

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

09/30/2010 Issued By: PLNSDH 89170

.....

Permit Number: 2010 070 280 **Category Code 910**

Application Number: 10DRB-70280, Ext Of Major Preliminary Plat

Address:

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

Project Number: 1005357

Applicant
OXBOW TOWN CENTER LLC

4407 LOMAS BLVD NE
ALBUQUERQUE NM 87111
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	
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$50.00
TOTAL:		\$70.00

City Of Albuquerque
Treasury Division

9/30/2010 2:43PM LOC: ANHX
WS# 006 TRANSH 0018
RECEIPT# 00125313-00125313
PERMITH 2010070280 TRSCCS
Trans Amt \$70.00
Conflict Manaq. Fee \$20.00
DRB Actions \$50.00
CK \$70.00
CHANGE \$0.00

Thank You



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: 831-6855
 ADDRESS: PO BOX 6631 FAX: _____
 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 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: UNIVERSITY OF ALBUQUERQUE URBAN 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 11 DRB-70287

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: COOKS 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 [Signature] DATE 10.19.12
 (Print Name) RUSSHUGG Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

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
<u>12DRB-70335</u>	<u>EPP</u>	_____	<u>\$ 50.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Hearing date October 31, 2012

Total
\$ 70.00

[Signature] 10-22-12
 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
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- Fee (see schedule)
- List any original and/or related file numbers on the cover application
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- 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
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ross Hugg
 Applicant name (print)
10.19.12
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 12DRB- -70335

[Signature] 10-22-12
 Planner signature / date
 Project # 1005357



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Lot or Tract No. TRACTS X-1-A2 AND X-2-A UNIVERSITY OF ALBUQUERQUE URBAN CENTER Block: _____ Unit: _____
 Subdiv/Addn/BKA: OXBOW TOWN CENTER
 Existing Zoning: SU-3 Proposed zoning: SAME MRGCD Map No. _____
 Zone Atlas page(s): G-11 UPC Code: 101106019549120846
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FOR OFFICIAL USE ONLY

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Action	S.F.	Fees
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—	—	\$ —
—	—	\$ —
—	—	\$ —
Total		<u>\$ 70.00</u>

Revised: 4/2012

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Form revised October 2007

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 - Case #s assigned
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- Application case numbers
 12DRB-70335

[Signature] 10-22-12
 Planner signature / date
 Project # 1005357

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 19, 2012

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,

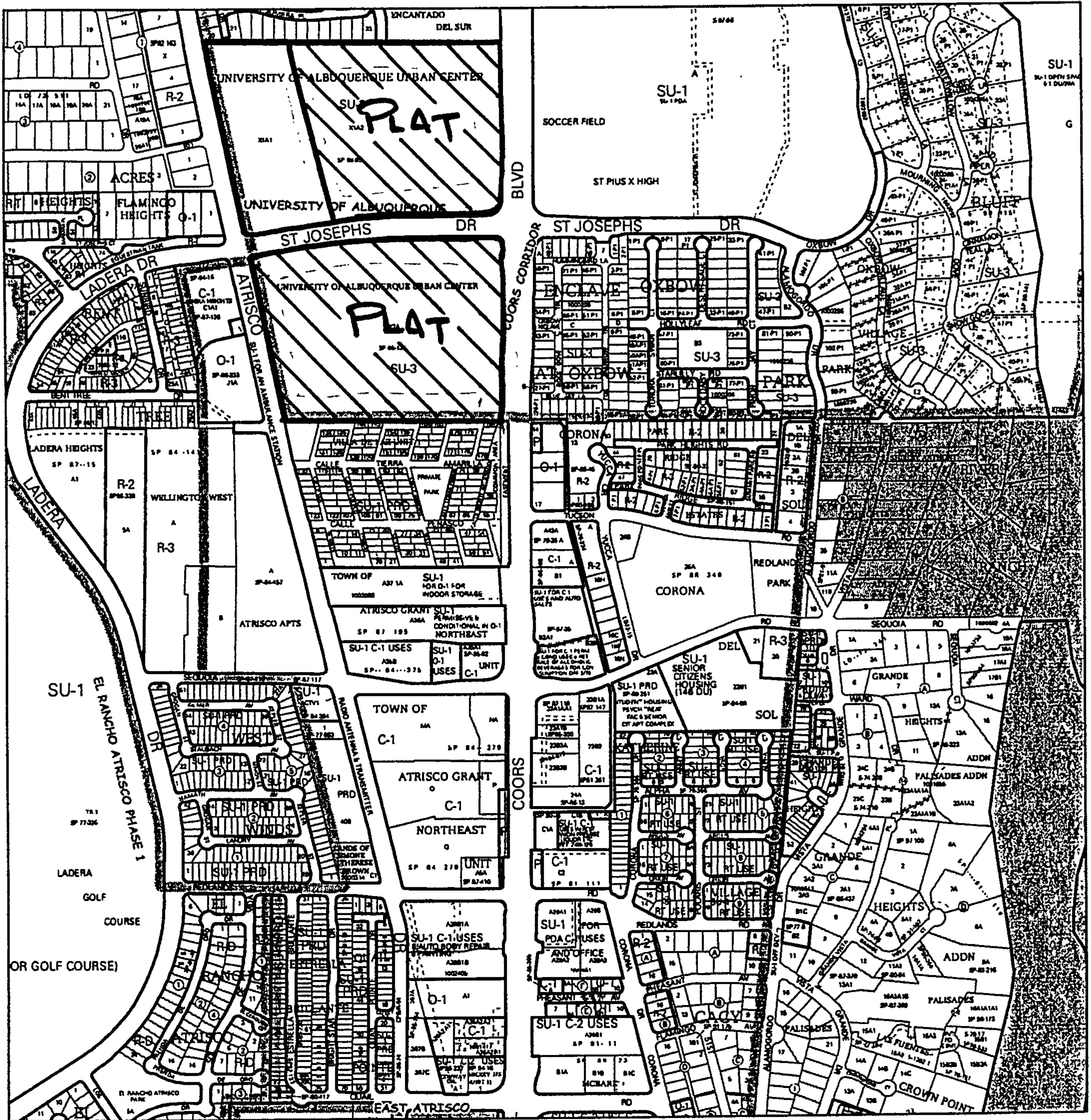
Due to prevailing economic conditions, the owners of the above captioned property, Oxbow Town Center, LLC are hereby filing application with the City of Albuquerque Development Review Board for an additional 1 year Extension of a Major Preliminary Plat approval for the above referenced project which 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, October 13, 2010 and October 26, 2011. The most recent Official Notice of Decision is attached hereto for your reference.

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

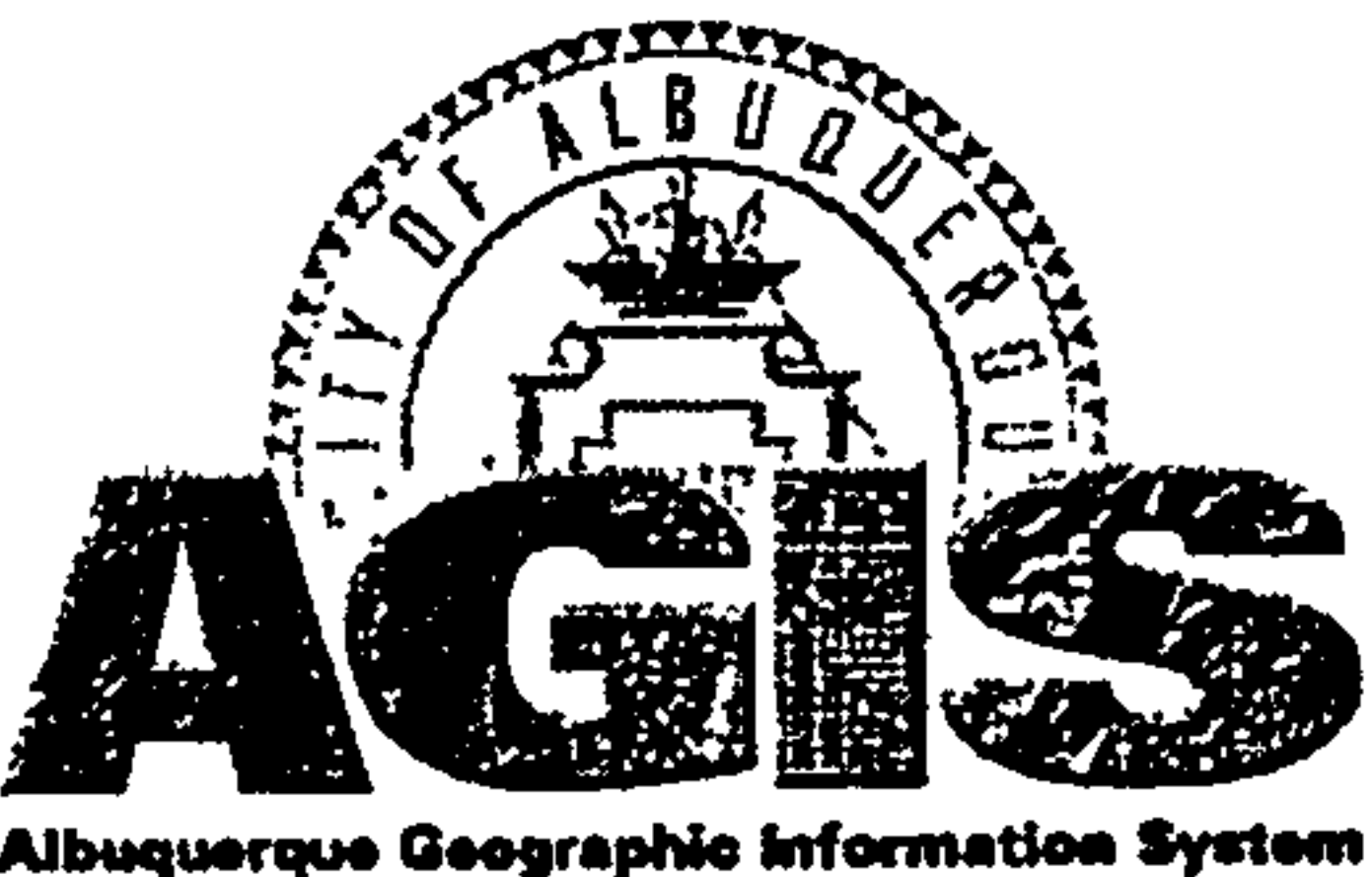
Sincerely,



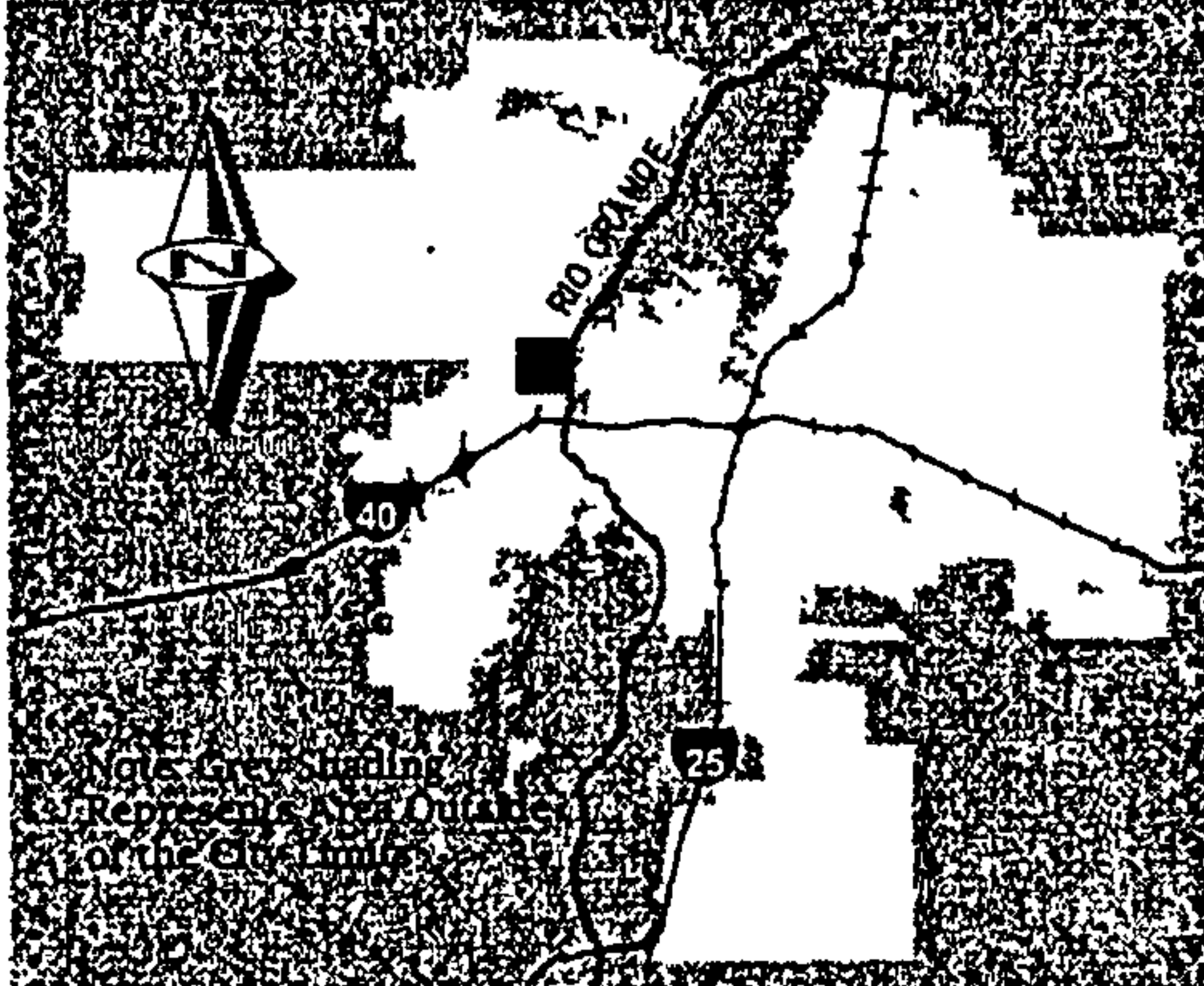
Russ P. Hugg, PS
Surv-Tek, Inc.



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


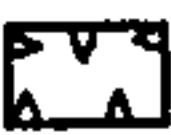
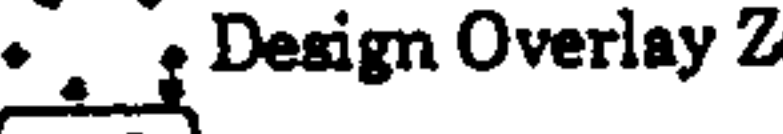








Map amended through: 9/6/2007



Zone Atlas Page:
G-11-Z

Selected Symbols

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

0 750 1500 Feet



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

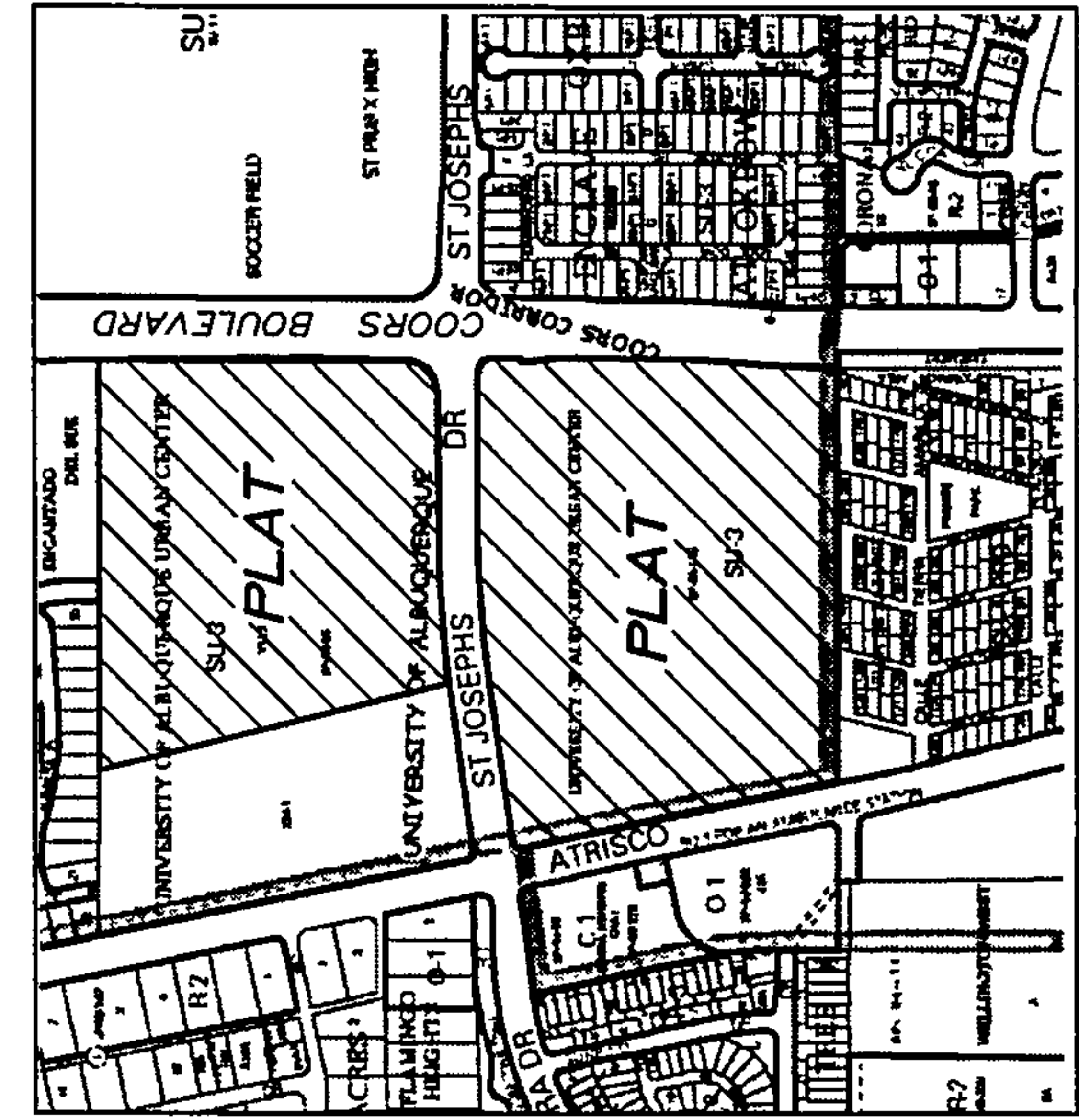
Cc: Surv-tek, Inc – 9384 Valley View Dr. NW – Albuquerque, NM 87114
Cc: Oxbow town Center, LLC – P.O. Box 6631 – Albuquerque, NM 87114
Marilyn Maldonado
File

TREASURERS CERTIFICATION

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

101106019549120846
101106018038720705

Bernalillo County Treasurer _____ Date _____



VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parentheses ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated herein.
- Albuquerque City Zone Atlas page G-17.
- U.C.L.S. Log Number _____
- Current Zoning is SU-3

SUBMISSION DATA

- Total number of existing Tracts: 2
- Total number of Parcels created: 10
- Total mileage of full width streets created: 0 miles.
- 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

**FLAT 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

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
UNM Approvals

PNM Gas Services _____ Date _____
PNM Electric Services _____ Date _____
QWest Corporation _____ Date _____
Comcast _____ Date _____

City Approvals _____ Date _____

City Surveyor _____ Date _____
Real Property Division _____ Date _____
Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

ABQWUA _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

PUBLIC UTILITY EASEMENTS

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

- 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.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of telephone, cable, and other communication and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

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 the right to install, maintain, and repair such facilities, together with the right to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subterranean), hot tub, concrete or wood pool deck, or other structure shall be erected or constructed on sold 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 poles, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgear, 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 warrant, release any easement or easement rights to which it may be entitled.

PURPOSE OF PLAT:

The purpose of this Plat is for

- Divide Two (2) existing Tracts into ten (10) Parcels as shown hereon.
- Grant the New Public and Private Easements as shown hereon.
- 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, records, and other matters that it is true and correct to the best of my knowledge and belief.

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

SHEET 1 OF 6

SURVOTEK, INC.

Consulting Surveyors
8001 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Ph: 505-897-8888 Fax: 505-897-8877

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

LEGAL DESCRIPTION

These 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

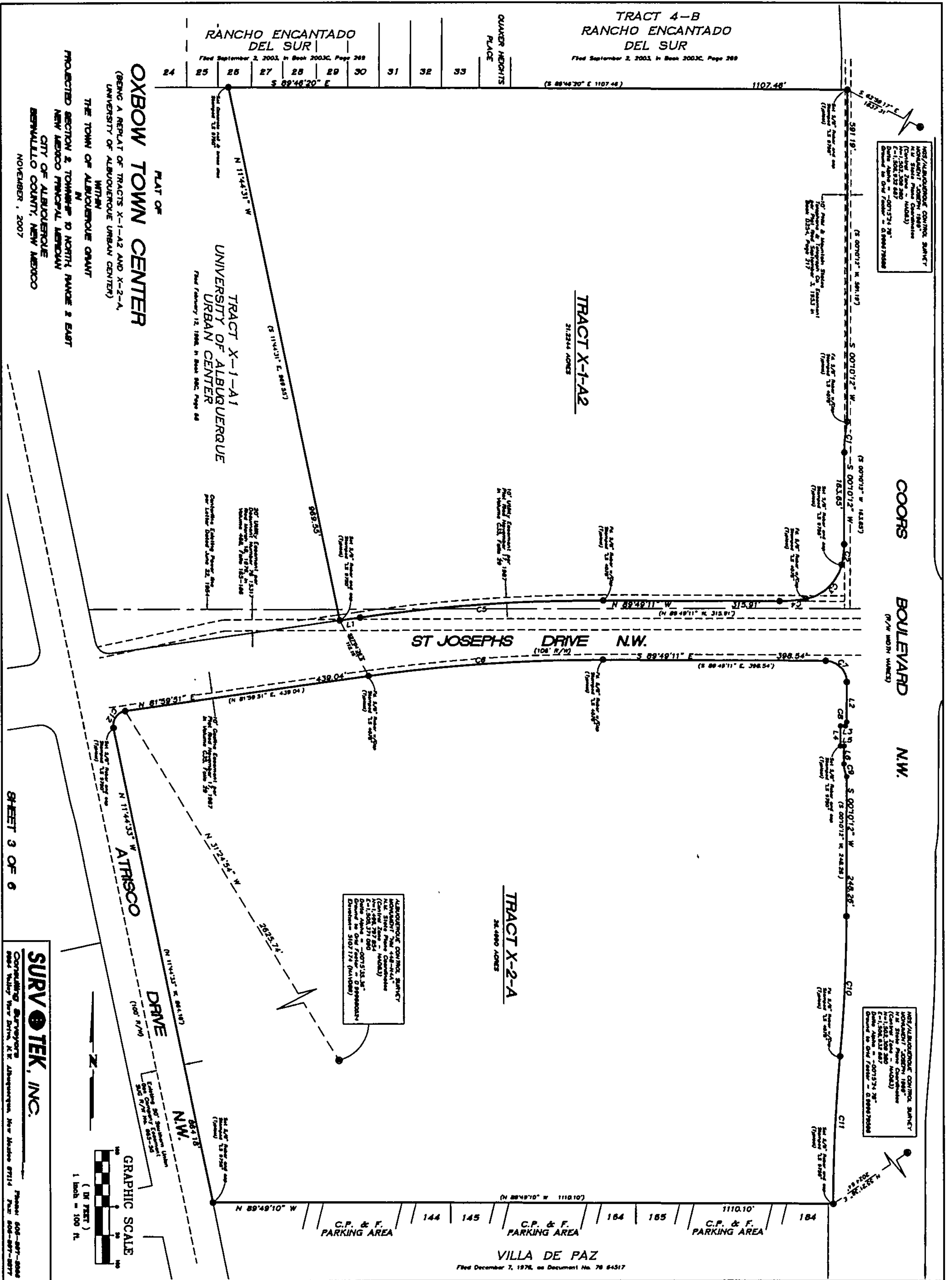
Documents used in the preparation of this survey:

- 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 289, records of Bernalillo County, New Mexico.
- D. Plat entitled "AMENDED REPLAT OF VILLA DE PAZ, ALBUQUERQUE, NEW MEXICO, NOVEMBER, 1978", filed December 7, 1978, 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.

SHEET 2 OF 6

SURVOTEK, INC.

Consulting Surveyors Phone: 505-897-3000
6004 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Fax: 505-897-5377



SHEET 3 OF 6

SURVOTEK, INC.
CONSULTING SURVEYORS
3004 Valley View Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-897-8888
Fax: 505-897-8877

Filed December 7, 1976, as Document No. 76 64517

TRACT 4-B
RANCHO ENCANTADO
DEL SUR
Filed September 2, 2003, in Book 3003C, Page 269

QUAKER HEIGHTS
PLACE

RANCHO ENCANTADO
DEL SUR
Filed September 2, 2003, in Book 3003C, Page 269

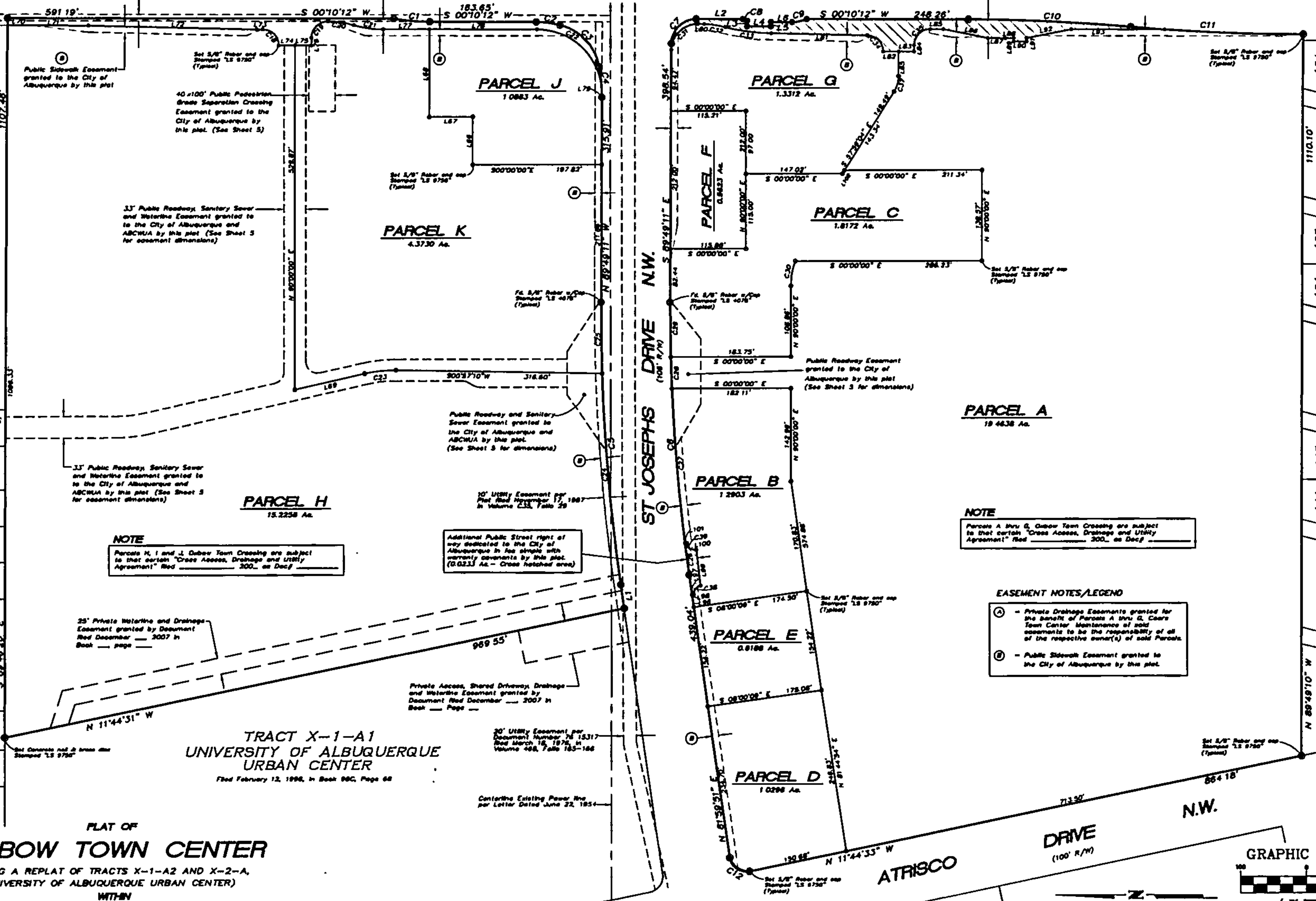
PLAT OF
OXBOW TOWN CENTER
(BEING A REPLAT OF TRACTS X-1-A2 AND X-2-A,
UNIVERSITY OF ALBUQUERQUE URBAN CENTER)
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2007

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

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

ATRISCO DRIVE
(100' R/W)

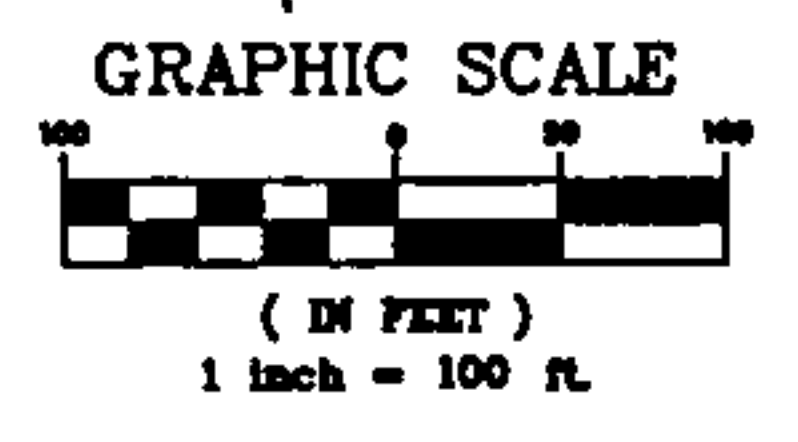
VILLA DE PAZ
Filed December 7, 1978, as Document No. 78-64517



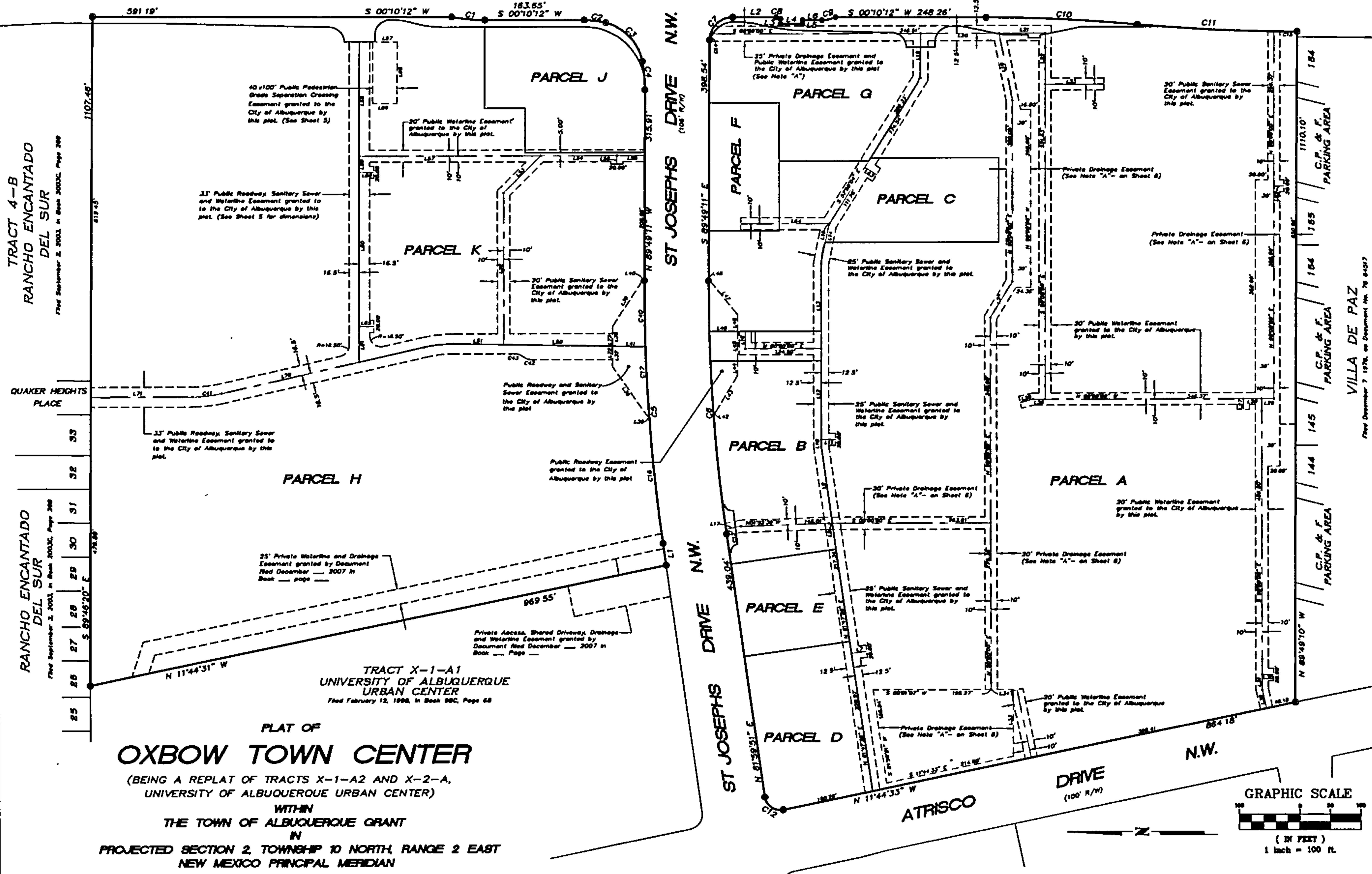
NOTE
Parcels H, I and J Oxbow Town Crossing are subject to that certain "Cross Access, Drainage and Utility Agreement" Red 300, as Desc.

NOTE
Parcels A thru G, Oxbow Town Crossing are subject to that certain "Cross Access, Drainage and Utility Agreement" Red 300, as Desc.

EASEMENT NOTES/LEGEND
 (C) - 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.
 (D) - Public Sidewalk Easement granted to the City of Albuquerque by this plat.



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



TRACT 4-B
RANCHO ENCANTADO
DEL SUR
Filed September 2, 2003, in Book 2003C, Page 289

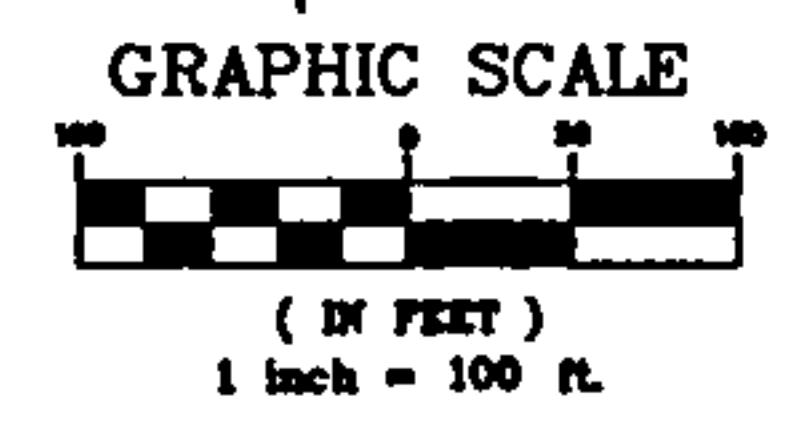
RANCHO ENCANTADO
DEL SUR
Filed September 2, 2003, in Book 2003C, Page 289

TRACT X-1-A1
UNIVERSITY OF ALBUQUERQUE
URBAN CENTER
Filed February 12, 1998, in Book 90C, Page 68

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

VILLA DE PAZ
Filed December 7, 1976, in Document No. 76 6437



SURVOTEK, INC.
Consulting Surveyors
8084 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-8008 Fax: 505-897-8077

PERIMETER BOUNDARY LINE AND CURVE DATA

LINE	LENGTH	BEARING
L1	36.63' (36.63)	S81°39'51"W (881°39'51"E)
L2	71.53' (71.53)	S00°10'11"W (900°10'11"E)
L3	8.53' (8.53)	N89°49'48"W (889°49'48"E)
L4	36.00' (36.00)	S00°10'12"W (900°10'12"E)
L5	6.38' (6.38)	S89°49'48"E (889°49'48"E)
L6	32.00' (32.00)	S00°10'12"W (900°10'12"E)

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 (895°20'52"E)	10°21'19" (1021'19")
C2	36.50' (36.50)	150.00' (150.00)	18.34'	36.41' (36.41)	S07°08'03"W (897°08'03"E)	13°58'31" (1358'31")
C3	93.35' (93.35)	82.00' (82.00)	52.47'	86.39' (86.39)	S46°43'41"W (346°43'41"E)	65°13'34" (6513'34")
C4	47.29' (47.28)	250.00' (250.00)	23.72'	47.22' (47.22)	S84°45'41"W (884°45'41"E)	10°50'17" (1050'17")
C5	436.02' (436.02)	3053.00' (3053.00)	218.38'	435.65' (435.65)	S86°05'20"W (886°05'20"E)	8°10'58" (810'58")
C6	420.88' (420.88)	2947.00' (2947.00)	210.80'	420.52' (420.52)	S86°05'20"W (886°05'20"E)	8°10'58" (810'58")
C7	59.69' (59.68)	38.00' (38.00)	38.00'	53.74' (53.74)	S44°49'30"E (344°49'30"W)	89°59'59" (8959'59")
C8	7.37' (7.37)	56.63' (56.63)	3.69'	7.36' (7.36)	S19°45'40"W (819°45'40"E)	7°27'08" (727'08")
C9	23.05' (23.05)	56.82' (56.82)	11.69'	22.89' (22.89)	S11°29'21"E (811°29'21"E)	23°19'26" (2319'26")
C10	249.78' (249.78)	2786.79' (2786.79)	124.88'	249.70' (249.70)	S02°44'16"W (802°44'16"E)	5°08'08" (508'08")
C11	263.71' (263.71)	2942.79' (2942.79)	131.85'	263.63' (263.63)	S02°44'22"W (802°44'22"E)	5°08'04" (508'04")
C12	40.91' (40.90)	25.00' (25.00)	26.70'	36.50' (36.49)	N35°07'10"E (835°07'38"W)	93°45'42" (9345'42")

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

EASEMENT NOTES/LEGEND

- ① - Private Drainage Easements granted for the benefit of Parcels A, B, & C, Ours Town Center. Maintenance of said easements to be the responsibility of all of the respective owner(s) of said Parcels.
- ② - 10' Public Sidewalk Easement granted to the City of Albuquerque by this plat.

NEW PARCELS AND EASEMENT LINE AND CURVE DATA

LINE	LENGTH	BEARING
L7	24.78'	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	140.82'	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	73.84'	S88°37'58"E
L19	113.58'	S78°42'40"W
L20	126.75'	S00°00'00"E
L21	26.23'	S00°00'00"W
L22	84.82'	S90°00'00"E
L23	87.81'	S00°00'00"W
L24	68.66'	S58°48'35"E
L25	21.65'	S13°28'55"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	110.68'	S90°00'00"E
L34	35.84'	S00°00'48"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	48.79'	N90°00'00"E
L46	28.00'	S90°00'00"E
L47	72.13'	N50°53'33"E
L48	1.69'	N00°10'49"E
L49	46.25'	N00°00'00"E
L50	180.24'	N00°37'10"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	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°58'51"E
L97	30.88'	N81°58'51"E
L98	3.00'	S08°00'00"E
L99	56.00'	N83°00'51"E
L100	1.00'	N08°59'09"W
L101	3.01'	N07°02'40"W
L102	6.15'	S57°59'04"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C13	7.86'	2947.00'	3.93'	7.86'	S82°04'28"W (882°04'28"E)	0°09'10" (009'10")
C14	10.63'	38.00'	5.31'	10.60'	N81°48'30"W (881°48'30"E)	16°01'59" (1601'59")
C15	38.63'	2942.79'	19.32'	38.63'	S00°32'54"W (800°32'54"E)	0°45'08" (045'08")
C16	211.80'	3053.00'	105.94'	211.75'	S83°59'08"W (883°59'08"E)	3°58'29" (358'29")
C17	115.02'	3053.00'	57.52'	115.02'	S87°03'08"W (887°03'08"E)	2°09'31" (209'31")
C18	39.23'	25.00'	24.86'	35.33'	N45°02'50"E (845°02'50"E)	89°54'20" (8954'20")
C19	39.31'	25.00'	25.04'	35.38'	N44°57'10"W (844°57'10"E)	90°05'40" (9005'40")
C20	39.73'	140.00'	20.00'	39.60'	N08°13'28"E (808°13'28"E)	16°15'37" (1615'37")
C21	45.41'	180.00'	22.86'	45.25'	S08°13'28"W (808°13'28"E)	16°15'37" (1615'37")
C22	157.23'	100.00'	100.15'	141.53'	N45°08'14"E (845°08'14"E)	90°05'08" (9005'08")
C23	46.34'	215.00'	24.27'	46.24'	N08°26'30"W (808°26'30"E)	12°52'59" (1252'59")
C24	326.82'	3053.00'	163.42'	326.66'	S85°03'51"W (885°03'51"E)	6°06'00" (606'00")
C25	109.20'	3053.00'	54.61'	109.19'	S89°08'20"W (889°08'20"E)	2°02'58" (202'58")
C26	48.28'	2847.00'	24.64'	48.28'	S82°28'38"W (882°28'38"E)	0°37'29" (037'29")
C27	238.84'	2847.00'	119.48'	238.77'	S85°16'39"W (885°16'39"E)	4°38'37" (438'37")
C28	48.77'	2847.00'	24.38'	48.77'	S88°04'24"W (888°04'24"E)	0°56'54" (056'54")
C29	63.89'	2847.00'	42.00'	63.88'	S89°21'50"W (889°21'50"E)	1°17'58" (117'58")
C30	39.00'	110.00'	19.71'	38.80'	N79°50'30"W (879°50'30"E)	20°18'59" (2018'59")
C31	63.84'	40.00'	40.82'	57.14'	N44°12'44"W (844°12'44"E)	91°09'38" (9109'38")
C32	32.40'	140.00'	16.27'	32.33'	N07°58'55"E (807°58'55"E)	13°15'41" (1315'41")
C33	71.79'	310.00'	36.04'	71.59'	S07°59'55"W (807°59'55"E)	13°15'41" (1315'41")
C34	38.67'	25.00'	24.41'	34.93'	N45°41'02"E (845°41'02"E)	86°37'55" (8637'55")
C35	38.38'	25.00'	25.09'	35.42'	N44°34'02"W (844°34'02"E)	90°11'58" (9011'58")

C37	25.14'	45.00'	12.91'	24.82'	S73°59'32"E (873°59'32"E)	32°00'56" (3200'56")
C38	19.08'	12.00'	12.21'	17.12'	N52°28'39"W (852°28'39"E)	91°01'00" (9101'00")
C39	18.84'	12.00'	11.89'	18.88'	S37°58'28"W (837°58'28"E)	88°57'09" (8857'09")
C40	109.20'	3053.00'	54.61'	109.19'	S89°08'20"W (889°08'20"E)	2°02'58" (202'58")
C41	48.40'	215.00'	24.30'	48.28'	S08°26'09"E (808°26'09"E)	12°53'31" (1253'31")
C42	17.05'	26.50'	8.83'	16.78'	S18°26'08"W (818°26'08"E)	36°32'12" (3632'12")
C43	15.12'	23.50'	7.63'	14.88'	N18°26'08"E (818°26'08"E)	36°32'12" (3632'12")

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#
--	---------------------------------------

Construction Certification		
Private Inspector	P.E.	City Cnst Engineer

Coors Blvd Roadway Improvements

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

Construction Certification		
Private	City Cnst Engineer	
Inspector	P.E.	
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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

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Financially Guaranteed DRC#	Constructed Under DRC#
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Construction Certification	
Private	City Cnst Engineer
Inspector	P.E.

Size Type of Improvement Location From To

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)		

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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 Parcel D
6" Dia.	Sanitary Sewer Service	Parcel D	St. Josephs Blvd (Existing SAS Main)	
6" Dia.	Sanitary Sewer Service	Parcel E	St. Josephs Blvd (Existing SAS Main)	Parcel E

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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	P.E.	City Cnst Engineer
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AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Jason Woodruff (Agent)
 NAME(print)
 GND, LLC, 5643 Paradise Blvd, Albuquerque, NM
 87114

DRB CHAIR -- date

PARKS & GENERAL SERVICES -- date

TRANSPORTATION DEVELOPMENT -- date


AMAFCA -- date

UTILITY DEVELOPMENT -- date

_____ - date

CITY ENGINEER -- date

_____ - date

FIRM

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER