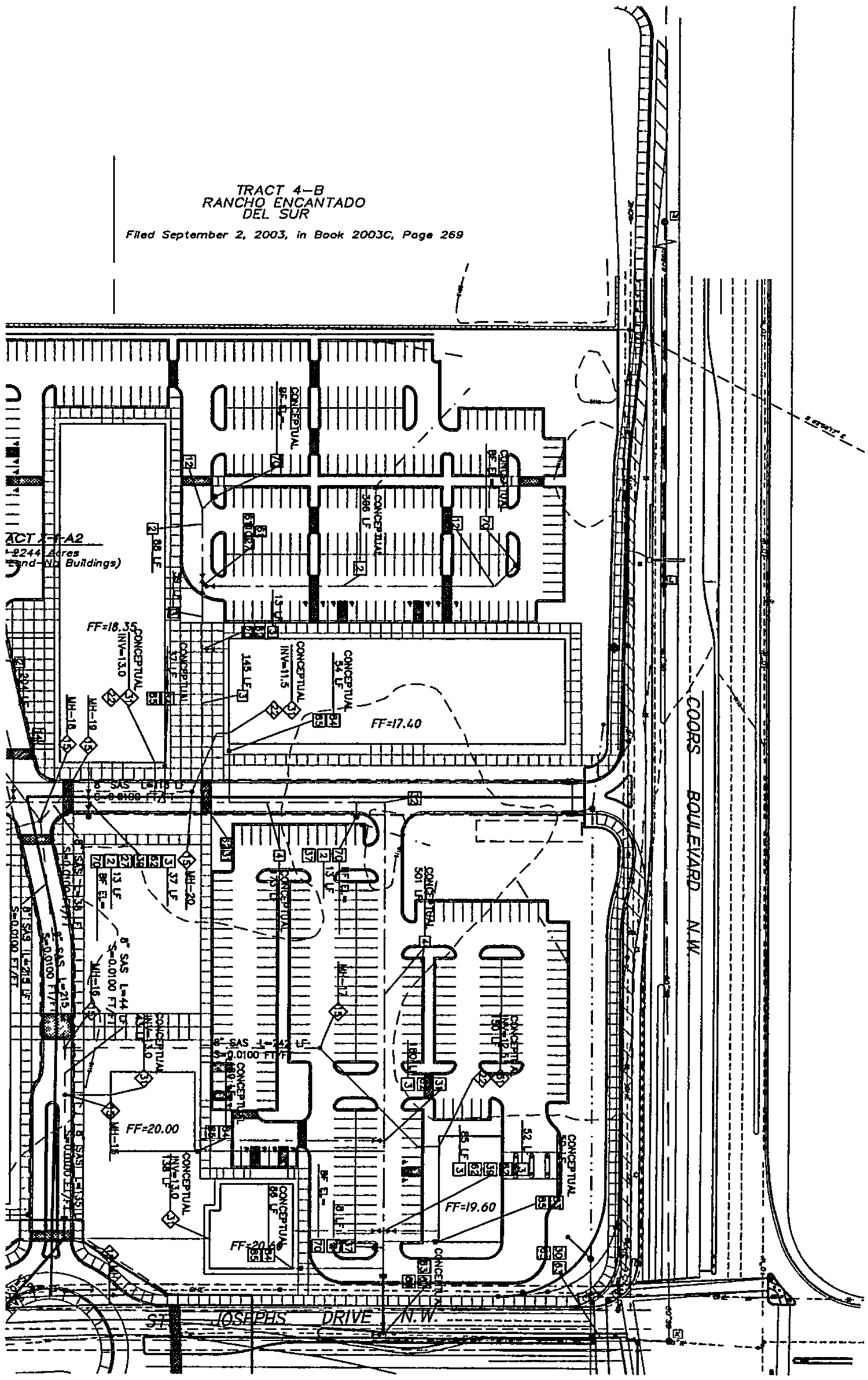


SEE SHEET 11 OF 15

SEE SHEET 14 OF 15

GENERAL NOTES

1. SEE SHEET 6 OF 15 FOR LEGEND.
2. SEE SHEET 13 FOR SANITARY SEWER MANHOLE TABLE.

GRAPHIC SCALE

SCALE 1"=40'

GND, LLC
CONSULTING ENGINEERS

SEWER CONSTRUCTION NOTES	
U.O.M.	DESCRIPTION
	INSTALL 4" DIA. MANHOLE PER COA STD DETAIL 2101
	INSTALL 8" DIA. DOUBLE PRESSURE CLEAN OUT W/CROSS PER DETAIL
	INSTALL 8" SEWER SERVICE PER COA STD. DETAIL

WATER CONSTRUCTION NOTES	
U.O.M.	DESCRIPTION
	INSTALL 6" D.I. WATERLINE PER STD. SPEC. SEC. 891
	INSTALL 16" WATERLINE PER STD. SPEC. SEC. 891
	INSTALL 6" TEE
	INSTALL 6" 45° BEND
	INSTALL 6" TEE
	INSTALL 6" X 6" REDUCER
	INSTALL 6" CROSS
	INSTALL 14" X 6" REDUCER
	INSTALL 14" TEE
	INSTALL 16" X 6" TEE
	INSTALL 16" 90 BEND
	INSTALL 16" 11 1/4° BEND
	INSTALL 16" 22 1/2° BEND
	INSTALL 16" X 6" TEE
	INSTALL 16" X 6" CROSS
	INSTALL 16" X 8" REDUCER
	INSTALL 8" GATE VALVE AND VALVE BOX PER V.D.A.L. STD. DETAIL
	INSTALL 16" GATE VALVE AND VALVE BOX PER V.D.A.L. STD. DETAIL
	INSTALL 16" BUTTERFLY VALVE AND VALVE BOX PER COA STD. DETAIL 2336, 2338
	INSTALL 16" BUTTERFLY VALVE AND VALVE BOX PER COA STD. DETAIL 2332, 2334
	INSTALL FIRE HYDRANT PER V.D.A.L. STD. DETAIL
	INSTALL 1 1/2" SINGLE WATER SERVICE PER COA STD. DETAIL 2363
	INSTALL 2" SINGLE WATER SERVICE PER COA STD. DETAIL 2363
	INSTALL WATER BOX COVER & LID PER COA STD. DETAIL 2367
	INSTALL 16" X 10" TEE

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: JRW DATE: NOV 2007
DRAWN BY: JRW DATE: NOV 2007
CHECKED BY: JRW DATE: NOV 2007

ENGINEER'S SEAL

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

NGS/Albuquerque Control Survey Monument "JOSEPH 1969"
NM State Plane Coordinates (Central Zone -NAD27)
X=366,686.82 Y=1,502,246.75
Delta Alpha=-00°15'24"
Ground to Grid Factor=0.99987551
Elevation=5116.61 (NAVD88)

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

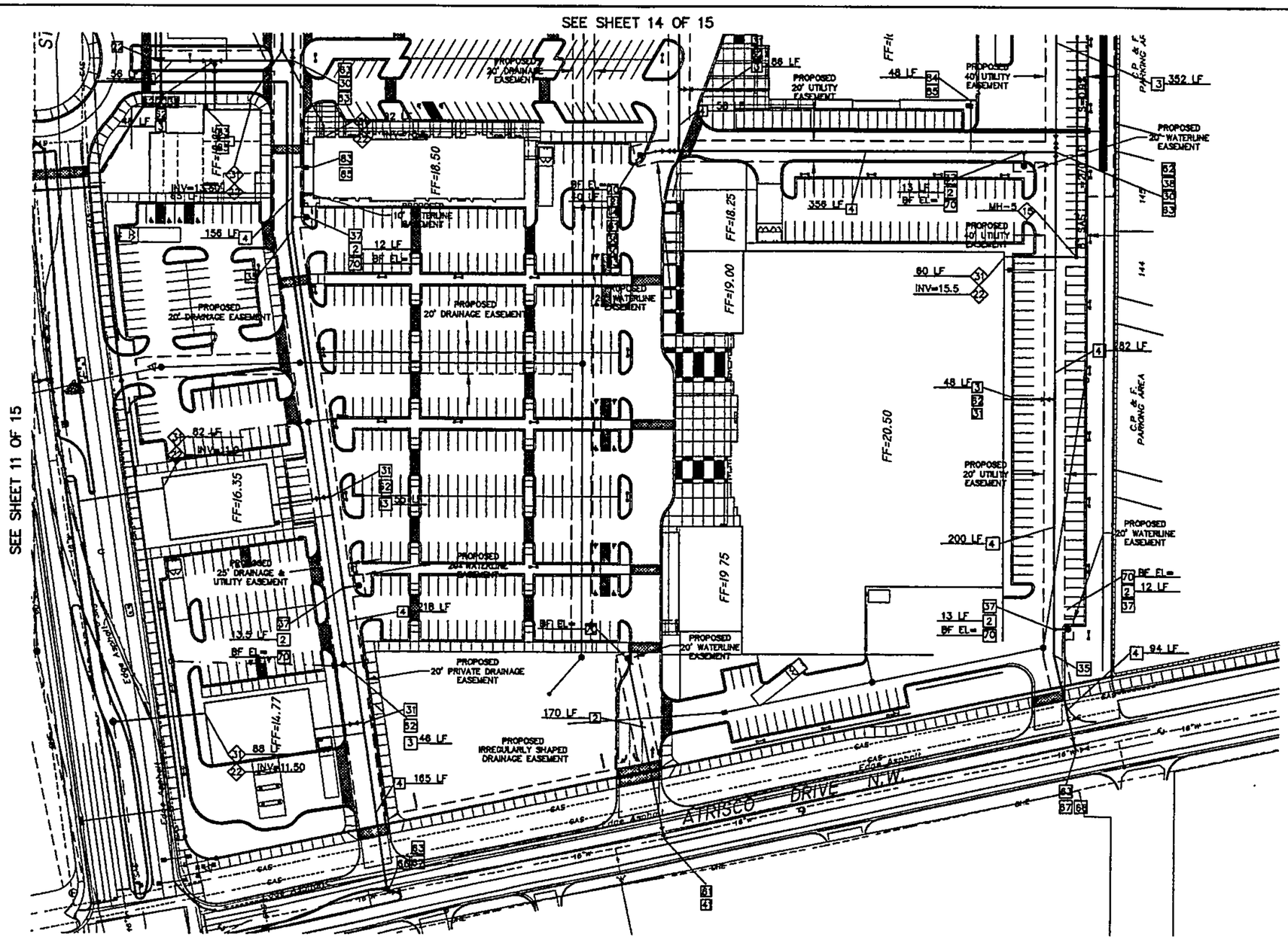
MICRO-FILM INFORMATION

RECORDED BY DATE
No.

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION
OXBOW TOWN CENTER
MASTER UTILITY PLAN
SANITARY SEWER AND WATER

LATEST DESIGN UPDATE
MONTH/DAY/YEAR USER DEPARTMENT

CITY PROJECT No.
ZONE MAP No. G-11
SHEET 12 OF 15



WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 6" D.I. WATERLINE PER STD. SPEC. SEC. 801
3	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
4	INSTALL 10" WATERLINE PER STD. SPEC. SEC. 801
25	INSTALL 8" TEE
26	INSTALL 6" CROSS
28	INSTALL 10" X 6" REDUCER
30	INSTALL 10" TEE
33	INSTALL 10" 90° BEND
34	INSTALL 10" 22 1/2° BEND
36	INSTALL 10" 11 1/4° BEND
37	INSTALL 10" X 6" TEE
38	INSTALL 10" X 8" REDUCER
39	INSTALL 10" X 8" CROSS
63	INSTALL 10" GATE VALVE AND VALVE BOX PER COA STD. DETAIL 2326, 2328
66	INSTALL 18" BUTTERFLY VALVE AND VALVE BOX PER COA STD. DETAIL 2332, 2352
67	INSTALL 16" X 10" TEE
70	INSTALL FIRE HYDRANT PER V.O.L.L. STD. DETAIL
84	INSTALL 2" SINGLE WATER SERVICE PER COA STD. DETAIL 2363
86	INSTALL METER BOX, COVER, & LID PER COA STD. DETAIL 2367

SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL 4' DIA. MANHOLE PER COA STD DETAIL 2101
2	INSTALL 6" DIA. DOUBLE PRESSURE CLEAN OUT W/CROSS PER DETAIL
3	INSTALL 6" SEWER SERVICE PER COA STD. DETAIL

GENERAL NOTES

1. SEE SHEET 8 OF 15 FOR LEGEND.

GRAPHIC SCALE

50 0 25 50 100

SCALE 1"=50'

SANITARY SEWER MANHOLE TABLE

MH NO.	RIM ELEV.	INV. (N)	INV. (E)	INV. (W)	INV. (S)
1	5107.00	5100.45	–	5100.45	5100.34
2	5113.88	5104.99	5104.89	5104.99	–
3	5114.56	5106.44	5106.34	5106.44	–
4	5115.84	5107.62	5107.52	5107.62	–
5	5117.27	5110.15	5110.05	–	–
6	5110.50	5103.48	–	–	5103.38
7	5113.50	–	–	5105.56	5105.46
8	5114.45	5106.88	5106.78	5106.88	–
9	5117.45	5109.84	5109.74	5109.84	–
10	5118.00	–	5110.61	5110.61	5110.51
11	5118.55	5111.70	5111.60	–	5111.70
12	5117.70	–	5091.71	5091.61	–
13	5115.50	5094.45	–	5094.35	–
14	XXXX.XX	5096.08	–	–	5095.98
15*	XXXX.XX	5097.53	–	–	6097.43
16*	XXXX.XX	5098.08	–	–	5097.98
17*	XXXX.XX	–	–	5100.50	–
18*	XXXX.XX	5100.33	5100.33	5100.33	5100.23
19*	XXXX.XX	–	5100.71	5100.81	–
20*	XXXX.XX	5102.10	–	5102.00	–
21	XXXX.XX	–	5111.27	5111.27	5111.17

* INDICATES CONCEPTUAL MANHOLE

GND, LLC
CONSULTING ENGINEERS

AS BUILT INFORMATION
CONTRACTOR / DATE
STAKED BY / DATE
INSPECTOR / DATE
FIELD VERIFICATION BY / DATE
DRAWINGS CORRECTED BY / DATE
MICRO-FILM INFORMATION
RECORDED BY / DATE

BENCH MARKS
NGS/Albuquerque Control Survey Monument
DATE "JOSEPH 1969"
NM State Plane Coordinates (Central Zone –NAD27)
X=356,886.92 Y=1,502,246.75
Delta Alpha=–00°15'24"
Ground to Grid Factor=0.999967551
Elevation=5118.61 (NAVD88)

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

REVISIONS
NO. | DATE | REMARKS | BY

DESIGN
DESIGNED BY: JRW DATE: NOV 2007
DRAWN BY: JRW DATE: NOV 2007
CHECKED BY: JRW DATE: NOV 2007

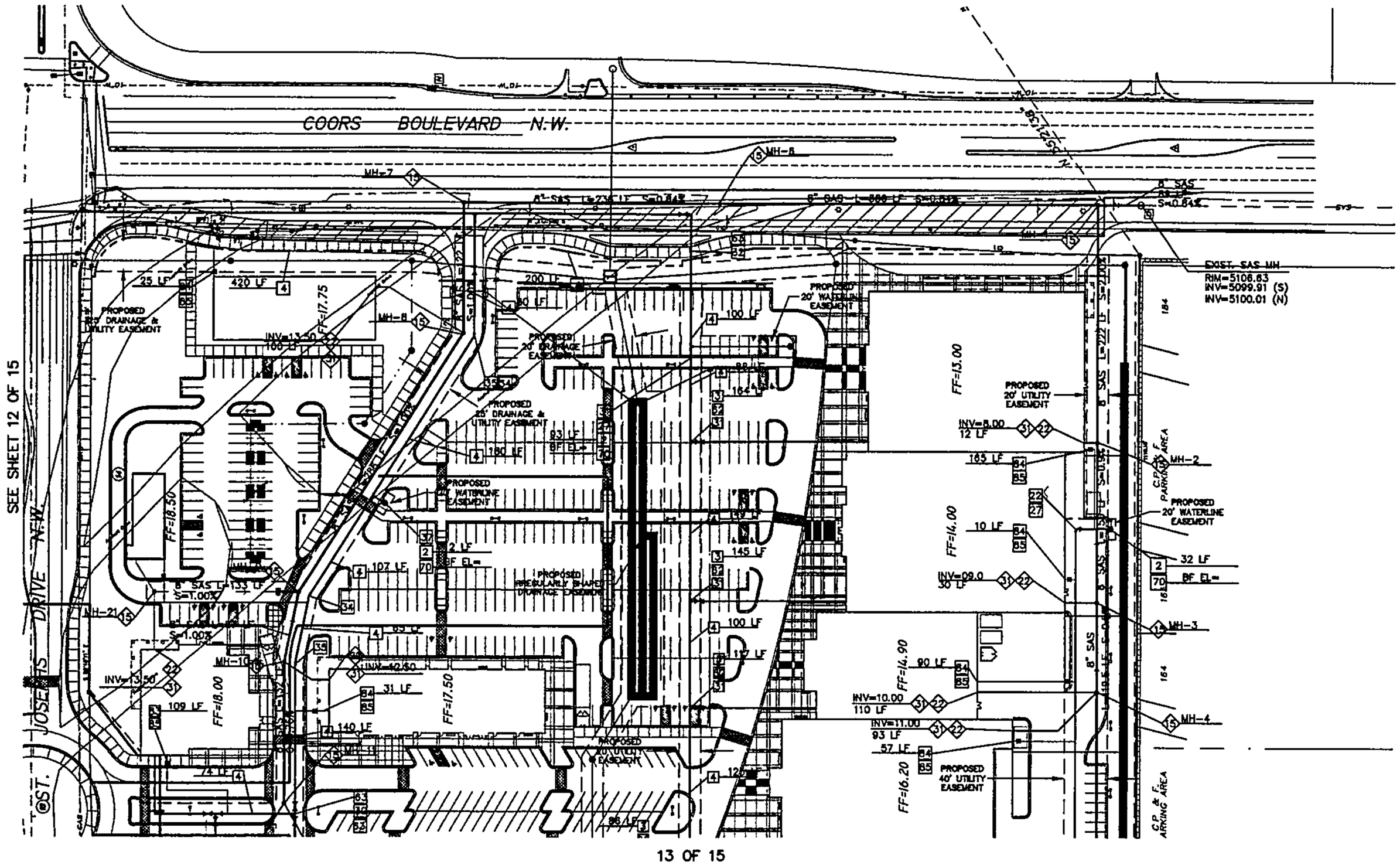
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

OXBOW TOWN CENTER
MASTER UTILITY PLAN
SANITARY SEWER AND WATER

LATEST REVISION BY/DATE | MONTH/DAY/YEAR | USER DEPARTMENT

CITY PROJECT No. | ZONE MAP No. G-11 | SHEET 13 OF 15

T:\Projects\5610\Cad\SHEETS\5610 MASTER UTILITY PLAN_WS02_60.dwg 3/2/2007 1:36:37 PM MST



WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
2	INSTALL 8" D.I. WATERLINE PER STD. SPEC. SEC. 801
3	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
4	INSTALL 10" WATERLINE PER STD. SPEC. SEC. 801
20	INSTALL 8" TEE
22	INSTALL 8" 90° BEND
27	INSTALL 8" X 6" REDUCER
28	INSTALL 8" CROSS
29	INSTALL 10" X 6" REDUCER
30	INSTALL 10" TEE
31	INSTALL 10" X 6" TEE
32	INSTALL 10" 90° BEND
34	INSTALL 10" 22 1/2° BEND
35	INSTALL 10" 11 1/4° BEND
37	INSTALL 10" X 6" TEE
38	INSTALL 10" X 6" REDUCER
39	INSTALL 10" X 6" CROSS
62	INSTALL 6" GATE VALVE AND VALVE BOX PER V.O.L.L. STD. DETAIL
63	INSTALL 10" GATE VALVE AND VALVE BOX PER COA STD. DETAIL 2326, 2328
66	INSTALL 16" BUTTERFLY VALVE AND VALVE BOX PER COA STD. DETAIL 2333, 2352
67	INSTALL 16" X 10" TEE
70	INSTALL FIRE HYDRANT PER V.O.L.L. STD. DETAIL
84	INSTALL 2" SINGLE WATER SERVICE PER COA STD. DETAIL 2363
85	INSTALL METER BOX, COVER, & LID PER COA STD. DETAIL 2367

SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL 4' DIA. MANHOLE PER COA STD DETAIL 2101
2	INSTALL 6" DIA. DOUBLE PRESSURE CLEAN OUT W/CROSS PER DETAIL
70	INSTALL 6" SEWER SERVICE PER COA STD. DETAIL

GENERAL NOTES

1. SEE SHEET 6 OF 15 FOR LEGEND.
2. SEE SHEET 13 OF 15 FOR SANITARY SEWER MANHOLE TABLE.

GRAPHIC SCALE

SCALE 1"=50'

GND, LLC
CONSULTING ENGINEERS

AS BUILT INFORMATION
CONTRACTOR DATE
WORK STAKED BY DATE
FIELD VERIFIED BY DATE
MAPPED BY DATE
VERIFICATION BY DATE
DEVELOPED BY DATE
MICRO-FILM INFORMATION
DATE
REVIEWED BY DATE

BENCH MARKS
NGS/Albuquerque Control Survey Monument
DATE JOSEPH 1969"
NM State Plane Coordinates (Central Zone -NAD27)
X=368,686.92 Y=1,502,246.75
Delta Alpha=-00°15'24"
Ground to Grid Factor=0.99967551
Elevation=5118.61 (NAVD88)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: JRW DATE: NOV 2007
DRAWN BY: JRW DATE: NOV 2007
CHECKED BY: JRW DATE: NOV 2007

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

OXBOW TOWN CENTER
MASTER UTILITY PLAN
SANITARY SEWER AND WATER

LATEST DESIGN UPDATE

MONTH/DAY/YEAR	USER DEPARTMENT

CITY PROJECT No.	ZONE MAP No.	SHEET
	G-11	14 OF 15

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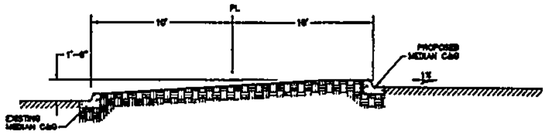
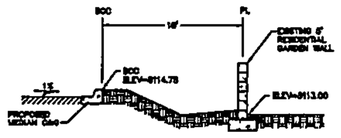
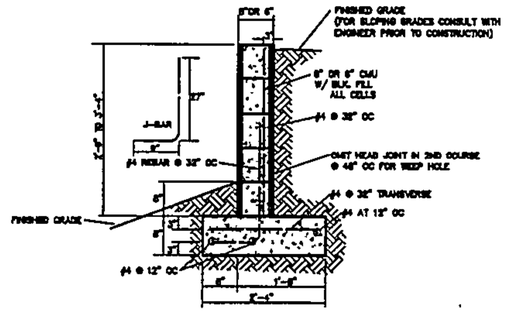


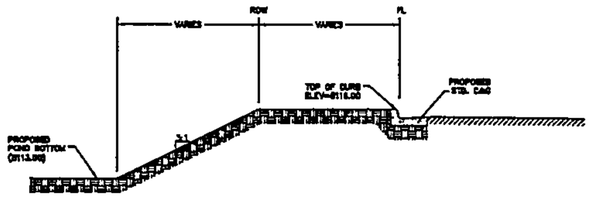
SECTION A-A
NTS



SECTION B-B
NTS



RETAINING WALL DETAIL
2'-0" TO 3'-4"



SECTION C-C
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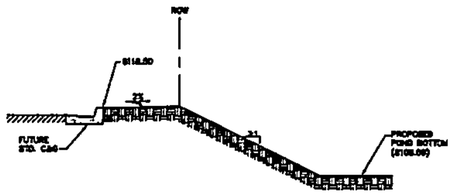
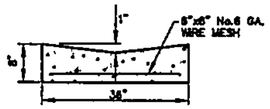
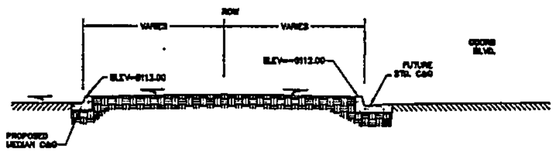


SECTION D-D
NTS



CONCRETE VALLEY GUTTER
NOT TO SCALE



SECTION E-E
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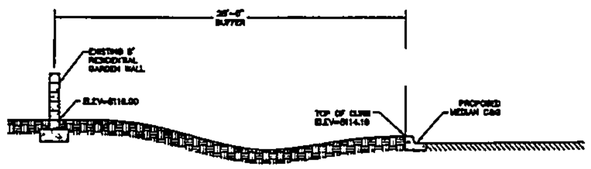


SECTION F-F
NTS

AS BUILT INFORMATION
CONTRACTOR
DATE
REVIEWED BY
DATE
VERIFIED BY
DATE
DOCUMENTED BY
DATE
MICRO-FILM INFORMATION
DATE
BENCH MARKS
NGS/Albuquerque Control Survey Monument
J.JOSEPH 1969"
NM State Plane Coordinates (Central Zone -NAD27)
X=388,686.82 Y=1,502,248.75
Delta Alpha=-00°15'24"
Ground to Grid Factor=0.999867561
Elevation=5116.61 (NAVD88)
SURVEY INFORMATION
FIELD NOTES
NO. BY DATE
ENGINEER'S SEAL
NO DATE REMARKS BY
REVISIONS
DESIGN
DESIGNED BY JRW DATE: NOV 2007
DRAWN BY JCC DATE: NOV 2007
CHECKED BY JRW DATE: NOV 2007

GND, LLC
CONSULTING ENGINEERS

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

OXBOW TOWN CENTER
RETAINING WALL DETAIL AND
TYPICAL GRADING SECTIONS

LATEST DESIGN UPDATE
MONTH/DAY/YEAR | USER DEPARTMENT

CITY PROJECT No. | ZONE MAP No. G-11 | SHEET 15 OF 15

T:\Projects\6010\Cad\Sheets\6010 TYPICAL SECTION.dwg 3/2/2007 2:49:21 PM MST

Current DRC
Project Number: _____

FIGURE 12
INFRASTRUCTURE LIST

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

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

Oxbow Town Center
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts X-1-A2 & X-2-A, University of Albuquerque Urban Center, Albuquerque, Bernalillo County, New Mexico
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#	Constructed Under DRC#	Size	Type of Improvement	Location	From	To	Construction Certification Private: Inspector	Construction Certification Private: P.E.	Construction Certification: City Cnst Engineer
			Coors Blvd Roadway Improvements						
		2-Thru Lanes (Each 11' wide)	Arterial Paving (Expand to West Only)	Coors Blvd	Northern Prop. Boundary of Parcel H	Southern Prop. Boundary of Parcel A	/	/	/
		Additional SB LT Lane (12' Wide)	Arterial Paving	Coors Blvd	525' North of St. Josephs Blvd	St. Josephs Blvd	/	/	/
		SB RT Lane (12' Wide)	Art. Paving W/ C&G	Coors Blvd	Northern Prop. Boundary of Parcel H	395' South of Northern Prop. Bndry of Parcel H	/	/	/
		SB RT Lane (12' Wide)	Art. Paving W/ C&G	Coors Blvd	St. Josephs Blvd	330' North of St. Josephs Blvd	/	/	/
		Additional NB LT Lane (12' Wide)	Arterial Paving	Coors Blvd	390' South of St. Josephs Blvd	St. Josephs Blvd	/	/	/
		6' Wide	PCC Sidewalk along Western Boundary of Project	Coors Blvd	Northern Prop. Boundary of Parcel H	St. Josephs Blvd.	/	/	/
		6' Wide	PCC Sidewalk along Western Boundary of Project	Coors Blvd	St. Josephs Blvd.	Southern Prop. Boundary of Parcel A	/	/	/

Financially Guaranteed DRC#	Constructed Under DRC#	Size	Type of Improvement	Location	From	To	Construction Certification Private: Inspector	Construction Certification Private: P.E.	Construction Certification: City Cnst Engineer
		20' X 100'	Easement for landing of Future Pedestrian Crossing Over Coors Blvd	Coors Blvd (West Side Only)	RT-In/Rt-Out Drive North of St. Josephs	Immediately South of RT-In/Rt-Out Drive	/	/	/
		8 Street Lights	Street Light Relocation	Coors Blvd	Northern Prop. Boundary of Parcel H	Southern Prop. Boundary of Parcel A	/	/	/
		1 Panel Sign	Panel Sign Remove & Relocate to Median	Coors Blvd	Northern Prop. Boundary of Parcel H	St. Josephs Blvd	/	/	/
			Signalization Improvements	Intersection of Coors Blvd and St. Josephs Blvd			/	/	/

St. Josephs Blvd Roadway Improvements

		2-EB Thru Lanes w/Auxillary Lanes (Each 12' Wide)	Arterial Paving w/ Median	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		6' Wide	EB Bike Lane	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		6' Wide	WB Bike Lane	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		6' Wide	PCC Sidewalk Along Northern Half of St. Josephs Blvd.	St. Josephs Blvd	Western boundary of Parcel H	Coors Blvd	/	/	/
		6' Wide	PCC Sidewalk Along Southern Half of St. Josephs Blvd.	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		2-Lane	Roundabout	St. Josephs Blvd	Atrisco	Coors Blvd	/	/	/
		Expand to 48' F-F, (4 Lane-Divided w/ median)	Coll. Paving W/ C&G, (Expand Eastern Half ~1ft)	Atrisco	St. Josephs Blvd	Southern Prop. Boundary of Parcel A	/	/	/
		6' Wide	PCC Sidewalk Along Eastern Half of Atrisco	Atrisco	St. Josephs Blvd	Southern Prop. Boundary of Parcel A	/	/	/

Financially Guaranteed DRC#	Constructed Under DRC#	Size	Type of Improvement	Location	From	To	Construction Certification Private / Inspector	P.E.	City Cnst Engineer

Onsite Drainage Improvements

		0.67 acre	Surface Detention Pond (Pond 5)	Western edge of Parcel A			/	/	/
		40'X295'	Underground Detention Pond (Pond 6)	Eastern edge of Parcel A			/	/	/
		20'X525'	Underground Detention Pond (Pond 7)	Southeastern corner of Parcel A			/	/	/
			Oil/Water Seperator	Parcel A (Adjacent to Exist Outfall)			/	/	/
		18"-24" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel A (East-West Access Isle)	Parcel B	Pond 5 (Parcel A)	/	/	/
		18"-30" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel A	Pond 5 (Tract A)	Oil/Water Seperator West of Coors ROW	/	/	/
		24" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcels A & B	St. Josephs Blvd	Proposed East-West SD on Parcel A	/	/	/
		18"-24" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel G & A	St. Josephs Blvd	Oil/Water Seperator West of Coors ROW	/	/	/
		18" Dia.	Storm Drain W/Nec. MH's, Laterals & Inlets	Parcel A	Pond 7 (Parcel A)	Oil/Water Seperator West of Coors ROW	/	/	/

Offsite Drainage Improvements

		Type C Inlet	W/Nec. RCP SD, MH's, & Laterals	St. Josephs Blvd (East of Atrisco Intersection)			/	/	/
		24" Dia.	RCP Storm Drain W/Nec. MH's, Laterals & Inlets	St. Josephs Blvd	SW corner of Parcel H	Parcel B	/	/	/
		18" Dia.	RCP Storm Drain W/Nec. MH's, Laterals & Inlets	St. Josephs Blvd	SE corner of Parcel J	Parcel G	/	/	/
		36" Dia.	RCP Storm Drain W/Nec. MH's, Laterals & Inlets	Coors Blvd	Oil/Water Seperator West of Coors ROW	Coors Blvd (Existing SD Stub)	/	/	/

Financially Guaranteed DRC#	Constructed Under DRC#	Size	Type of Improvement	Location	From	To	Construction Certification Private / Inspector / P.E.	City Cnst Engineer

Onsite Water Improvements

		10" Dia.	Waterline W/ Nec. FH, MJ's & RJ's	Parcel A	Atrisco (Southernmost Access Drive)	St. Josephs (NE Corner of Parcel G)	/	/	/
		10" Dia.	Waterline W/ Nec. FH, MJ's & RJ's	Parcels A, B, C, D, E, F& G	Atrisco (Northernmost Access Drive)	Intersection of Coors Blvd St. Josephs	/	/	/
		FH	W/ Nec. Waterline, MJ's & RJ's	Parcel A (Adjacent to Atrisco)			/	/	/

Onsite Sewer Improvements

		8" Dia.	Sanitary Sewer W/ Nec. MH's and Services	Parcels A, C & G	Parcel A (Near Main Entrance off St. Josephs)	Coors Blvd (SE Corner of Parcel A)	/	/	/
		8" Dia.	Sanitary Sewer W/ Nec. MH's and Services	Parcel A	Parcel A (Middle of Southern Boundary)	Coors Blvd (SE Corner of Parcel A)	/	/	/
		8" Dia.	Sanitary Sewer W/ Nec. MH's and Services	St. Josephs Blvd	Western boundary of Parcel H	Northern Leg of Proposed Roundabout	/	/	/
		6" Dia.	Sanitary Sewer Service	Parcel D	St. Josephs Blvd (Existing SAS Main)	Parcel D	/	/	/
		6" Dia.	Sanitary Sewer Service	Parcel E	St. Josephs Blvd (Existing SAS Main)	Parcel E	/	/	/

NOTES

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

1 _____

2 _____

3 _____

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 are 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 Private Inspector	Construction Certification Private P.E.	Construction Certification City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/

AGENT/OWNER

Jason Woodruff (Agent)
NAME(print)

GND, LLC, 5643 Paradise Blvd, Albuquerque, NM 87114
FIRM

SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR -- date

PARKS & GENERAL SERVICES -- date

TRANSPORTATION DEVELOPMENT -- date

AMAFCA -- date

UTILITY DEVELOPMENT -- date

_____ - date

CITY ENGINEER -- date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: April 12, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1005357**

07EPC-00115	Rank III Sector Development Plan Map Amendment
07EPC-00114	EPC Site Development Plan-Subdivision
07EPC-00121	EPC Site Development Plan for Building Permit
07EPC-00122	RANK II Area Plan Amendment

Sunland Development Group, &
Oxbow Town Center LLC
4407 Lomas Blvd NE
Albuquerque, NM 87110

LEGAL DESCRIPTION: for all or a portion of Tracts X-1-A1, X-1-A2, X-2-A, **University of Albuq. Urban Center**, a zone map amendment from SU-3 (R-2, C-2 & O-1 Uses) to SU-3 (C-2 & O-1 Uses), located on Coors Blvd NW, between Western Trails NW and Sequoia NW, containing approximately 48 acres. (G-11) Stephanie Shumsky, Staff Planner

On April 12, 2007, the Environmental Planning Commission voted to recommend approval to the City Council of 07EPC 00122, an amendment to the West Side Strategic Plan to designate Tracts X1A1, X1A2, and X2A, University of Albuquerque Urban Center, as a Community Activity Center, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for a text amendment to the West Side Strategic Plan to designate Tracts X1A1, X1A2 and X2A, University of Albuquerque Urban Center, an approximately 57-acre site, located at the NW and SW quadrants of the Coors Boulevard/St. Joseph's Drive intersection, as a Community Activity Center.

2. This request is accompanied by an amendment to the University of Albuquerque Sector Plan (07EPC-00115), a site development plan for subdivision (07EPC-00114), and a site development plan for building permit (07EPC-00121).

3. The Comprehensive Plan's Established Urban Area goal and policies a, d, e, i, and j are furthered because the designation as a Community Activity Center will provide a complementary mix of commercial, office and employment uses in an area that can accommodate these uses and where the needed infrastructure is in place to support them.

4. The Comprehensive Plan's Activity Center:

   A. Goal and policy a are furthered because commercial and office uses are allowed on the site and high-density and moderate-density multi-family and single-family uses surround the site. The addition of employment and service uses at this location will help contribute to a sustainable development pattern by balancing the mix of residential and commercial uses.

   B. Policies d and e are partially furthered because the acreage of the subject site is slightly higher than what is called for in a Neighborhood Activity and the uses will serve a larger geographic area. The site's size and proposed mix of uses reflects a hybrid of Neighborhood Activity Center and Community Activity Center objectives.

   C. Policies e and i are partially furthered because the subject site meets some of the criteria for designation as an activity center. Although high-density residential uses may not be located in the Activity Center, the site is surrounded by moderate density residential development and area schools are currently at or over capacity.

   D. The Coors/Western Trail Neighborhood Activity Center will still be designated as the Neighborhood Activity Center for the area. It will retain the existing SU-3 zoning, which allows moderate density residential, office, neighborhood scale retail uses, in addition to residential uses.

5. An AQIA was required and was provided to the City on 3/7/07. The Comprehensive Plan's Air Quality goal and policy b are furthered because according to the AQIA analysis provided by the City's Air Quality Division, the proposed development is "not expected to cause or contribute to any air quality exceedance." Policies d and i are only partially furthered since the level of service at the Coors/St. Joseph's intersection is poor, as indicated in the TIS. These policies will be completely furthered if the TIS mitigation recommendations are implemented.

6. The Comprehensive Plan's Noise goal is partially furthered because the subject site is currently vacant and generates little if any additional noise for neighboring residents. Additional noise will be generated by the development of the site under the existing (and proposed) zoning.

7. The Comprehensive Plan's Community Identity and Urban Design policy d is furthered because the designation as a Community Activity Center will contribute to a more effective interface between the adjacent residential uses and the proposed office and commercial uses. The site is relatively open and easily accessible by various modes of transit. The Neighborhood Activity Center's existing location has limited accessibility because it has

developed primarily with residential uses, walls, and cul de sacs. The designation as a Community Activity Center and the proposed development will both contribute to a livelier neighborhood with more opportunity for on-street interaction, which is desired within activity centers.

8. The Comprehensive Plan's Transportation and Transit goal is furthered because the adjacent roadways are designated to support a mix of commercial, office, and institutional development. The proposed office and commercial uses are desired in this area of the community and may help to reduce the number of cross-river trips for west side residents seeking goods, services, and employment.

9. This request furthers West Side Strategic Plan goals, objectives, and policies:

   A. Goal 12 and Objectives 1, 4, and 8 are furthered because the designation as a Community Activity Center will provide more area for a mix of neighborhood and community oriented uses that will more effectively interface with existing residential uses. The allowed uses will help to balance the jobs/housing ratio, which contributes to a sustainable community and may reduce the number of cross-town trips for area residents.

   B. Policy 1.5 is furthered because pedestrian and bicycle connections through and adjacent to the site are illustrated on the accompanying site development plan for subdivision.

   C. Policy 1.9 and 1.10 are furthered because the subject site (Coors/St. Joseph's area) will be designated as a Community Activity Center because it is approximately 57- acres in size, which is larger than a typical Neighborhood Activity Center but smaller than a typical Community Activity Center. This request is justified because the allowed uses will balance the surrounding residential development. The existing Neighborhood Activity Center at Coors/Western Trail has developed primarily with single-family residential uses, which makes the remaining vacant areas less likely to develop with a complete mix of commercial and office uses as desired.

   D. Policies 1.13. and 1.14 are furthered because the site's zoning allows a mix of commercial, retail, service, and employment uses and will function as the hub of activity for the surrounding area. The site is approximately mid-way between two Community Activity Centers, one at Coors/Montano and the other at Coors/I-40.

   E. Policy 3.21 is furthered because community and neighborhood-scale commercial development, which is not strip development, is proposed north (and south) of St. Joseph's Drive on Coors.

   F. Ladera Community policies 3.23 and 3.25 are furthered because the proposed development will locate commercial services near the existing residential and public facilities that already exist in the Ladera Community. Strip commercial development is not proposed and the site is accessible to area residents via bike lanes, sidewalks, and transit.

   G. The proposed designation as a Community Activity Center furthers the objectives of the Ladera Community because the proposed uses will contribute to the mix of commercial, retail, service, and employment uses.

10. The following Recognized Neighborhood Associations were notified of this request: Villa De Paz H.O.A., Oxbow Village H.O.A., St. Joseph Townhouse Association, Story Rock H.O.A., Vista Grande, West Bluff, La Luz Del Sol, La Luz Landowners Association, Ladera West, Quaker Heights, and Taylor Ranch. A facilitated meeting was held on Monday February 26 at 7pm at Cross of Hope Lutheran Church, 6104 Taylor Ranch Road, NW. There is general neighborhood support for this request.

CONDITIONS:

1. The text changes beginning on page 97 of the West Side Strategic Plan shall read:

"Ladera Community
The Ladera community encompasses 2,926 acres, of which 40 percent is vacant. Major existing streets are Coors Boulevard and Atrisco. Ladera and Ouray provide east/west access through the community.

Population is projected to increase substantially in the Ladera community -- from 10,730 in 1995 to 19,283 in 2020. Based on its geographic size and buildout population, the Ladera community could support two Neighborhood Centers. Its projected population in 2020 is less than the minimum population required to support a community retail center.

Employment growth from 3,458 to 9,482 is projected during the 1995 to 2020 time period. Significant growth is projected for all sectors, with over 70 percent of total employment in 2020 in the service sector.

Coors Boulevard Community Center
Substantial community scale development currently exists in a strip along Coors Boulevard -- a commercial and service oriented strip that, because of its location, serves the entire northwest mesa. Because of the substantial retail development in place along Coors, functions that would be located in a Neighborhood Center are provided in this area at a Community scale. Therefore, this community center should focus on other types of activities and minimize new retail development.

A significant portion of existing retail space in shopping centers is occupied by service businesses. This trend would be expected to continue as retail opportunities are provided in other communities and as traffic patterns change in response to transportation improvements.

Community area: 2,926 acres
2020 population served: 19,283
2020 Employment: 9,482
Center area: 91
Potential uses: Retail, service, higher density housing

[+***Coors/St. Joseph's Community Center***
(proposed development straddling St. Joseph's Drive on Coors)

Area of surrounding neighborhoods: 1,226 acres
2020 population served: 8,901
2020 employment: 7,407
Center area: 57 *acres*
Potential uses: Convenience retail, service; fringe area will contain public/ institutional (St. Pius X High School), medium and high density housing, and services.+]

1. *Encourage higher density housing on vacant parcels along Coors to provide a mix of land uses and increase the residential base of the Ladera community.*

2. *Provide pedestrian amenities to improve the pedestrian environment along this section of Coors.+]*

2. The Activity Center maps shall be amended to show a new Community Activity Center at the subject site (Tracts X1A1, X1A2 and X2A, University of Albuquerque Urban Center).

On April 12, 2007 the Environmental Planning Commission voted to recommend approval to the City Council of 07EPC-00115, an amendment to the University of Albuquerque Sector Plan to change th zoning on Parcels A and B from "SU-3 for Mixed Uses – A minimum of approximately 30 acres within Tracts A and B shall be developed as apartments (R-3 at 24-30 du/ac; the balance of the property is to be developed as (C-2) commercial or (O-1) office (approximately 19 acres); and church and related uses; residential uses (R-3) at 24-30 du/ac and/or joint use park and ride facility (ten acres or lesss)" to "SU-3 for Church and related uses for approximately 10 acres; a minimum of approximately 17 acres shall be developed for office (O-1) office (approximately 30)", based on the following Findings:

FINDINGS:

1. This request is for an amendment to the University of Albuquerque Sector Plan to change the zoning on Parcels A and B (Tracts X1A1, X1A2, and X2A) **from** "SU-3 for Mixed Uses- A minimum of approximately 30 acres within Tracts A and B shall be developed as apartments (R-3) at 24-30 du/ac; the balance of the property is to be developed as (C-2) commercial or (O-1) office (approximately 19 acres); and church and related uses; residential uses (R-3) at 24-30 du/ac and/or joint use park and ride facility (ten acres or less)" **to** "SU-3 for Church and related uses for approximately 10 acres; a minimum of approximately 17 acres shall be developed for office (O-1), the balance of the property is to be developed as (C-2) commercial or (O-1) office (approximately 30 acres)".

2. This request is accompanied by an amendment to the West Side Strategic Plan (07EPC-00122), a site development plan for subdivision (07EPC-00114), and a site development plan for building permit (07EPC-00121).

3. The Comprehensive Plan's Established Urban Area goal and policies a, d, e, i, and j are furthered because the sector plan map amendment will provide a complementary mix of commercial, office, and employment uses in close proximity to moderate density residential uses. The site is located in an area that can accommodate these uses and where the needed infrastructure is in place to support them.

4. The Comprehensive Plan's Activity Center:

   a. Goal and policy a are furthered because commercial and office uses are allowed on the site and high-density and moderate-density multi-family and single-family uses surround the site. The addition of employment and service uses at this location will help contribute to a sustainable development pattern by balancing the mix of residential and commercial uses.

   b. Policies e and i are partially furthered because the subject site meets some of the criteria for designation as an activity center. Although high-density residential uses will not be permitted, the site is surrounded by moderate-density residential development and area schools are currently at or over capacity.

5. An AQIA was required and was provided to the City on 3/7/07. The Comprehensive Plan's Air Quality goal and policy b are furthered because according to the AQIA analysis provided by the City's Air Quality Division, the proposed development is "not expected to cause or contribute to any air quality exceedance." Policies d and i are only partially furthered since the level of service at the Coors/St. Joseph's intersection is poor, as indicated in the TIS. These policies will be completely furthered as the TIS mitigation recommendations are implemented.

6. The Comprehensive Plan's Noise goal is partially furthered because the subject site is currently vacant and generates little if any additional noise for neighboring residents. Additional noise will be generated by the development of the site under the existing (and proposed) zoning.

7. The Comprehensive Plan's Community Identity and Urban Design policy d is partially furthered by the zoning change because the proposed zoning will allow uses that can contribute to an effective interface between the adjacent residential uses and the proposed office and commercial uses. However, the elimination of residential zoning will limit the on-site mix of uses.

8. The Comprehensive Plan's Transportation and Transit goal is furthered because the adjacent roadways are designated to support a mix of commercial, office, and institutional uses at the site. The proposed office and commercial uses are desired in this area of the community and

may help to reduce the number of cross-river trips for west side residents seeking goods, services, and employment.

9. This request furthers West Side Strategic Plan goals, objectives, and policies:

   a. Goal 12 and Objectives 1, 4, and 8 are furthered because the proposed uses will provide more area for a mix of neighborhood and community oriented uses that will more effectively interface with existing residential uses. The allowed uses will help to balance the jobs/housing ratio, which contributes to a sustainable community and may reduce the number of cross-town trips for area residents.

   b. Policies 1.13. and 1.14 are furthered because the site's zoning allows a mix of commercial, retail, service, and employment uses and will function as the hub of activity for the surrounding area. The site is approximately mid-way between two Community Activity Centers, one at Coors/Montano and the other at Coors/I-40.

   c. Policy 2.5 is furthered because area schools are currently at or over capacity and the proposed zoning will eliminate the potential for 720-900 additional dwelling units (279 students).

   d. Policy 3.21 is furthered because neighborhood-scale commercial development, which is not strip development, is proposed north (and south) of St. Joseph's Drive on Coors.

   e. Ladera Community policies 3.23 is furthered because the proposed development will locate commercial services near the existing residential and public facilities that already exist in the Ladera Community.

   f. The proposed relocation of the Coors/Western Trail Neighborhood Activity Center to the subject site furthers the objectives of the Ladera Community because the proposed uses will contribute to the mix of commercial, retail, service, and employment uses. This request furthers West Side Strategic Plan goals, objectives, and policies:

10. This request furthers Coors Corridor Plan goals, objectives, and policies because office and commercial uses are called for by the Plan at the subject site.

11. This request does not conflict with the Northwest Mesa Area Plan.

12. This request does not significantly conflict with the University of Albuquerque Sector Plan, which has been amended many times since its adoption, since a mix of commercial and office uses will be allowed and moderate-density, single family residential uses surround the site.

13. This request is justified by the applicant as required by Resolution 270-1980:

   a. Policy A because the proposed zoning supports the health, safety, morals, and general welfare of the City since it will allow an expansion of already allowed uses on the subject site, will provided a needed mix of commercial and office uses, and will eliminate residential uses that would have a negative impact on Albuquerque Public School facilities.

b. Policy B because the proposed zoning will not destabilize allowed land uses on the subject site or in the surrounding area. It will help the area to regain economic stability since the area's designated neighborhood center has developed primarily with single-family residential uses. The addition of acreage for commercial and office uses will help to provide a balance to the predominately residential uses in the area. In addition, the applicant provided a convincing letter supporting the change. The letter cited changed neighborhood and community conditions as the primary reason for the change.

c. Policy C because the proposed change is not in conflict with City plans and policies and supports many City goals, objectives, and policies related to sustainable growth, job/housing balance, urban design, among others. The furtherance of these policies justifies the elimination of residential uses from the site. This is in conflict with the underlying University of Albuquerque Sector Plan but is justified because the surrounding area, instead of developing with the needed mix of commercial and service uses as anticipated, has developed primarily with single-family residential uses.

d. Policy D because the applicant demonstrated that the existing zoning is inappropriate because:

i. Changed neighborhood or community conditions justify the change:

1. The changed conditions cited by the applicant are:

a. The various changes to the sector plan which reconfigured land uses to allow the reduction of residential uses at "urban" densities.

b. The development of primarily single-family dwelling units in the designated Coors/Western Trail Neighborhood Activity Center thereby reducing its effectiveness at providing neighborhood scale commercial uses.

c. Public schools in the area are over capacity as evidenced by the letter provided by APS dated October 24, 2006 and included with the applicant's justification.

ii. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply:

1. The applicant cites several City goals, objectives, and policies that are furthered by the request (as mentioned in previous findings) thereby making the request more beneficial to the community because:

a. It provides greater opportunity for neighborhood and community scale commercial, office, and employment uses to develop in a coherent and clustered way in an area in need of more services and employment opportunities.

b. The change allows more commercial, office, and employment uses that may reduce the need for west side residents to travel across the river.

c. The allowed commercial and office uses will not negatively impact APS schools. The reduction of high-density residential uses will eliminate the

potential for 720-900 additional dwelling units in the area, which could generate approximately 279 more students at over-capacity APS schools.

e. Policy E because the proposed sector plan map amendment will eliminate the currently allowed high-density residential uses on the subject site. Additional residential uses in the area would have an adverse effect on APS schools in the area since the schools are operating at or over capacity. The expansion of the already allowed commercial and office uses on the site will not have an adverse effect on the surrounding community since commercial, service, office and employment uses are needed in this area.

f. Policy f because the proposed sector plan map amendment does not require unprogrammed capital expenditures.

g. Policy G because the cost of land or other economic considerations pertaining to the applicant are not factors in this sector plan map amendment request. The request is supported by several City plans and policies that do not relate to the cost of land or other economic considerations.

h. Policy H because the site's location is not used as justification for the change.

i. Policy I because the requested sector plan map amendment will not create a spot zone.

j. Policy J because the requested sector plan map amendment will not create a strip zone.

14. The following Recognized Neighborhood Associations were notified of this request: Villa De Paz H.O.A., Oxbow Village H.O.A., St. Joseph Townhouse Association, Story Rock H.O.A., Vista Grande, West Bluff, La Luz Del Sol, La Luz Landowners Association, Ladera West, Quaker Heights, and Taylor Ranch. A facilitated meeting was held on Monday February 26 at 7pm at Cross of Hope Lutheran Church, 6104 Taylor Ranch Road, NW. There is general neighborhood support for this request.

On April 12, 2007, the Environmental Planning Commission voted to recommend approval to the City Council of 07EPC 00121, a Site Development Plan for Building Permit for Tracts A, B, and C of former Tract X2A, Univeristy of Albuquerque Urban Center, located at the SW quadrant of the Coors Boulevard and St. Joseph's intersection, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for a site development plan for building permit for 3 parcels (Parcels A, B, and C) on former Tract X2A, University of Albuquerque Urban Center, located at the SW quadrant of the Coors Boulevard/St. Joseph's intersection.

2. The site is part of Parcel B in the University of Albuquerque Sector Plan and is zoned "SU-3 for Church and related uses for approximately 10 acres; a minimum of approximately 17

acres shall be developed for office (O-1), the balance of the property is to be developed as (C-2) commercial or (O-1) office (approximately 30 acres)"

3. This request is accompanied by an amendment to the West Side Strategic Plan (07EPC-00122), an amendment to the University of Albuquerque Sector Plan (07EPC-00115), and a site development plan for subdivision (07EPC-00114).

4. The Comprehensive Plan's Developing and Established Urban Area:

   a. Goal and policies a, d, e, and g are furthered because the proposed development will contribute to a quality built environment, the needed infrastructure is in place, and the proposed infrastructure improvements will help to complete bicycle, pedestrian, and trail facilities. The proposed mix of office and commercial uses will complement the existing mix of uses in the area.

   b. Policies i, j, are furthered and policy k is partially furthered because the proposed development interfaces well with the adjacent residential, office, and institutional uses. The proposed architecture reflects that of surrounding development, and landscaped buffers are proposed to provide a transition from the on-site uses to the adjacent residential areas. The proposed uses will generate employment and a diversity of jobs requiring a range of skills as well as increased traffic, thereby only partially furthering policy k.

   c. Policies l and m are furthered because high quality building materials are going to be used in construction. The building architecture will solidify the area as identified by the Spanish Mission style. The site connects to the adjacent neighborhoods and the development will not significantly block views of the Sandia Mountains or the West Mesa.

5. The Comprehensive Plan's Activity Center:

   a. Goal and policy a are furthered because commercial and office uses are allowed on the site and high-density and moderate-density multi-family and single-family uses surround the site. The addition of employment and service uses at this location will help contribute to a sustainable development pattern by balancing the mix of residential and commercial uses that are in close proximity to transit, bicycle facilities, and pedestrian routes.

   b. Policies d and e are partially furthered because the subject site is larger than a typical Neighborhood Activity Center but is smaller than a typical Community Activity Center. The proposed uses are a mix of small-scale, neighborhood-oriented uses and mid-sized, community-oriented uses. The requests reflect a hybrid of Neighborhood Activity Center and Community Activity Center objectives.

   c. Policy e is furthered because the subject site meets the criteria for designation as an activity center.

   d. Policy f is furthered because the proposed development interfaces well with the adjacent residential neighborhoods.

e. The Coors/Western Trail Neighborhood Activity Center will no longer be designated as such. It will retain the existing SU-3 zoning, which allows moderate density residential, office, and neighborhood scale retail. The subject site and the Western Trail/Coors site are separated by single-family residential development, which limit connectivity to some extent even though pedestrian and vehicular access connects the two areas.

6. An AQIA was required and was provided to the City on 3/7/07. The Comprehensive Plan's Air Quality goal and policy b are furthered because according to the AQIA analysis provided by the City's Air Quality Division, the proposed development is "not expected to cause or contribute to any air quality exceedance." Policies d and i are only partially furthered since the level of service at the Coors/St. Joseph's intersection is poor, as indicated in the TIS. These policies will be completely furthered as the TIS mitigation recommendations are implemented.

7. The Comprehensive Plan's Noise goal and policies a and b are partially furthered because noise will be generated at the site. However, noise mitigation measures are provided in the form of landscape buffers and walls.

8. The Comprehensive Plan's Developed Landscape goal and policy a are furthered because the proposed development will enhance the visual attractiveness of the site with low-water use landscaping. The architecture compliments existing development in the area and the signage will comply with the restrictive Coors Corridor Plan.

9. The Comprehensive Plan's Community Identity and Urban Design goal and policy d are furthered because the building architecture enhances the identity of the area as Spanish Mission style. The site is relatively open and easily accessible by various modes of transit and the proposed layout connects each building to the adjacent public sidewalk through the use of internal pedestrian walkways, plazas, and landscaped areas.

10. The Comprehensive Plan's Water Management goal and policies a and b are furthered since the proposed landscaping palette is comprised of low water use species and on-site ponding and detention is proposed as well as diverting parking lot runoff into landscaped areas.

11. It is not clear from the submittal how the Comprehensive Plan's Energy Management goal and applicable policies a, b, and c will be furthered. However, the applicant will address the energy management goal and policies in the Design Standards.

12. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are furthered because the adjacent roadways are designed to allow for the proposed type and density of development. The proposed site layout includes a network of pedestrian walkways and the allowed uses are desired on the west side and may help to reduce the number of cross-river trips.

13. The Comprehensive Plan's Economic Development goal and policies a and g are furthered by because the proposed uses will contribute to a jobs/housing balance and may reduce the number of cross-river trips.

14. Several West Side Strategic Plan goals, policies, and objectives are furthered or partially furthered by this request:

    a. Goal 12 and Objectives 1, 4, and 8 are furthered because the development will contribute to the mix of jobs on the west side and will help to balance the jobs/housing ratio, which will contribute to sustainable communities on the west side. The proposed uses will provide employment and shopping opportunities in close proximity to residential areas, thereby reducing the number of cross town trips for area residents.

    b. Policy 1.3 is furthered because the proposed development is not strip commercial.

    c. Policy 1.5 is furthered because the proposed development provides pedestrian and bicycle connections throughout the site and to the adjacent public sidewalk and bicycle lanes, which connect to the other Neighborhood Centers and Community Centers along Coors Boulevard.

    d. Policy 1.9 and 1.10 are furthered because the site will develop with a mix of commercial and office uses, which will be balanced by the surrounding residential development, as recommended in Neighborhood Activity Centers.

    e. Policy 1.12 is furthered because the proposed mix of mid-size and small-size buildings have architectural elements that make them human scale.

    f. Policies 1.13. and 1.14 are furthered because the proposed development will provide a mix of commercial, retail, service, and employment uses and will function as the hub of activity for the surrounding area.

    g. Policy 3.21 is partially furthered because neighborhood-scale commercial development is proposed. However, all drive-thrus should be oriented away from Coors Boulevard and pedestrian walkways in order to reduce vehicle/pedestrian conflicts and to visually enhance Coors Boulevard.

    h. Policies 6.23 and 6.25 are furthered because bike lanes will be constructed, where needed, and a sidewalk/multi-purpose trail is proposed on the west side of the property along Atrisco Drive. In addition, pedestrian walkways traverse the site and connect to the public sidewalk and bus stop.

    i. Ladera Community policies 3.23 and 3.25 are furthered because the proposed development will locate commercial services near the existing residential and public facilities that already exist in the Ladera Community. Strip commercial development is not proposed and the site is accessible to area residents via bike lanes, sidewalks, and transit. Also, the proposed development will not impact the Petroglyph National Monument or surrounding properties. Adequate buffers are proposed between the development and the adjacent residential neighborhoods.

    j. Two Community Activity Centers are in close proximity to the site. The proposed relocation of the Ladera Neighborhood Center from Coors/Western Trail to Coors/St.

Joseph's Drive will not significantly alter the distance from the Neighborhood Activity Center to the Community Activity Centers.

k. The proposed relocation of the Coors/Western Trail Neighborhood Activity Center to the subject site furthers the objectives of neighborhood activity centers. The proposed uses will contribute to the mix of commercial, retail, service, and employment uses. The proposed bike lanes, sidewalk/multi-purpose trail and pedestrian connections help to make the site accessible.

15. This request furthers or partially furthers Coors Corridor Plan goals, objectives, and policies:

a. Land Use policies 1, 3, 5, and 7 are furthered because the proposed development is laid out in a cluster-like way with commercial uses in groups with pedestrian walkways connecting each of the buildings. The Plan recommends commercial and office uses for the site, which are proposed and the development intensity is compatible with adjacent roadways.

b. Visual Impressions policies 1, 2, and 3 are furthered because the proposed buildings do not block views from the corridor. The proposed development is high quality with abundant landscaping, which will enhance the view of the site from adjacent roadways.

c. Site Planning and Architecture:

i. Policy 2 is furthered because the height analysis provided by the applicant sufficiently demonstrates compliance with requirements of the Plan.

ii. Policies 3 and 4 are partially furthered because an extensive landscape palette is proposed, off-street parking areas are located to the rear of some buildings, but are and at the front of others.

iii. Policy 6 is partially furthered because some of the buildings are located with entrances near the street and the parking area is divided into seemingly smaller areas by landscaped islands. However, the proposed "main street" will not function effectively as a true main street because of the parking and building layout.

iv. Policies 7 and 8 are furthered because separate vehicular, pedestrian, and bicycle access is provided.

v. Policies 9 and 10 are partially furthered by the lighting design standards and the architecture standards. However, the site plan needs to show all pedestrian-scale lighting locations.

d. The proposed number of free-standing signs does not comply with the Plan. The Plan allows one free-standing sign per 1,500 feet of street frontage and allows one additional sign since the site is greater than 12 acres in size.

16. This request does not conflict with the University of Albuquerque Sector Plan.

17. The request does not conflict with the Northwest Mesa Area Plan.

18. The request is in compliance with the site development plan for subdivision and design standards provided as an accompanying request (07EPC-00114).

19. The request is in general compliance with applicable Zoning Code regulations. Instances of non-compliance are addressed in the conditions of approval.

20. The Landscape Plan for the entire site provides more than the minimum Zoning Code requirement for landscaping. Parcels C and E have an individual landscape deficiency of 209 square feet and 1,401 square feet, respectively. However, since the total site provides an excess of 139,734 square feet, the deficiencies on Parcels C and E are acceptable.

21. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). In a letter from the Environmental Health Department dated March 9, 2007, it states that the proposed development is not expected to cause or contribute to any air quality exceedance.

22. Findings from Transportation Development in response to the site plan:

    a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

    b. A draft and final Traffic Impact Study (TIS), including supplements, have been submitted and reviewed by Transportation Staff.

    c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

    d. The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.

    e. Access to Coors Boulevard, north of St. Josephs, will require NMDOT approval.

    f. Provide cross access agreements.

    g. Site plan shall comply and be designed per DPM Standards.

23. A Traffic Impact Study (TIS) was required and provided by the applicant. The following findings from Transportation Planning and Transportation Development are in response to the site plan and TIS:

    a. The additional analysis included in the final Traffic Impact Study dated March 12, 2007, and accompanying supplemental information, together with the mitigation measures

shown on the amended site development plan dated March 26, 2007, appear to satisfactorily respond to the site access concerns previously expressed by the Transportation Planning section of the City Department of Municipal Development.

b. The amended site plan includes:

   i. An extension of the main north-south access road (one lane in each direction) to connect to an existing public street thereby allowing access from the northern boundary of the development to Western Trail.

   ii. A westerly shift of the Main Entrance/St. Joseph's Drive intersection a distance of no less than 20 feet.

   iii. The addition of a right-turn in and right-turn out driveway on the south side of St. Joseph's Drive located west of the Main Entrance/St. Joseph's Drive intersection.

   iv. The elimination of the left-turn out access at the north leg of the unsignalized intersection located west of the Main Entrance/St. Joseph's Drive intersection.

   v. The elimination of the existing driveway access to St. Joseph's Drive from the adjacent Catholic Church property, and construction of a new cross access between the church property and the proposed development.

   vi. The construction of a *secondary* Main Entrance for the southern property at the middle access to the site on Atrisco Drive (Including entrance features such as signing, landscaping, lighting and the installation of a traffic signal, if warranted) would provide an alternative route and would lessen the traffic demand/impacts at the St. Joseph's Main Entrance.

   vii. Consideration of an additional future east-west access road extending to Atrisco Drive along the northern boundary of the site through the adjacent vacant property currently owned by the Catholic Church, to provide for additional circulation and assure there is adequate access to and from the site.

c. Because of the limited driver experience in the state of New Mexico with a two-lane roundabout, its proximity to the intersection of Coors Boulevard and St. Joseph's Drive, concerns with its geometric layout, and the special problems traffic queues cause at roundabouts, it may be necessary in the future to convert the Main Entrance/St. Joseph's roundabout to a traditional four legged signalized intersection.

d. The public rights at and proximate to the roundabout shall consist of dedicated right-of-way, permanent public roadway easements and construction/maintenance easements as conceptually shown on the site plan dated March 26, 2007, and more specifically detailed on the attached sketch dated March 30, 2007, and if a future replacement of the roundabout with a signalized intersection takes place, the public roadway easements and construction/maintenance easements will likely become excess and will be recommended for vacation by the City, if so requested by the adjacent property owner(s) or others with proper interest in such vacation.

e. The decision to convert the Main Entrance/St. Joseph's roundabout to a four legged signalized intersection will be made by the Director of the Department of Municipal

Development based on the safety and/or operational performance of the roundabout and nearby systems.

f. The applicant understands and agrees and will advise his clients, that the construction of a two lane roundabout to some extent is experimental, and that there will likely be some level of temporary reduction of access to/from the site if this intersection should have to be reconstructed in the future.

g. The ultimate cross-section for Coors Boulevard adjacent to the proposed site includes 4 southbound travel lanes consistent with the Coors Corridor Plan (see figure 6).

h. Coors Boulevard is a limited access, principal arterial with a *minimum* right-of-way of 156 feet as designated on the Long Range Roadway System map.

i. Coors Boulevard is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.

j. The City Engineer may require up to six (6) additional feet of right-of-way on Coors Boulevard to accommodate the designated bicycle lane.

k. St. Joseph's Drive is a minor arterial with a *minimum* right-of-way width of 106 feet as designated on the Long Range Roadway System map.

l. St. Joseph's Drive is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.

m. The City Engineer may require up to six (6) additional feet of right-of-way along both sides of St. Joseph's Drive to accommodate the designated bicycle lane.

n. Atrisco Drive is a collector street with a *minimum* right-of-way width of 68 feet as designated on the Long Range Roadway System map.

o. Atrisco Drive is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.

p. The City Engineer may require up to six (6) additional feet of right-of-way on Atrisco Drive to accommodate the designated bicycle lane.

q. Coors Boulevard adjacent to the proposed site is intended to have a grade-separated pedestrian crossing at a location north of St. Joseph's Drive consistent with the Coors Corridor Plan (see figure 12).

24. The following Recognized Neighborhood Associations were notified of this request: Villa De Paz H.O.A., Oxbow Village H.O.A., St. Joseph Townhouse Association, Story Rock H.O.A., Vista Grande, West Bluff, La Luz Del Sol, La Luz Landowners Association, Ladera West, Quaker Heights, and Taylor Ranch. A facilitated meeting was held on Monday February 26 at 7pm at Cross of Hope Lutheran Church, 6104 Taylor Ranch Road, NW. There is general neighborhood support for this request.

CONDITIONS:

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. Approval of this request is contingent upon the City Council's approval of the accompanying West Side Strategic Plan and the University of Albuquerque Sector Development Plan amendments (07EPC-00122 and 07EPC-00115).

3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

4. The subject site shall be replatted at DRB in accordance with the accompanying site development plan for subdivision (07EPC-00114).

5. The size and number of freestanding signs shall be limited as per the Coors Corridor Plan (pg.112). 1 sign per 1,500 feet of street frontage on Coors Boulevard, St. Joseph's Drive and Atrisco Drive is allowed. One additional free-standing sign is allowed since the site is greater than 12 acres in size. Individual pad site monument signs are considered freestanding signs. The number of items of information per freestanding sign is limited to ten.

6. The first office building shall be reviewed by the EPC for compliance with the Design Standards all other non-office site development plans for building permit shall be delegated to the DRB provided they comply with the approved Design Standards.

7. The following Site Plan modifications shall be addressed by the applicant:
   a. On Sheet AS9 the trash compactor located behind the 30,431sf Jr. Anchor is located in a landscape buffer and shall be screened.
   b. In the landscape calculations table the Total Buildings Area for Parcel H shall be revised to read 256,000sf instead of 128,000sf.
   c. In the landscape calculations table the Total Site Buildings area should be 537,033 instead of 409,033.
   d. The landscape calculations shall be revised to reflect the required modifications. All drive aisle crossings shall have pedestrian crossings identified by patterned concrete or similar paving treatment.
   e. A pedestrian crossing shall be provided between the bank on Parcel J and the restaurant on Parcel I.

f. The bank drive thru on Parcel J shall be relocated away from pedestrian areas.

g. A sidewalk shall be provided adjacent to the drive aisle connecting to Quaker Heights Road.

h. A public sidewalk shall be provided along Coors Boulevard near the 30,025 square foot Jr. Anchor or an access easement shall be granted to the City if the sidewalk remains directly adjacent to the building.

i. Street Trees shall be located between the right-of-way, on public and internal streets, and the sidewalk in order to provide a safe walking environment for pedestrians.

j. In order to provide a true main street effect on Parcel A, the northernmost 9 spaces on the west side of the median and directly east of the sidewalk shall be deleted. They may be relocated in order to provide the required number of parking spaces.

k. Clarify what is planned for the space adjacent to the landscaped area at Atrisco Dr. and the drive aisle between Parcels A and D.

8. The applicant shall address the following conditions provided by reviewing agencies and departments:

   a. The applicant shall coordinate with the Transit Department in order to upgrade the adjacent transit shelter.

   b. The applicant shall coordinate with PNM if utility easements cross the property and shall abide by any conditions or terms of those easements.

9. Conditions from Transportation Engineer in response to site plan:

   a. Access to Coors Boulevard, north of St. Josephs, will require NMDOT approval.

   b. Provide cross access agreements.

   c. Site plan shall comply and be designed per DPM Standards.

10. A Traffic Impact Study (TIS) was required. The following conditions from Transportation Engineering and Transportation Planning are in response to the site plan and TIS:

   a. Implementation of the site access improvements as shown on the amended site development plan dated March 26, 2007, including:

      i. An extension of the main north-south access road (one lane in each direction) to connect to an existing public street thereby allowing access from the northern boundary of the development to Western Trail.

      ii. A westerly shift of the Main Entrance/St. Joseph's Drive intersection a distance of no less than 20 feet.

      iii. The addition of a right-turn in and right-turn out driveway on the south side of St. Joseph's Drive located west of the Main Entrance/St. Joseph's Drive intersection.

iv. The elimination of the left-turn out access at the north leg of the unsignalized intersection located west of the Main Entrance/St. Joseph's Drive intersection.

v. The elimination of the existing driveway access to St. Joseph's Drive from the adjacent Catholic Church property, and construction of a new cross access between the church and the proposed development.

vi. The construction of a *secondary* Main Entrance for the southern property at the middle access to the site on Atrisco Drive (Including entrance features such as signing, landscaping, lighting and the installation of a traffic signal, if warranted).

b. Future consideration will be given to constructing an east-west access road extending to Atrisco Drive along the northern boundary of the site through the adjacent vacant church property, at the time the site plan for building permit is submitted for the future phase improvements north of St. Joseph's Drive.

c. The public rights at and proximate to the roundabout shall consist of dedicated right-of-way, permanent public roadway easements and construction/maintenance easements as conceptually shown on the site plan dated March 26, 2007, and more specifically detailed on the attached sketch dated March 30, 2007, and if a future replacement of the roundabout with a signalized intersection takes place, the public roadway easements and construction/maintenance easements will likely become excess and will be recommended for vacation by the City, if so requested by the adjacent property owner(s) or others with proper interest in such vacation.

d. The decision to convert the Main Entrance/St. Joseph's roundabout to a four legged signalized intersection will be made by the Director of the Department of Municipal Development based on the safety and/or operational performance of the roundabout and nearby systems.

e. The applicant understands and agrees and will advise his clients, that the construction of a two lane roundabout to some extent is experimental, and that there will likely be some level of temporary reduction of access to/from the site if this intersection should have to be reconstructed in the future.

f. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.

g. Dedication of additional rights-of-way, as necessary, and construction of the fourth southbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.

i. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.

j. Dedication of a *minimum* 53 feet of right-of-way from the centerline along both sides of St. Joseph's Drive a minor arterial as designated on the Long Range Roadway System map.

k. Dedication of an additional 6 feet of right-of-way along both sides of St. Joseph's Drive as required by the City Engineer to provide for on-street bicycle lanes.

l. Construction of four general purpose driving lanes (2 lanes in each direction) and associated roadway improvements along St. Joseph's Drive adjacent to the subject property, as required by the City Engineer.

m. Construction of a bicycle lane along both sides of St. Joseph's Drive adjacent to the subject property, as designated on Long Range Bikeways System map.

n. Dedication of a *minimum* 34 feet of right-of-way from the centerline of Atrisco Drive a collector street as designated on the Long Range Roadway System map.

o. Dedication of an additional 6 feet of right-of-way along Atrisco Drive as required by the City Engineer to provide for on-street bicycle lanes.

p. Construction of general purpose driving lanes and associated roadway improvements along Atrisco Drive adjacent to the subject property, as required by the City Engineer.

q. Construction of a bicycle lane along Atrisco Drive adjacent to the subject property, as designated on Long Range Bikeways System map.

r. At DRB sign-off of the site plan, an easement shall be located of an adequate size as determined by the City Engineer, for the touchdown location for a grade-separated pedestrian crossing of Coors Boulevard north of St. Joseph's Drive consistent with the Coors Corridor Plan (see figure 12).

s. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

t. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

u. Access to Coors Boulevard, north of St. Josephs, will require NMDOT approval.

v. Provide cross access agreements.

w. Site plan shall comply and be designed per DPM Standards.

x. Platting must be a concurrent DRB action.

11. The applicant shall make the following changes to the Landscape Plan:

a. Replace the Kentucky Coffee Trees with Lindens.

b. Replace 50% of the Butterfly Bushes with a mix of shrubs such as Shrubby Cinquefoil, Banks Rose, Crepe Myrtle, and Red Osier Dogwood.

c. Replace 50% of the Turpentine Bushes with a mix of Cliff Rose, Trumpet Vine, Shrubby Cinquefoil, Banks Rose, Crepe Myrtle, and Red Osier Dogwood.

d. Replace Scotch Broom with Alanas Broom.

e. Replace Threadgrass with Lavender species and other non-invasive grasses.

On April 12, 2007, the Environmental Planning Commission voted to recommend approval to the City Council of 07EPC-00114, a Site Development Plan for Subdivision for Tracts X1A2 and X2A, University of Albuquerque Urban Center, zoned SU-3 for Church and related uses for approximately 10 acres; a minimum of approximately 17 acres shall be developed for office (O-1), the balance of the property is to be developed as (C-2) commercial or (O-1) office (approximately 30 acres), based on the following Findings and subject to the following Conditions:

FINDINGS:

2. This request is for a site development plan for subdivision to subdivide Tract X1A2, University of Albuquerque Urban Center into three new tracts and to subdivide Tract X2A, University of Albuquerque Urban Center into seven new tracts. The parcels are located at the NW and SW quadrants of the Coors Boulevard/St. Joseph's intersection.

3. The site is part of Parcels A and B in the University of Albuquerque Sector Plan and are zoned "SU-3 for Church and related uses for approximately 10 acres; a minimum of approximately 17 acres shall be developed for office (O-1), the balance of the property is to be developed as (C-2) commercial or (O-1) office (approximately 30 acres)".

4. This request is accompanied by an amendment to the West Side Strategic Plan (07EPC-00122), an amendment to the University of Albuquerque Sector Plan (07EPC-00115), and a site development plan for building permit (07EPC-00121).

5. The proposed site development plan for subdivision contains all of the elements required by the Zoning Code for such a plan. The plan identifies the site, proposed uses, pedestrian and vehicular ingress and egress, internal circulation requirements, maximum building height, building setbacks, and floor area ratios.

6. Design Standards will guide future development. These standards include a description of the overall land use concept, parking, landscaping, architecture, lighting, screening, and signage

standards. Many of the standards proposed by the applicant go over and above the Zoning Code and other City regulations.

7. The Comprehensive Plan's Developing and Established Urban Area:

   a. Goal and policies a, d, e, and g are furthered because the proposed development will contribute to a quality built environment, the needed infrastructure is in place, and the proposed infrastructure improvements will help to complete bicycle, pedestrian, and trail facilities. The proposed mix of office and commercial uses will complement the existing mix of uses in the area.

   b. Policies i, j, are furthered and policy k is partially furthered because the proposed development interfaces well with the adjacent residential, office, and institutional uses. The proposed architecture reflects that of surrounding development, and landscaped buffers are proposed to provide a transition from the on-site uses to the adjacent residential areas. The proposed uses will generate employment and a diversity of jobs requiring a range of skills. However, the development will add additional traffic to an already congested area.

   c. Policies l and m are furthered because high quality building materials are going to be used in construction. The building architecture will solidify the area as identified by the Spanish Mission style. The site connects to the adjacent neighborhoods and the development will not significantly block views of the Sandia Mountains or the West Mesa.

8. The Comprehensive Plan's Activity Center:

   a. Goal and policy a are furthered because commercial and office uses are allowed on the site and high-density and moderate-density multi-family and single-family uses surround the site. The addition of employment and service uses at this location will help contribute to a sustainable development pattern by balancing the mix of residential and commercial uses that are in close proximity to transit, bicycle facilities, and pedestrian routes.

   b. Policies d and e are partially furthered because the subject site is larger than a typical Neighborhood Activity Center but is smaller than a typical Community Activity Center. The proposed uses are a mix of small-scale, neighborhood-oriented uses and mid-sized, community-oriented uses. The requests reflect a hybrid of Neighborhood Activity Center and Community Activity Center objectives.

   c. Policy e is furthered because the subject site meets the criteria for designation as an activity center.

   d. Policy f is furthered because the proposed development interfaces well with the adjacent residential neighborhoods. Policy i is not furthered because the sector plan amendment request is to eliminate the potential for high-density residential units on the site. However, the requested zone change and designation as an activity center is justified in spite of the exclusion of housing since area schools are at or over capacity and cannot support additional students at this time.

e. The Coors/Western Trail Neighborhood Activity Center will no longer be designated as such. It will retain the existing SU-3 zoning, which allows moderate density residential, office, and neighborhood scale retail. The subject site and the Western Trail/Coors site are separated by single-family residential developments, which limit connectivity to some extent even though pedestrian and vehicular access connects the two areas.

9. An AQIA was required and was provided to the City on 3/7/07. The Comprehensive Plan's Air Quality goal and policy b are furthered because according to the AQIA analysis provided by the City's Air Quality Division, the proposed development is "not expected to cause or contribute to any air quality exceedance." Policies d and i are only partially furthered since the level of service at the Coors/St. Joseph's intersection is poor, as indicated in the TIS. These policies will be completely furthered as the TIS mitigation recommendations are implemented.

10. The Comprehensive Plan's Noise goal and policies a and b are partially furthered because noise will be generated at the site. However, noise mitigation measures are provided in the form of landscape buffers and walls.

11. The Comprehensive Plan's Developed Landscape goal and policy a are furthered because the proposed development will enhance the visual attractiveness of the site with low-water use landscaping. The architecture compliments existing development in the area and the signage will comply with the restrictive Coors Corridor Plan.

12. The Comprehensive Plan's Community Identity and Urban Design goal and policy d are furthered because the building architecture enhances the identity of the area as Spanish Mission style. The site is relatively open and easily accessible by various modes of transit and the proposed layout connects each building to the adjacent public sidewalk through the use of internal pedestrian walkways, plazas, and landscaped areas.

13. The Comprehensive Plan's Water Management goal and policies a and b are furthered since the proposed landscaping palette is comprised of low water use species and on-site ponding and detention is proposed as well as diverting parking lot runoff into landscaped areas.

14. It is not clear from the submittal how the Comprehensive Plan's Energy Management goal and applicable policies a, b, and c will be furthered. The applicant needs to address the energy management techniques in the Design Standards.

15. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are furthered because the adjacent roadways are designed to allow for the type and density of the proposed development. The proposed site layout includes a network of pedestrian walkways and the allowed uses are desired on the west side and may help to reduce the number of cross-river trips.

16. The Comprehensive Plan's Economic Development goal and policies a and g are furthered because the proposed uses will contribute to a jobs/housing balance and may reduce the number of cross-river trips.

17. Several West Side Strategic Plan goals, policies, and objectives are furthered or partially furthered by this request:

    a. Goal 12 and Objectives 1, 4, and 8 are furthered because the development will contribute to the mix of jobs on the west side and will help to balance the jobs/housing ratio, which will contribute to sustainable communities on the west side. The proposed uses will provide employment and shopping opportunities in close proximity to residential areas, thereby reducing the number of cross town trips for area residents.

    b. Policy 1.3 is furthered because the proposed development is not strip commercial.

    c. Policy 1.5 is furthered because the proposed development provides pedestrian and bicycle connections throughout the site and to the adjacent public sidewalk and bicycle lanes, which connect to the other Neighborhood Centers and Community Centers along Coors Boulevard.

    d. Policy 1.9 and 1.10 are furthered because the site will develop with a mix of commercial and office uses, which will be balanced by the surrounding residential development, as recommended in Neighborhood Center areas.

    e. Policy 1.12 is furthered because the proposed mix of mid-size and small-size buildings have architectural elements that make them human scale.

    f. Policies 1.13. and 1.14 are furthered because the proposed development will provide a mix of commercial, retail, service, and employment uses and will function as the hub of activity for the surrounding area.

    g. Policy 3.21 is partially furthered because neighborhood-scale commercial development is proposed. However, all drive-thrus should be oriented away from Coors Boulevard and pedestrian walkways in order to reduce vehicle/pedestrian conflicts and to visually enhance Coors Boulevard.

    h. Policies 6.23 and 6.25 are furthered because bike lanes will be constructed, where needed, and an 8-10' walkway/trail is proposed on the west side of the property along Atrisco Drive. In addition, pedestrian walkways traverse the site and connect to the public sidewalk and bus stop.

    i. Ladera Community policies 3.23 and 3.25 are furthered because the proposed development will locate commercial services near the existing residential and public facilities that already exist in the Ladera Community. Strip commercial development is not proposed and the site is accessible to area residents via bike lanes, sidewalks, and transit. Also, the proposed development will not impact the Petroglyph National Monument or surrounding properties. Adequate buffers are proposed between the development and the adjacent residential neighborhoods.

    j. Two Community Activity Centers are in close proximity to the site. The proposed relocation of the Ladera Neighborhood Center from Coors/Western Trail to Coors/St.

Joseph's Drive will not significantly alter the distance from the Neighborhood Activity Center to the Community Activity Centers.

k. The proposed relocation of the Coors/Western Trail Neighborhood Activity Center to the subject site furthers the objectives of neighborhood activity centers. The proposed uses will contribute to the mix of commercial, retail, service, and employment uses. The proposed bike lanes, multi-purpose trail and pedestrian connections help to make the site accessible.

18. This request furthers Coors Corridor Plan goals, objectives, and policies:

a. Land Use policies 1, 3, 5, and 7 are furthered because the proposed development is laid out in a cluster-like way with commercial uses in groups with pedestrian walkways connecting each of the buildings. The Plan recommends commercial and office uses for the site, which are proposed and the development intensity is compatible with adjacent roadways.

b. Visual Impressions policies 1, 2, and 3 are furthered because the proposed buildings do not block views from the corridor. The proposed development is high quality with abundant landscaping, which will enhance the view of the site from adjacent roadways.

c. Site Planning and Architecture:

i. Policy 2 is furthered because the height analysis provided by the applicant sufficiently demonstrates compliance with requirements of the Plan.

ii. Policies 3 and 4 are partially furthered because an extensive landscape palette is proposed, off-street parking areas are located to the rear of some buildings, but are and at the front of others.

iii. Policy 6 is partially furthered because some of the buildings are located with entrances near the street and the parking area is divided into seemingly smaller areas by landscaped islands. However, the proposed "main street" will not function effectively as a true main street because of the parking and building layout.

iv. Policies 7 and 8 are furthered because separate vehicular, pedestrian, and bicycle access is provided.

v. Policies 9 and 10 are furthered by the lighting design standards and the architecture standards. However, the site plan should show all pedestrian-scale lighting locations.

d. The proposed individual pad site freestanding signs do not comply with the Plan. The Plan allows one freestanding sign per 1,500 feet of street frontage and allows one additional sign since the site is greater than 12 acres in size. Individual pad site monument-type signs are considered freestanding signs.

19. This request does not conflict with the University of Albuquerque Sector Plan.

20. The request does not conflict with the Northwest Mesa Area Plan.

21. The applicant completed an Air Quality Impact Analysis (AQIA) in response to the requirements set forth in Zoning Code Section 14-16-3-14. In a letter from the Environmental Health Department dated March 9, 2007, it states that the proposed development "is not expected to cause or contribute to any air quality exceedance".

22. Findings from Transportation Development in response to the site plan:

    a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

    b. A draft and final Traffic Impact Study (TIS), including supplements, have been submitted and reviewed by Transportation Staff.

    c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

    d. The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.

    e. Access to Coors Boulevard, north of St. Josephs, will require NMDOT approval.

    f. Provide cross access agreements.

    g. Site plan shall comply and be designed per DPM Standards.

23. A Traffic Impact Study (TIS) was required and provided by the applicant. The following findings from Transportation Planning and Transportation Development are in response to the TIS:

    a. The additional analysis included in the final Traffic Impact Study dated March 12, 2007, and accompanying supplemental information, together with the mitigation measures shown on the amended site development plan dated March 26, 2007, appear to satisfactorily respond to the site access concerns previously expressed by the Transportation Planning section of the City Department of Municipal Development.

    b. The amended site plan includes:

        i. An extension of the main north-south access road (one lane in each direction) to connect to an existing public street thereby allowing access from the northern boundary of the development to Western Trail.

        ii. A westerly shift of the Main Entrance/St. Joseph's Drive intersection a distance of no less than 20 feet.

        iii. The addition of a right-turn in and right-turn out driveway on the south side of St. Joseph's Drive located west of the Main Entrance/St. Joseph's Drive intersection.

iv. The elimination of the left-turn out access at the north leg of the unsignalized intersection located west of the Main Entrance/St. Joseph's Drive intersection.

v. The elimination of the existing driveway access to St. Joseph's Drive from the adjacent Catholic Church property, and construction of a new cross access between the church property and the proposed development.

vi. The construction of a *secondary* Main Entrance for the southern property at the middle access to the site on Atrisco Drive (Including entrance features such as signing, landscaping, lighting and the installation of a traffic signal, if warranted) would provide an alternative route and would lessen the traffic demand/impacts at the St. Joseph's Main Entrance.

vii. Consideration of an additional future east-west access road extending to Atrisco Drive along the northern boundary of the site through the adjacent vacant property currently owned by the Catholic Church, to provide for additional circulation and assure there is adequate access to and from the site.

c. Because of the limited driver experience in the state of New Mexico with a two-lane roundabout, its proximity to the intersection of Coors Boulevard and St. Joseph's Drive, concerns with its geometric layout, and the special problems traffic queues cause at roundabouts, it may be necessary in the future to convert the Main Entrance/St. Joseph's roundabout to a traditional four legged signalized intersection.

d. The public rights at and proximate to the roundabout shall consist of dedicated right-of-way, permanent public roadway easements and construction/maintenance easements as conceptually shown on the site plan dated March 26, 2007, and more specifically detailed on the attached sketch dated March 30, 2007, and if a future replacement of the roundabout with a signalized intersection takes place, the public roadway easements and construction/maintenance easements will likely become excess and will be recommended for vacation by the City, if so requested by the adjacent property owner(s) or others with proper interest in such vacation.

e. The decision to convert the Main Entrance/St. Joseph's roundabout to a four legged signalized intersection will be made by the Director of the Department of Municipal Development based on the safety and/or operational performance of the roundabout and nearby systems.

f. The applicant understands and agrees and will advise his clients, that the construction of a two lane roundabout to some extent is experimental, and that there will likely be some level of temporary reduction of access to/from the site if this intersection should have to be reconstructed in the future.

g. The ultimate cross-section for Coors Boulevard adjacent to the proposed site includes 4 southbound travel lanes consistent with the Coors Corridor Plan (see figure 6).

h. Coors Boulevard is a limited access, principal arterial with a *minimum* right-of-way of 156 feet as designated on the Long Range Roadway System map.

i. Coors Boulevard is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.

j. The City Engineer may require up to six (6) additional feet of right-of-way on Coors Boulevard to accommodate the designated bicycle lane.

k. St. Joseph's Drive is a minor arterial with a *minimum* right-of-way width of 106 feet as designated on the Long Range Roadway System map.

l. St. Joseph's Drive is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.

m. The City Engineer may require up to six (6) additional feet of right-of-way along both sides of St. Joseph's Drive to accommodate the designated bicycle lane.

n. Atrisco Drive is a collector street with a *minimum* right-of-way width of 68 feet as designated on the Long Range Roadway System map.

o. Atrisco Drive is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.

p. The City Engineer may require up to six (6) additional feet of right-of-way on Atrisco Drive to accommodate the designated bicycle lane.

q. Coors Boulevard adjacent to the proposed site is intended to have a grade-separated pedestrian crossing at a location north of St. Joseph's Drive consistent with the Coors Corridor Plan (see figure 12).

23. The following Recognized Neighborhood Associations were notified of this request: Villa De Paz H.O.A., Oxbow Village H.O.A., St. Joseph Townhouse Association, Story Rock H.O.A., Vista Grande, West Bluff, La Luz Del Sol, La Luz Landowners Association, Ladera West, Quaker Heights, and Taylor Ranch. A facilitated meeting was held on Monday February 26 at 7pm at Cross of Hope Lutheran Church, 6104 Taylor Ranch Road, NW. There is general neighborhood support for this request.

CONDITIONS:

2. 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.

3. Approval of this request is contingent upon the City Council's approval of the accompanying West Side Strategic Plan and the University of Albuquerque Sector Development Plan amendments (07EPC-00122 and 07EPC-00115).

4. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

5. The first office building shall be reviewed by the EPC for compliance with the Design Standards all other non-office site development plans for building permit shall be delegated to the DRB provided they comply with the approved Design Standards.

6. Future buildings that incorporate a drive thru use shall orient the drive thru away from pedestrian areas.

   a. The number and types of drive thrus shall be limited to the number and type shown on the site development plan for subdivision (2 drive thru banks and 1 drive thru fast food). Changes to the number and type shall return to the EPC for consideration.

7. The following minor modifications shall be made to the complete site plan set in order to add clarity and consistency:

   a. The accurate date of revision shall be placed on all sheets.
   b. The first sheet labeled AS7 shall be labeled AS6.
   c. Illustrative is spelled incorrectly on Sheet L2A.
   d. On Sheet 15 of 15 retaining is spelled incorrectly.
   e. All drive aisle crossings shall have pedestrian crossings identified by patterned concrete or similar paving treatment.
   f. A pedestrian crossing shall be provided between the bank on Parcel J and the restaurant on Parcel I.
   g. The bank drive thru on Parcel J shall be relocated away from pedestrian areas.
   h. A sidewalk shall be provided adjacent to the drive aisle connecting to Quaker Heights Road.
   i. A public sidewalk shall be provided along Coors Boulevard near the 30,025 square foot Jr. Anchor or an access easement shall be granted to the City if the sidewalk remains directly adjacent to the building.
   j. Street Trees shall be located between the right-of-way, on public and internal streets, and the sidewalk in order to provide a safe walking environment for pedestrians.
   k. In order to provide a true main street effect on Parcel A; the northernmost 9 spaces on the west side of the median and directly east of the sidewalk shall be deleted. They may be relocated in order to provide the required number of parking spaces.
   l. Clarify what is planned for the space adjacent to the landscaped area at Atrisco Dr. and the drive aisle between Parcels A and D.

8. The following modifications shall be made to the Site Data Sheet:

   a. The site's complete zoning designation shall be added.
   b. The parking table shall be amended as follows:

i. The required parking for parcels A, B, and C is 1,023 spaces (1,136 required spaces plus the 10% transit credit) and the provided parking is 1,023 (not 1,032).

ii. The required parking for parcels D-J is 1,251 (not 1,897) and the provided parking is 1,008 (not 1,123).

9. The following modifications shall be made to the Design Standards:

a. The site's complete zoning designation shall be added.

b. The applicant shall address the City's Energy Management goal and applicable policies through the addition of Design Standards related to energy efficiency and conservation.

c. Any proposed security measures shall be described in the Design Standards.

d. Parking Standards:

i. 5 (5th bullet) shall be revised to reflect that the parking requirement for the office buildings is based on an 85% occupancy rate.

e. Landscaping Standards:

i. D.4 shall be revised to read... "Landscaped areas 36 square feet or greater shall be planted with a minimum 75% live groundcover. The area and percentage is calculated based on the mature canopy size of all plant material." In order to be consistent with the Zoning Code.

ii. D.5 shall be revised to read... "All planting areas not covered with groundcover shall have a ground topping of river rock, shredded bark, gravel, crushed rock, mulch, or similar material which extends completely under the plant." In order to include all groundcover (not just turf).

iii. D.9 shall be revised to read... "An automatic underground irrigation system shall be provided to support all landscaping. Irrigation components shall be checked periodically to ensure maximum efficiency." In order to provide enforceability.

f. Architectural Design Standards:

i. The general description states that maximum building parapet height is limited to 32'. This shall be modified to reflect the proposed office building heights of 40' (for example, the commercial buildings are limited to 32' and the office buildings are limited to 40'). In order to provide clarity and consistency.

g. Lighting Standards:

i. G.4 shall be revised to read... "Exposed, unshielded light fixtures are prohibited. All lamps shall be shielded shoe box-type, or similar and painted to match color of pedestrian scale fixtures." In order to allow for greater flexibility in selecting light fixtures that may be more aesthetically appealing than shoe box-type fixtures.

ii. G.9 shall be revised to read... "Limited use of neon within permitted sign area may be considered." In order to correct spelling errors.

iii. The color of all site lighting shall be identified.

h. Screening/Buffering Standards:

   i. H.3 shall be revised to change from 8' to... "6' stucco faced screen wall". In order to be consistent with the Zoning Code and the Wall Design Standards.

   ii. H.5 shall be revised to read... "All screen walls to be CMU with stucco finish and color to match the adjacent building."

i. Free-Standing Signage Standards:

   i. The description shall be revised to delete the following... "Each pad building shall have one 50sf small monument sign." In order to comply with the Coors Corridor Plan signage regulations.

   ii. The detail of the 50sf monument sign shall be deleted.

j. Building Signage Standards:

   i. The statement "Freestanding pad building signage area shall not exceed 15' x 2' per building side." In order to provide clarity and consistency and to comply with the Coors Corridor Plan.

k. The following Site Details Sheet modifications shall be made:

   i. Identify the color of the monument sign on detail or in design standards.

   ii. Identify the color of the clock tower.

   iii. Delete the 50sf monument sign detail.

10. The applicant shall address the following conditions provided by reviewing agencies and departments:

    a. The applicant shall coordinate with the Transit Department in order to upgrade the adjacent transit shelter.

    b. The applicant shall coordinate with PNM if utility easements cross the property and shall abide by any conditions or terms of those easements.

11. Conditions from Transportation Development in response to site plan:

    a. Access to Coors Boulevard, north of St. Josephs, will require NMDOT approval.

    b. Provide cross access agreements.

    c. Site plan shall comply and be designed per DPM Standards.

12. A Traffic Impact Study (TIS) was required. The following conditions from Transportation development and Transportation Planning are in response to the site plan and TIS:

    a. Implementation of the site access improvements as shown on the amended site development plan dated March 26, 2007, including:

       i. An extension of the main north-south access road (one lane in each direction) to connect to an existing public street thereby allowing access from the northern boundary of the development to Western Trail.

ii. A westerly shift of the Main Entrance/St. Joseph's Drive intersection a distance of no less than 20 feet.

iii. The addition of a right-turn in and right-turn out driveway on the south side of St. Joseph's Drive located west of the Main Entrance/St. Joseph's Drive intersection.

iv. The elimination of the left-turn out access at the north leg of the unsignalized intersection located west of the Main Entrance/St. Joseph's Drive intersection.

v. The elimination of the existing driveway access to St. Joseph's Drive from the adjacent Catholic Church property, and construction of a new cross access between the church and the proposed development.

vi. The construction of a *secondary* Main Entrance for the southern property at the middle access to the site on Atrisco Drive (Including entrance features such as signing, landscaping, lighting and the installation of a traffic signal, if warranted).

b. Future consideration will be given to constructing an east-west access road extending to Atrisco Drive along the northern boundary of the site through the adjacent vacant church property, at the time the site plan for building permit is submitted for the future phase improvements north of St. Joseph's Drive.

c. The public rights at and proximate to the roundabout shall consist of dedicated right-of-way, permanent public roadway easements and construction/maintenance easements as conceptually shown on the site plan dated March 26, 2007, and more specifically detailed on the attached sketch dated March 30, 2007, and if a future replacement of the roundabout with a signalized intersection takes place, the public roadway easements and construction/maintenance easements will likely become excess and will be recommended for vacation by the City, if so requested by the adjacent property owner(s) or others with proper interest in such vacation.

d. The decision to convert the Main Entrance/St. Joseph's roundabout to a four legged signalized intersection will be made by the Director of the Department of Municipal Development based on the safety and/or operational performance of the roundabout and nearby systems.

e. The applicant understands and agrees and will advise his clients, that the construction of a two lane roundabout to some extent is experimental, and that there will likely be some level of temporary reduction of access to/from the site if this intersection should have to be reconstructed in the future.

f. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.

g. Dedication of additional rights-of-way, as necessary, and construction of the fourth southbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.

i. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.

j. Dedication of a *minimum* 53 feet of right-of-way from the centerline along both sides of St. Joseph's Drive a minor arterial as designated on the Long Range Roadway System map.

k. Dedication of an additional 6 feet of right-of-way along both sides of St. Joseph's Drive as required by the City Engineer to provide for on-street bicycle lanes.

l. Construction of four general purpose driving lanes (2 lanes in each direction) and associated roadway improvements along St. Joseph's Drive adjacent to the subject property, as required by the City Engineer.

m. Construction of a bicycle lane along both sides of St. Joseph's Drive adjacent to the subject property, as designated on Long Range Bikeways System map.

n. Dedication of a *minimum* 34 feet of right-of-way from the centerline of Atrisco Drive a collector street as designated on the Long Range Roadway System map.

o. Dedication of an additional 6 feet of right-of-way along Atrisco Drive as required by the City Engineer to provide for on-street bicycle lanes.

p. Construction of general purpose driving lanes and associated roadway improvements along Atrisco Drive adjacent to the subject property, as required by the City Engineer.

q. Construction of a bicycle lane along Atrisco Drive adjacent to the subject property, as designated on Long Range Bikeways System map.

r. At DRB sign-off of the site plan, an easement shall be located of an adequate size as determined by the City Engineer, for the touchdown location for a grade-separated pedestrian crossing of Coors Boulevard north of St. Joseph's Drive consistent with the Coors Corridor Plan (see figure 12).

s. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

t. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

u. Access to Coors Boulevard, north of St. Josephs, will require NMDOT approval.

v. Provide cross access agreements.

w. Site plan shall comply and be designed per DPM Standards.

x. Platting must be a concurrent DRB action.

SPBP
~~13~~. The applicant shall make the following changes to the Landscape Pallette and Landscape Plan:

a. Replace the Kentucky Coffee Trees with Lindens.

b. Replace 50% of the Butterfly Bushes with a mix of shrubs such as Shrubby Cinquefoil, Banks Rose, Crepe Myrtle, and Red Osier Dogwood.

c. Replace 50% of the Turpentine Bushes with a mix of Cliff Rose, Trumpet Vine, Shrubby Cinquefoil, Banks Rose, Crepe Myrtle, and Red Osier Dogwood.

d. Replace Scotch Broom with Alanas Broom.

e. Replace Threadgrass with Lavender species and other non-invasive grasses.

14. In order to promote water harvesting, some on-site runoff shall be allowed to flow through parking lot curbs into landscaped areas.

/15. Site Planning Design Standard B.6 shall be revised to read: "Each building shall be required to provide a minimum outdoor plaza space of 300sf. This area shall have a minimum of 25% shading, provided by a trellis, trees, **and** umbrellas. Each developer is responsible for providing pedestrian walkways around the building(s) and connecting the plaza areas to adjacent developments following the illustrative site plan."

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **APRIL 27, 2007** IN THE MANNER DESCRIBED BELOW. 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 I S 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.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

Russell Brito
for Richard Dineen
Planning Director

RD/SS/bjf

cc: Myers, Oliver & Price, 1401 Central Ave NW, Abq., NM 87104
Ted Schmidt, Vista Grande NA, 3626 Vista Grande NW, Abq., NM 87120
Berent Groth, Vista Grande NA, 3546 Sequoia Pl NW, Abq., NM 87120
President, Villa de Paz H.O.A., 3600 Atrisco Rd NW, #185, Abq., NM 87120
Henry Richard, 5947 Mesa Viento Rd NW, Abq., NM 87120
Wendy McClellan, 4209 Mesa Rincon Dr NW, Abq., NM 87120
Judith Kanester, Villa de Paz H.O.A., 54 Calle Monte Aplanado NW, Abq., NM 87120

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): GEORGE RAINHART ARCHITECT & ASSOCIATES PHONE: 505-884-9440
ADDRESS: 2325 SAN PEDRO NE. SUITE 2-B FAX: 505-837-7877
CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL:

APPLICANT: SUNLAND DEVELOPMENT GROUP LLC PHONE: 505-831-6855
ADDRESS: 4407 LOMAS BLVD NE FAX: 505-831-6899
CITY: ALUQUERQUE STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: OWNER List **all** owners:

DESCRIPTION OF REQUEST:

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

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

Lot or Tract No. X-1-A1, X-1-A2, X-2-A Block: Unit:
Subdiv/Addn/TBKA: UNIVERSITY OF ALBUQUERQUE URBAN CENTER
Existing Zoning: SU-3 (R-2, C-2, O-1) Proposed zoning: SU-3 (C-2 & O1 ONLY) MRGCD Map No
Zone Atlas page(s): G-11 UPC Code: 101106019549120846 AND 101106018038720705

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): SD-80-3-1/Z-95-94 SD-80-3-3; SD-80-3-1; SD-80-3-4/Z96-99; Z-97-103' SD80-3-5/Z-87-93

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 2 No. of **proposed** lots: 2 Total area of site (acres): 47.2
LOCATION OF PROPERTY BY STREETS: On or Near: ON COORS BLVD NW
Between: ENCANTADA DEL SUR SUBDIVISION and VILLA DE PAZ SUBDIVISION
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE DATE 11-16-07
(Print) JOHN C SPITZ Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - - 70395	SPS	P(3)	$ ∅
	CMF		$ 20.00
			$
			$
			$
Hearing date 12/12/07			Total $ 20.00

Project # 1005357 ~~1006947~~

Andrew Garcia

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **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) 6 **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
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) 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) 6 **copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ 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
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ DRB signed Site Plan being amended (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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☒ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Solid Waste Management Department signature on Site Plan for Building Permit
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
✓ Infrastructure List, if relevant to the site plan
N/A Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
✓ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon 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.

JOHN C SPITZ
Applicant name (print)

11-16-07
Applicant signature / date

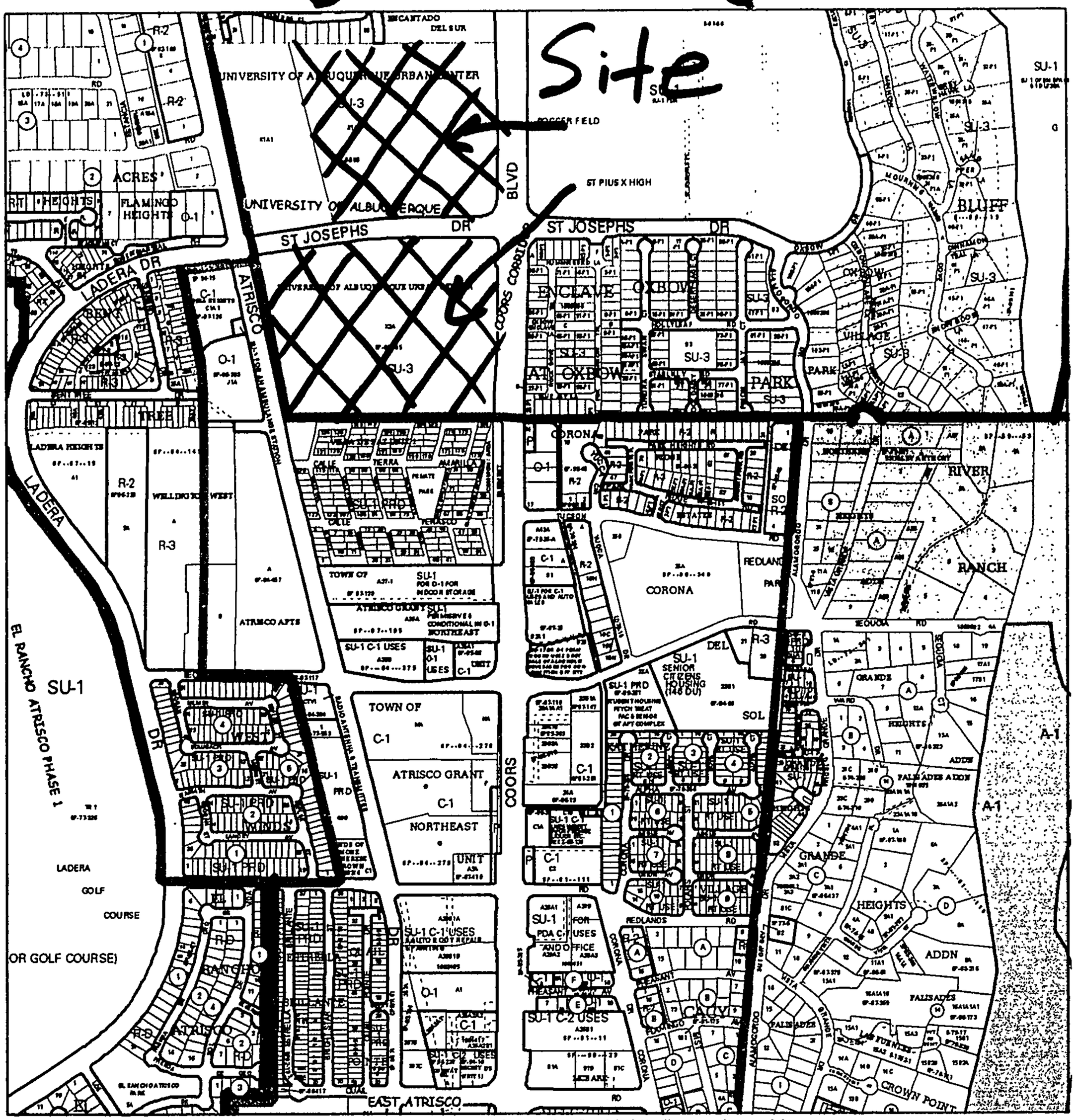
Form revised **October 2007**

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

Application case numbers
07DRB - - 70395
- -
- -

Andrew Garcia 11/16/07
Planner signature / date

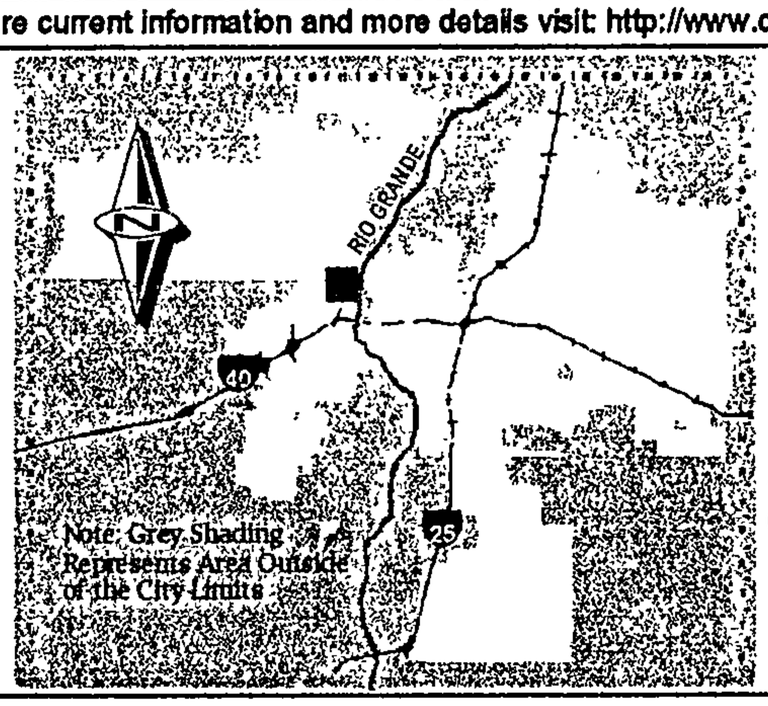
Project # ~~1006947~~ 1005357



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

Albuquerque Geographic Information System

Map amended through: 9/5/2006



Zone Atlas Page:

G-11-Z

Selected Symbols

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

0 750 1,500 Feet

Sunland Development Group, LLC
4407 Lomas Blvd. NE
Albuquerque, NM 87110
(505) 831-6855 phone
(505) 831-6899 fax

November 16, 2007

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Oxbow Town Center

To Whom It May Concern:

Sunland Development Group, LLC hereby allows and directs George Rainhart Architects and Associates to act as agent on behalf of all planning related actions as required for Oxbow Town Center.

Thank You,

Jeff Jesionowski
Manager

Only the Site Plan for Subdivision is being submitted at this time. The only conditions mentioned below have to do with the Site Plan for Subdivision, and its required drawings.

Conditions starting on page 29.

7. a. Revisions date has been updated to correspond with DRB turn in.
   b. First AS7 sheet has been changed to AS6.
   d. The word retaining has been spelled correctly.
   e. All drive aisle crossings are identified by colored textured concrete.
   f. A pedestrian crossing has been added between parcel J and parcel I.
   g. Bank drive thru on parcel J has been moved away from pedestrian areas.
   k. The 9 spaces have been removed.

8. a. The complete zoning of SU-3 for C-2 and O-1 has been added.
   b. i. The parking numbers have been revised for parcels A, B and C.
      ii. After recounting spaces the 1,123 spaces is correct.

9. a. Complete zoning has been added.
   d. i. The parking requirements for the office buildings has been updated to reflect the 85% occupancy rate.
   f. The maximum building height has been changed to 40'-0"
   g. All lighting standars have been updated per the conditions.
   i. i.Design Standards have been revised to only allow 5 75 s.f. monument signs only.
      ii. The 50 s.f monument sign has been deleted.

Any conditions deailing the Site Plan for Building Permit, elevations, and landscape plan for this project will be taken care of prior to submitting them for DRB.

John C. Spitz
George Rainhart Architect and Associates
2325 San Pedro NE Suite 2-B
Albuquerque, NM 87110

NMCRIS INVESTIGATION ABSTRACT FORM (NIAF)

1. NMCRIS Activity No.: 108065	2a. Lead (Sponsoring) Agency: City of Albuquerque	2b. Other Permitting Agency(ies):	3. Lead Agency Report No.:

4. Title of Report: A Cultural Resources Survey of a 50.3-Acre Parcel at Coors Road and St. Josephs Drive, in Bernalillo County, New Mexico

Author(s) Amador Minjares

5. Type of Report ☒ Negative ☐ Positive

6. Investigation Type
☐ Research Design ☒ Survey/Inventory ☐ Test Excavation ☐ Excavation ☐ Collections/Non-Field Study
☒ Overview/Lit Review ☐ Monitoring ☐ Ethnographic study ☐ Site specific visit ☐ Other

7. Description of Undertaking (what does the project entail?): A 100-percent-coverage pedestrian survey was completed for the proposed Oxbow Town Center located west of Coors Road and along St. Josephs Drive, in Bernalillo County, New Mexico (see Figure 1). The new town center will consist of commercial and office buildings.

8. Dates of Investigation: (from: to:) November 1, 2007

9. Report Date: November 2007

10. Performing Agency/Consultant: TRC
Principal Investigator: Todd Howell, Ph.D.
Field Supervisor: Amador Minjares
Field Personnel Names: Amador Minjares, Monica Mondragon

11. Performing Agency/Consultant Report No.: 155436-C-01

12. Applicable Cultural Resource Permit No(s):

13. Client/Customer (project proponent): Sunland Development Group, LLC
Contact: Jeff Jesionowski
Address: 4407 Lomas Blvd NE, Albuquerque, NM 87110
Phone: (505) 831-6855

14. Client/Customer Project No.: 155436

15. Land Ownership Status *(Must be indicated on project map):*

Land Owner	Acres Surveyed	Acres In APE
Private	50.3	50.3
TOTALS	50.3	50.3

16 Records Search(es):

Date(s) of ARMS File Review 10/31/2007	Name of Reviewer(s) Amador Minjares	
Date(s) of NR/SR File Review	Name of Reviewer(s)	
Date(s) of Other Agency File Review	Name of Reviewer(s)	Agency

See Tables 1 and 2 for the results of the ARMS site records review

17. Survey Data:

a. Source Graphics ☒ NAD 27 ☐ NAD 83
☒ USGS 7.5' (1:24,000) topo map ☐ Other topo map, Scale:
☒ GPS Unit Accuracy ☐<1.0m ☒ 1-10m ☐ 10-100m ☐>100m

b. USGS 7.5' Topographic Map Name / USGS Quad Code

Los Griegos, NM 1960 (1972)	35106-B6

c. County(ies): Bernalillo

17. Survey Data (continued):

d. Nearest City or Town: Albuquerque

e. Legal Description:

Township (N/S)	Range (E/W)	Section	¼ ¼ ¼
10N	2E	Unplatted	, , .
			, , .
			, , .

Projected legal description? Yes [X], No [ ] **Unplatted [X]**

f. Other Description (e.g. well pad footages, mile markers, plats, land grant name, etc.): The project area is located in the Town of Albuquerque Land Grant.

18. Survey Field Methods:
Intensity: ☒ 100% coverage ☐ <100% coverage

Configuration: ☒ block survey units ☐ linear survey units (l x w): ☐ other survey units (specify):

Scope: ☒ non-selective (all sites recorded) ☐ selective/thematic (selected sites recorded)

Coverage Method: ☒ systematic pedestrian coverage ☐ other method (describe)

Survey Interval (m): 15 Crew Size: 2 Fieldwork Dates: 11/1/2007

Survey Person Hours: 8 Recording Person Hours: 0 Total Hours: 8

Additional Narrative: The only cultural resources recorded were three isolated occurrences (see Table 3).

19. Environmental Setting (NRCS soil designation; vegetative community; elevation; etc.): The project area is located within the Madurez-Wink soil association, with level to moderately sloping, well drained loamy soils on piedmonts. This soil supports a desert scrub environment including Russian thistle, Mormon tea, sagebrush, pincushion cactus, prickly pear, cane cholla, narrowleaf yucca, Indian ricegrass, and grama grass. The project area ranges in elevation from 5,100 to 5,110 feet above mean sea level (amsl).

a. Percent Ground Visibility: 26-50 percent b. Condition of Survey Area (grazed, bladed, undisturbed, etc.): The project area is divided by St. Josephs Drive. The northern parcel is mostly undisturbed; however, there are two dirt roads that pass through the area. A storm drain empties into a retaining pond located at the northwestern portion of this parcel. A third of the southern parcel has considerably more disturbance concentrated at the northeastern portion of the project area. The disturbance consists of sporadic asphalt pavement and significant blading. The area appears to be a possible parking area for a nearby high school. Minimal modern trash dumping was also noted in both parcels.

21. CULTURAL RESOURCE FINDINGS ☒ **Yes, See Page 3** ☐ **No, Discuss Why:**

22. Required Attachments (check all appropriate boxes):
- ☒ USGS 7.5 Topographic Map with sites, isolates, and survey area clearly drawn
- ☒ Copy of NMCRIS Mapserver Map Check
- ☐ LA Site Forms - new sites (*with sketch map & topographic map*)
- ☐ LA Site Forms (update) - previously recorded & un-relocated sites (*first 2 pages minimum*)
- ☐ Historic Cultural Property Inventory Forms
- ☒ List and Description of Isolates, if applicable
- ☐ List and Description of Collections, if applicable

23. Other Attachments:
- ☐ Photographs and Log
- ☒ Other Attachments

(Describe): Class I site records check

24. I certify the information provided above is correct and accurate and meets all applicable agency standards.

Principal Investigator/Responsible Archaeologist: Todd Howell, Ph.D.

Signature Todd Howell **Date 11/2/07** **Title (if not PI):**

25. Reviewing Agency:
Reviewer's Name/Date

Accepted ( ) Rejected ( )

Tribal Consultation (if applicable): ☐ Yes ☐ No

26. SHPO
Reviewer's Name/Date:

HPD Log #:
SHPO File Location:
Date sent to ARMS:

CULTURAL RESOURCE FINDINGS

[fill in appropriate section(s)]

1. NMCRIS Activity No.: 108065	2. Lead (Sponsoring) Agency: City of Albuquerque	3. Lead Agency Report No.:

SURVEY RESULTS:

Sites discovered and registered: 0
Sites discovered and NOT registered: 0
Previously recorded sites revisited *(site update form required)*: **0**
Previously recorded sites not relocated ***(site update form required):*** **0**
TOTAL SITES VISITED: 0
Total isolates recorded: 3 **Non-selective isolate recording? ☐**
Total structures recorded *(new and previously recorded, including acequias)*: **0**

MANAGEMENT SUMMARY: The three isolated occurrences were recorded in the field, and have minimal information potential. The isolated occurrences are not eligible for inclusion in the NRHP. No further treatment is recommended for these artifacts. TRC therefore recommends construction clearance for the 50.3-acre parcel.

IF REPORT IS NEGATIVE YOU ARE DONE AT THIS POINT.

SURVEY LA NUMBER LOG

Sites Discovered:

LA No.	Field/Agency No.	Eligible? (Y/N, applicable criteria)

Previously recorded revisited sites:

LA No.	Field/Agency No.	Eligible? (Y/N, applicable criteria)

MONITORING LA NUMBER LOG *(site form required)*

Sites Discovered *(site form required)* **:** **Previously recorded sites** ***(Site update form required):***

LA No.	Field/Agency No.	LA No.	Field/Agency No.

Areas outside known nearby site boundaries monitored? Yes ☐, No ☐ If no explain why:

TESTING & EXCAVATION LA NUMBER LOG *(site form required)*

Tested LA number(s)	Excavated LA number(s)

Table 1 **Previously recorded sites within one mile of the project area**

LA Number	Site Type	Temporal Affiliation	National Register Status
45585	Non-structural	Unknown	Eligible under D
45586	Structural	Unknown	Eligible under D
52077	Structural	Historic/Prehistoric	Eligible under D
71292	Non-structural	Prehistoric	None entered
81068	Non-structural	Prehistoric	None entered
89841	Structural	Historic	None entered
103914	Structural	Historic	None entered
103915	Structural	Historic	None entered
103916	Structural	Historic	None entered
124749	Non-structural	Prehistoric	None entered
124756	Non-structural	Historic/Prehistoric	None entered
131528	Structural	Historic	None entered
138925	Structural	Prehistoric	Eligible under D
145561	Structural	Historic	None entered
156086	Structural	Historic	Not eligible

Table 2 **Previous projects within one mile of the project area**

NMCRIS No.	Project Description	Number of Sites	Reference
8087	An Intensive Archaeological Examination of the Kathryn Nicole Housing Subdivision in Albuquerque, New Mexico	7	Rodgers 1980
9036	An Archaeological Survey of the Santa Fe Village, Unit 3, Subdivision for the Roberson Construction Co., Inc.	0	Ward 1985
9040	An Intensive Archaeological Survey of the Santa Fe Village Subdivision in Albuquerque, New Mexico	1	Neal 1981
10659	Las Imagines: The Archaeology of Albuquerque's West Mesa Escarpment	90	Schmader and Hays 1987
25769	Cultural Resource Inventory of 18.69 Acres for Borrow Materials and Storage Area, City of Albuquerque, Albuquerque, New Mexico	0	Gossett 1989
37140	A Class III Cultural Resources Survey of the Proposed Unser Boulevard Alignment: 71st Street to Dellyne Avenue	2	Brown 1989
43442	A Cultural Resource Survey for the San Antonio Arroyo Project Bernalillo County, New Mexico	1	Marshall 1992
44885	A Cultural Resource Survey for the Jones Intercable Coors Road West Corridor, Bernalillo County, New Mexico	1	Marshall 1993
45051	Cultural Resource Survey New Visitor Center Entrance Road Petroglyph National Monument, New Mexico	5	Ireland 1993
54018	A Cultural Resource Survey for the Proposed Coors/Ladera Pedestrian Overpass Crossing Bernalillo County, New Mexico	0	Marshall 1996
56674	A Cultural Resource Survey for Proposed Traffic Signal Improvements Along Portions of 12 Streets in Albuquerque, New Mexico	0	Berry 1997
60962	An Archaeological Survey of State of New Mexico Land Along Coors Road from St. Joseph's Place to Paseo del Norte, Bernalillo County, New Mexico for Marron and Associates	1	Condie 1998
62400	Results of the 1992-1994 Archeological Resource Inventory Petroglyph National Monument New Mexico	232	Brandi 1999
67226	Proposed Development for Albuquerque Mental Health Housing Coalition Bernalillo County, New Mexico	0	Wells 2000
74276	Cultural Resource Survey Report Proposed Fencing Project on Interstate 40 between Unser and Coors Boulevards, District 3 Albuquerque, Sandoval County, New Mexico Consultant Task Number 4022-23	0	Wells 2001

NMCRIS No.	Project Description	Number of Sites	Reference
74473	Cultural Resource Survey Report Drinking Water Projects City of Albuquerque Water Resource Management Strategy, Sandoval and Bernalillo Counties, New Mexico	6	Wells and Colby 2002
82228	Report of Archeological Survey: Unser Boulevard Extension Corridor between 71st St. and Dellyne Ave., Albuquerque, New Mexico (Bernalillo Co.)	0	Snow 1988
82482	Cultural Resource Survey of the Coors Road/I-40 Interchange Reconstruction Project, West Albuquerque, Bernalillo County, New Mexico	0	Gregory 2003
82487	A Class III Survey of 87 Hectares (215 Acres) for the Subdivision of Lands of Ray A. Graham III on the West Mesa by ASW Realty Partners Development, Bernalillo County, New Mexico	6	Brown and Brown 2003
84964	Cultural Resources Survey Report of Approximately 99 Acres for the Albuquerque Drinking Water Project, Bernalillo County, New Mexico	0	Burleson 2004
87583	A Cultural Resources Inventory of 127 Acres for Bosque Wildfire Restoration in Rio Grande Bosque Wildfire Burn Areas, Albuquerque, Bernalillo County, New Mexico	1	Everhart 2004
88904	Cultural Resource Survey of 3.8 Acres for Proposed Residential Development in Albuquerque, Bernalillo County, New Mexico	0	Burleson 2004

Table 3 Isolated Occurrences (UTMs in Zone 13)

IO No.	Description	UTM Northing	UTM Easting
1	1 yellow chert core fragment	3888053	344873
2	1 white chert core fragment	3888451	344880
3	1 non-cortical pink chert flake, 2-4 cm	3888498	344900

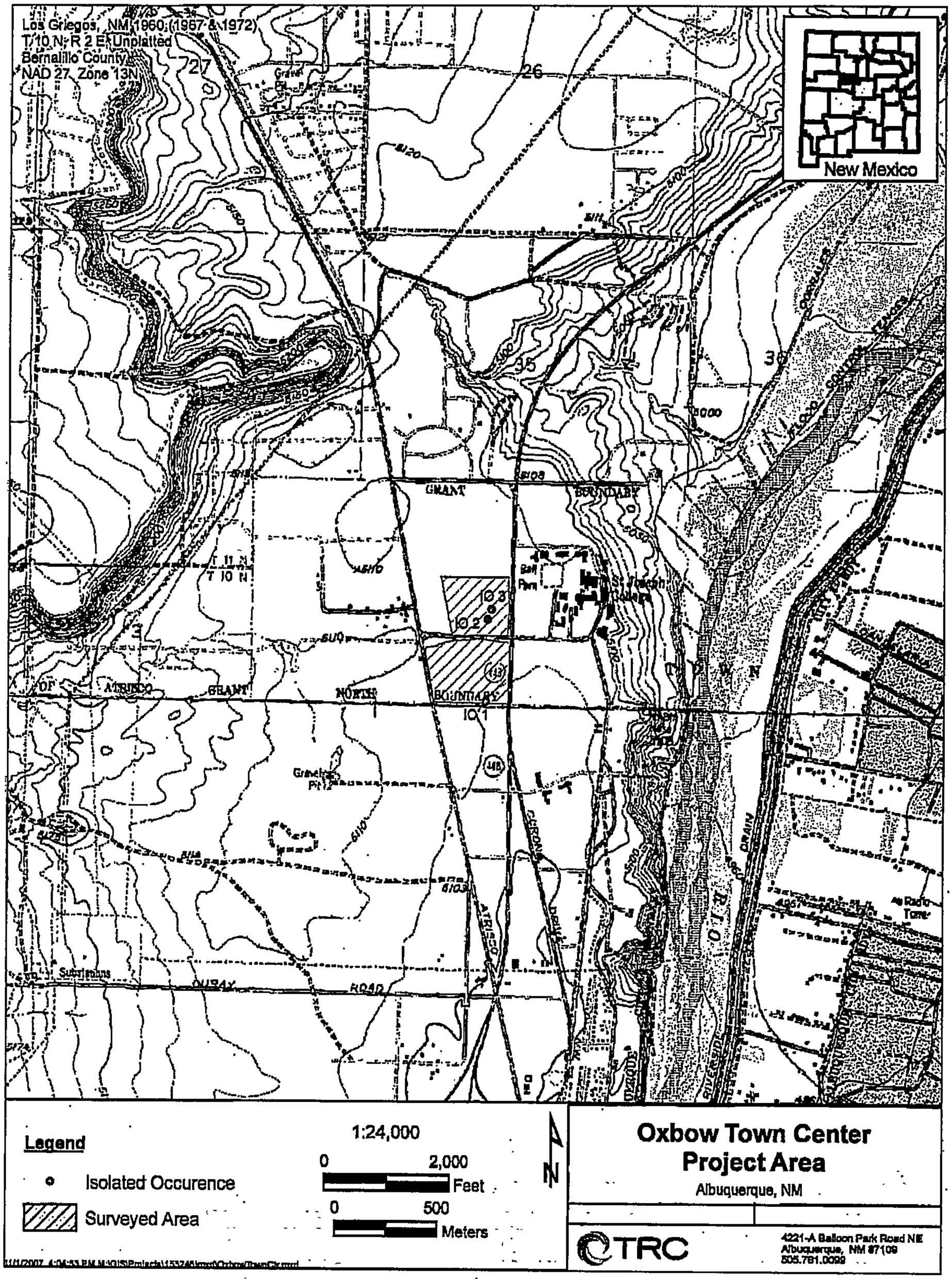
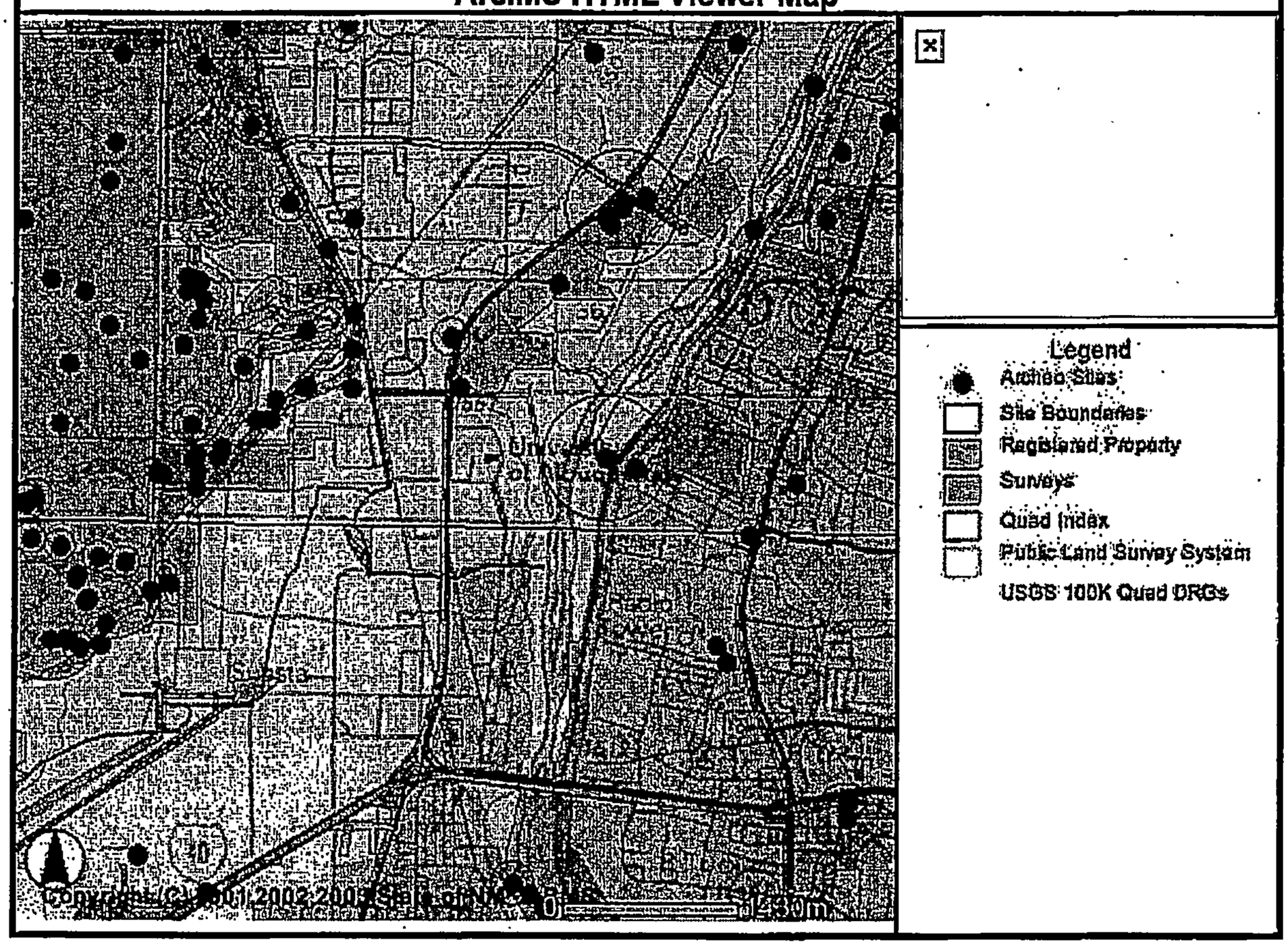


Figure 1 Project Location Map with Cultural Resources

ArcIMS HTML Viewer Map



CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Sunland Development Group LLC DATE OF REQUEST: 2/1/07 ZONE ATLAS PAGE(S): G-11

CURRENT:

ZONING SU-3 (R-3, C-2 & O-1)

PARCEL SIZE (AC/SQ. FT.) 47.2 acres

LEGAL DESCRIPTION:

LOT OR TRACT # Y-1-A-2 X-2-A BLOCK # _____

SUBDIVISION NAME University of Albuquerque Urban Center

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[X]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[X]	A) SUBDIVISION [X]	BUILDING PERMIT [ ]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES [X]	ACCESS PERMIT [ ]
				C) AMENDMENT [ ]	OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: _____

BUILDING SIZE: +240,000 (sq. ft.) Site plan for building purposes plus additional building for future development

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Agent DATE 2/1/07

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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: OXBOW TOWN CENTER DEV. TIS (1-3-07)

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.***

Tony Tyler 2-1-07

TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required: John Taschek contracted to prepare AQIA

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [X] NO [ ]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

Agent 2/1/07

APPLICANT DATE

Required TIS and/or AQIA **must be completed prior to applying to the EPC.** 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 1/29/07 Tony Tyler 2-1-07

-FINALIZED __/__/__ TRAFFIC ENGINEER DATE

Revised June 27, 2005

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: OXBOW TOWN CENTER

AGIS MAP # G-11

LEGAL DESCRIPTIONS: TRACT X-1-A2 & X-2-A

___ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 10-2-07 (date).

J. Woodruff — Applicant/Agent — 11/9/07 Date

Hydrology Division Representative — 11/9/07 Date

___ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on 10-22-07 (date).

J. Woodruff — Applicant/Agent — 11/9/07 Date

William J. Baca — Utilities Division Representative — 11/9/07 Date

PROJECT # _____

Revised 4/03

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

Revised 4/18/06

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**
NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".
Accompanying Material

✓ A. Fee payment
✓ B. Complete application
✓ C. Written Summary of Request
✓ D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

✓ 1. Scale: at least 1" = 100'
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Scaled Vicinity Map
✓ 5. The Site (property lines)
✓ 6. Proposed Use(s)
✓ 7. Pedestrian Ingress and Egress (Access)
✓ 8. Vehicular Ingress and Egress (Access)
✓ 9. Any Internal Circulation Requirements
✓ 10. For each lot:
  - ✓ a. Maximum Building Height
  - ✓ b. Minimum Building Setback
  - ✓ c. Maximum Total Dwelling Units and / or
  - ✓ d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

Revised 4/18/06

SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT (Optional, but STRONGLY recommended)

✓ 1. Overall Design Theme and Land Use Concept
✓ 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
✓ 3. Street Design
✓ 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
✓ 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
✓ 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
✓ 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
✓ 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
✓ 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)