



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input checked="" type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SNW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Minor Amendment to Infrastructure List		

APPLICATION INFORMATION		
Applicant: Maverik Inc.		Phone: 801-335-3851
Address: 185 S State St. Suite 800		Email: troy.jorgensen@maverik.com
City: Salt Lake City	State: UT	Zip: 84111
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park PI NE		Email: vperea@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: TR B-1 Plat of Tracts A-1 & B-1	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101505942129310108
Zone Atlas Page(s): H-15-Z	Existing Zoning: NR-LM	Proposed Zoning NR-LM
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 2.4493
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 1901 Menaul Blvd NE,	Between: Menaul Blvd	and: University
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1011491, PR-2019-002294, VA-2019-00140, VA-2019-00141, PS-2019-00049, SI-2019-00268, SD-2019-00150, SD-2019-00151, SD-2019-00152		

Signature:	Date: 08/19/2020
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

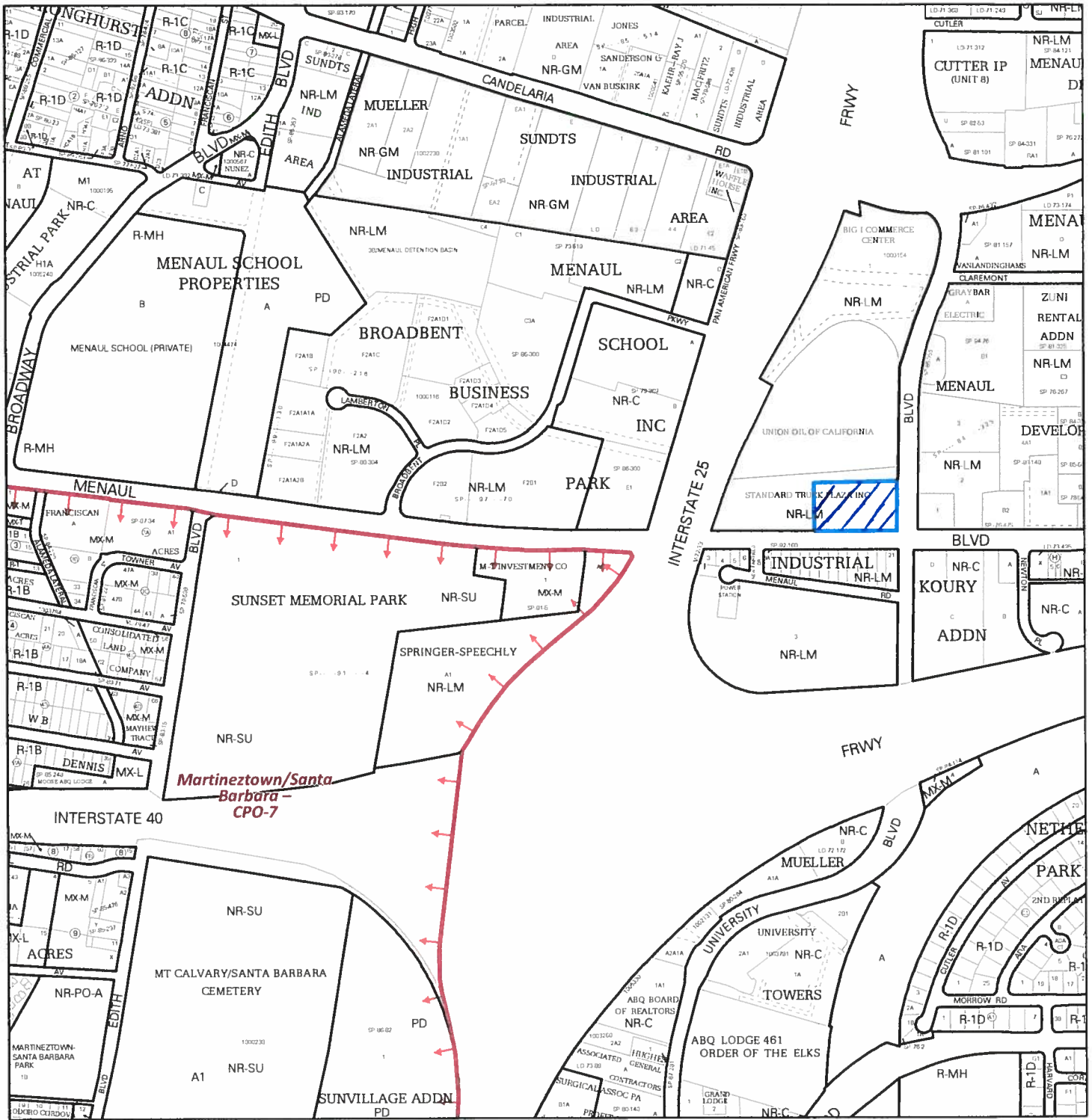
A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- ~~N/A~~ Interpreter Needed for Hearing? if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- SKETCH PLAT REVIEW AND COMMENT**
 - Letter describing, explaining, and justifying the request
 - Scale drawing of the proposed subdivision plat (7 copies, folded)
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)**
 - Letter describing, explaining, and justifying the request
 - Copy of recorded IIA
 - Proposed Final Plat (7 copies, 24" x 36" folded)
 - Design elevations & cross sections of perimeter walls (3 copies)
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved
- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
 - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
 - Required notice with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to applicable Neighborhood Association representatives
 - Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
 - Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
 - Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
 - Proposed Infrastructure List, if applicable
 - DXF file and hard copy of final plat data for AGIS submitted and approved
- MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature:	Date: 08/19/2020
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
Staff Signature:	
Date:	

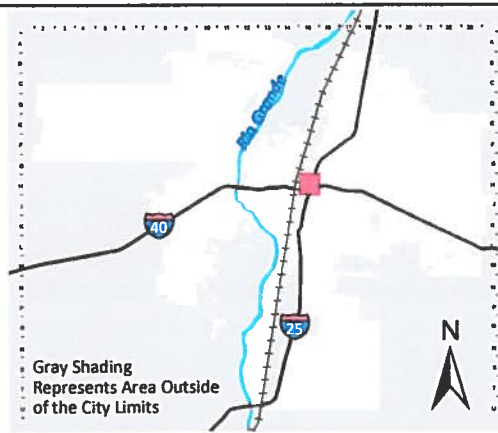


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
H-15-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

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Feet

TW

TIERRA WEST, LLC

August 19, 2020

Ms. Jolene Wolfley, Chair
Development Review Board
P.O. Box 1293
Albuquerque, NM 87103

**RE: DEVELOPMENT REVIEW BOARD APPROVAL FOR
MINOR AMENDMENT TO INFRASTRUCTURE LIST
DRB APPLICATION NO. SD-2019-00150 (MAVERIK UNIVERSITY/MENAU)
TRACTS A-1 & B-1 TRUCK STOP PLAZA
ZONE ATLAS PAGE H-15-Z**

Dear Ms. Wolfley:

Tierra West, on behalf of Maverik Gas Station, requests approval of a Minor Amendment to the Infrastructure List for the above referenced project. The amendment is a result of further discussion with NMDOT and COA Transportation on the proposed signal modification for replacing the traffic signal controller cabinet at the I-40 EB On-Ramp & University Blvd intersection.

The intent of installing the traffic controller cabinet was for anticipation of future dual-left turns and flashing yellow arrows for the mentioned intersection. Dual left turn movements are not warranted for the development of the new Maverik gas station (Tract B-1 Truck Stop Plaza) so the controller cabinet would be of no benefit for the immediate future.

Via email correspondence with COA Transportation and NMDOT Traffic Engineers, the agreed consensus was that the controller cabinet will not be required to be installed with the Maverik development. The controller cabinet will be deferred to be installed when the remaining platted property (Tract A-1 Truck Stop Plaza) will be fully developed out at a later date that is yet to be determined.

Attached is the email correspondence from Margaret Haynes with NMDOT and Jeanne Wolfenbarger with COA Transportation discussing the controller cabinet. If you have any questions or require additional information regarding this matter, please feel free to contact me at 505-858-3100.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Christie Hutchings, Maverik

JN: 2018062
RRB/vp/kw

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100
fax (505) 858-1118
tierrawestllc.com
1-800-245-3102

INFRASTRUCTURE LIST

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

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
CRB Project No: PR-2018-007494
DRB Application No: SD-2019-00150

Tracts A-1 & B-1 Truck Stop Plaza
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
Tract of Land in Section 9 Township 10N Range 3E in the S1/2 SW1/4 SE1/4 NE1/4 Excluding the SE1/4 Portion out to ROW at the NW Corner of Menaul & University
& Excluding a 7'W Portion out to ROW at Menaul & I-25
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 under the review of the construction drawings, if the DRC Chair determines that appointment items and/or unaddressed 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 appointment or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, those revisions to the listing will be incorporated administratively. In addition, any unaddressed items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be incorporated project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Ensl Engineer
		24"	RCP Storm Drain	Menaul's Intersection	SW Corner Tract A-1	Ex 101' Intersection	/	/
		Type D	4x Adjust Storm Inlet Grates to Finished Grade	N Side Menaul Blvd	354' West of University Blvd	153' West of University Blvd	/	/
		37'-Wide	Full-Access Driveway to Mercant Blvd Valley Gutters and ADA ramps	N Side Menaul Blvd	543' West of University Blvd	444' West of University Blvd	/	/
		32'-Wide	Right-Out Left-Out Driveway to Menaul Blvd, Valley Gutters, and ADA Ramps	N Side Menaul Blvd	411' West of University Blvd	294' West of University Blvd	/	/
		40'-Wide	Right In Right-Out Driveway to Menaul Blvd Valley Gutters, and ADA Ramps	N Side Menaul Blvd	754' West of University Blvd	159' West of University Blvd	/	/
		36'-Wide	Full-Access Driveway to University Blvd Valley Gutters and ADA Ramps	W Side University Blvd	308' North of Menaul Blvd	192' North of Menaul Blvd	/	/
		30'-Wide	Right-In Right-Out Driveway to I-25 NB Frontage Rd Valley Gutters and ADA Ramps	I-25 NB Frontage Rd	237' North of Menaul Blvd	Menaul Blvd	/	/
		5'-0"	Replace Curbs/Gutters Remove and Replace for New Driveway Curb Cuts	N Side Menaul Blvd	444' West of University Blvd	35' West of University Blvd	/	/
		6'-0"	Sidewalk/Curb/Gutter Remove and Replace	W Side University Blvd	378' North of University Blvd	44' North of University Blvd	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #
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Size	Type of Improvement	Location	From	To	Inspector	Private	City Crst Engineer
165'-0"	Dedicated Left Turn Lane Extension Median Curb/Gutter/Paving/Striping	Menaul Blvd	265' West of University Blvd	University Blvd	/	/	/
50'-0"	Full Access Median Modification Median Curb/Gutter/Paving/Striping	Menaul Blvd	711' West of University Blvd	320' West of University Blvd	/	/	/
155'-0"	Dedicated Left Turn Lane Extension Remove & Replace Striping	University Blvd	Menaul Blvd	140' South of Menaul Blvd	/	/	/
735'-0"	Dedicated Right Turn Lane Addition Remove & Replace Striping	University Blvd	735' North of Menaul Blvd	Menaul Blvd	/	/	/
171'-0"	Dedicated Left Turn Lane Extension Remove & Replace Striping	University Blvd	Camp-Harris Rd	280' South of Candellina Rd	/	/	/
255'-0"	Dedicated Right Turn Lane Extension Remove & Replace Striping	Vassar Dr	237' North of Menaul Blvd	Menaul Blvd	/	/	/
155'-0"	Deceleration Lane Addition for Driveway Curb/Gutter/Paving/Striping	1-25 NB Fringeage Rd	217' North of Menaul Blvd	51' North of Menaul Blvd	/	/	/
	Truncated Domes Added to Existing ADA Curb Ramps	All 4 corners of Menaul/University Intersection			/	/	/
	Reinstall Striping of Stop Bars, Approach Lanes, and Crosswalks	All 4 quadrants of Menaul/University Intersection			/	/	/
	Intersection Signal & Communication Modification	University 1-40 EB On-Ramp Intersection			/	/	/
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

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

NOTES

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

AGENT / OWNER

Vinny Perez PE

NAME (print)

TWLLC

FIRM

10-2-19

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

ORB CHAIR - date
10-2-19

NAME (print)

TRANSPORTATION DEVELOPMENT - date
10-2-19

NAME (print)

UTILITY DEVELOPMENT - date
10/2/19

NAME (print)

CITY ENGINEER - date
10/2/19

NAME (print)

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC

Project Number: 780180

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Tracts A-1 & B-1 Truck Stop Plaza

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract of Land in Section 9 Township 10N Range 3E in the S/2 SW/4 SE/4 NE/4 Excluding the SE 1/4 Portion out to RW at the NW Corner of Menaul & University & Excluding a W/4 Portion out to RW at menaul & I-25

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	
							Inspector	City Cnst Engineer
		24"	RCP Storm Drain	Menaul/I-25 Intersection	SW Corner Tract A-1	Ex. MH in Intersection	/	/
		Type D	4x Adjust Storm Inlet Grates To Finished Grade	N. Side Menaul Blvd	354' West of University Blvd	163' West of University Blvd	/	/
		32'-Wide	Full-Access Driveway to Menaul Blvd, Valley Gutters, and ADA ramps	N. Side Menaul Blvd	543' West of University Blvd	444' West of University Blvd	/	/
		50'-Wide	Right-Out, Left-Out Driveway to Menaul Blvd, Valley Gutters, and ADA Ramps	N. Side Menaul Blvd	411' West of University Blvd	294' West of University Blvd	/	/
		40'-Wide	Right-In, Right-Out Driveway to Menaul Blvd, Valley Gutters, and ADA Ramps	N. Side Menaul Blvd	254' West of University Blvd	159' West of University Blvd	/	/
		36'-Wide	Full-Access Driveway to University Blvd Valley Gutters, and ADA Ramps	W. Side University Blvd	328' North of Menaul Blvd	199' North of Menaul Blvd	/	/
		30'-Wide	Right-In, Right-Out Driveway to I-25 NB Frontage Rd, Valley Gutters, and ADA Ramps	I-25 NB Frontage Rd	237' North of Menaul Blvd	Menaul Blvd	/	/
		6'-0"	Sidewalk/Curb/Gutter Remove and Replace for New Driveway Curb Cuts	N. Side Menaul Blvd	444' West of University Blvd	35' West of University Blvd	/	/
		6'-0"	Sidewalk/Curb/Gutter Remove and Replace	W. Side University Blvd	328' North of University Blvd	44' North of University Blvd	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Crst Engineer
		160'-0"	Dedicated Left Turn Lane Extension Median Curb/Gutter/Paving/Striping	Menaul Blvd	266' West of University Blvd	University Blvd	/	/	/
		391'-0"	Full Access Median Modification Median Curb/Gutter/Paving/Striping	Menaul Blvd	711' West of University Blvd	320' West of University Blvd	/	/	/
		160'-0"	Dedicated Left Turn Lane Extension Remove & Replace Striping	University Blvd	Menaul Blvd	160' South of Menaul Blvd	/	/	/
		735'-0"	Dedicated Right Turn Lane Addition Remove & Replace Striping	University Blvd	735' North of Menaul Blvd	Menaul Blvd	/	/	/
		171'-0"	Dedicated Left Turn Lane Extension Remove & Replace Striping	University Blvd	Candelaria Rd	285' South of Candelaria Rd	/	/	/
		233'-0"	Dedicated Right Turn Lane Extension Remove & Replace Striping	Vassar Dr	233' North of Menaul Blvd	Menaul Blvd	/	/	/
		156'-0"	Deceleration Lane Addition for Driveway Curb/Gutter/Paving/Striping	I-25 NB Frontage Rd	217' North of Menaul Blvd	61' North of Menaul Blvd	/	/	/
			Truncated Domes Added to Existing ADA Curb Ramps	All 4 corners of Menaul/University Intersection			/	/	/
			Refresh Striping of Stop Bars, Approach Lanes, and Crosswalks	All 4 quadrants of Menaul/University			/	/	/
			Intersection Signal & Communication Modification	Intersection University I-40 EB On Ramp Intersection			/	/	/
							/	/	/
							/	/	/

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

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

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

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER _____ **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

NAME (print) Ronald P. Bhargava DRB CHAIR - date _____ PARKS & RECREATION - date _____
 FIRM Treni Ward LLC TRANSPORTATION DEVELOPMENT - date _____ AMAFCA - date _____
 SIGNATURE - date [Signature] UTILITY DEVELOPMENT - date _____ CODE ENFORCEMENT - date _____
 CITY ENGINEER - date _____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Jaimie Garcia

Email Reference

From: Wolfenbarger, Jeanne <jwolfenbarger@cabq.gov>
Sent: Tuesday, August 18, 2020 8:04 AM
To: Vinny Perea; Haynes, Margaret, NMDOT; Roeder, James A.
Cc: Ron Bohannon; Kubiak, Peter, NMDOT; Perea, Nancy, NMDOT; Grush, Matthew P.
Subject: RE: [#2018062] Maverik University/Menaul - Offsite Scope of Work

Follow Up Flag: Follow up
Flag Status: Completed

Vinny, based on NMDOT's e-mail below, you can proceed with amendment to the infrastructure list to defer the controller cabinet install until a later date, but this action shall go through DRB.



JEANNE WOLFENBARGER
manager for transportation
o 505.924-3991
e jwolfenbarger@cabq.gov
cabq.gov/planning

From: Vinny Perea [mailto:vperea@tierrawestllc.com]
Sent: Tuesday, August 18, 2020 7:42 AM
To: Haynes, Margaret, NMDOT; Roeder, James A.
Cc: Ron Bohannon; Kubiak, Peter, NMDOT; Perea, Nancy, NMDOT; Wolfenbarger, Jeanne; Grush, Matthew P.
Subject: RE: [#2018062] Maverik University/Menaul - Offsite Scope of Work

Thanks for the input Margaret! After discussing with Maverik it looks like we will be moving forward with continuing to install the access off of the I-25 frontage road but would still like to defer the controller cabinet install until full development of the remaining site.

Jim/Jeanne/Matt – please let me know what we would have to do in order to delete this controller cabinet from our current infrastructure list and tag it to any future development of the remaining site.

Thanks,

Vinny Perea, PE
Civil Engineer



5571 Midway Park Pl, NE
Albuquerque, NM 87109

(505)858-3100

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

From: Haynes, Margaret, NMDOT [<mailto:Margaret.Haynes@state.nm.us>]
Sent: Monday, August 17, 2020 10:35 AM
To: Vinny Perea
Cc: Ron Bohannon; Kubiak, Peter, NMDOT; Perea, Nancy, NMDOT; Wolfenbarger, Jeanne; Grush, Matthew P. (mgrush@cabq.gov); Haynes, Margaret, NMDOT
Subject: RE: Maverik University/Menaul - Offsite Scope of Work

Good morning Vinny,

I don't see any problem with postponing the full off-site improvements at this time as long as it is captured in a development agreement or the infrastructure list with the City of Albuquerque.

Please let us know how you plan to proceed with this.

Thanks,
Margaret

Margaret L. Haynes, P.E.
District 3 Assistant Traffic Engineer
New Mexico Department of Transportation
505-288-2086 cell

The NMDOT care about your health and the health of its employees. Due to COVID-19 concerns our offices are currently closed. All non-essential staff are teleworking so our schedules may vary.

From: Vinny Perea <vperea@tierrawestllc.com>
Sent: Wednesday, August 5, 2020 2:34 PM
To: Perea, Nancy, NMDOT <Nancy.Perea@state.nm.us>; Haynes, Margaret, NMDOT <Margaret.Haynes@state.nm.us>
Cc: Bohannon, Ronald <rbb@tierrawestllc.com>; Kubiak, Peter, NMDOT <Peter.Kubiak@state.nm.us>
Subject: [EXT] Maverik University/Menaul - Offsite Scope of Work

Good Afternoon Margaret & Nancy,

We are currently working through our construction costs with Maverik and TLC, the selected contractor, for the offsite work for the NW corner of University/Menaul intersection that we've recently obtained a driveway permit approval for. We are currently going through value engineering to get the project within Maverik's budget in hopes that the project will not be shelved, as right now our offsite costs are pretty high. There are two items that we see that can help immensely with bringing the cost within budget that would have very little adverse impacts to the Maverik development, and that is eliminating the driveway along the I-25 frontage road or moving to a second phase and eliminating the traffic controller cabinet update at the I-40 EB On-ramp intersection.

The way the site is laid out for truck traffic is to have trucks entering exclusively from University Blvd and have to exit onto Menaul Blvd. The proposed driveway on the frontage road was included to be a secondary access for trucks to enter but truck vehicles looking to fuel would still have to exit onto Menaul, this driveway was moreso to give another

access for the future development of the remainder of the property which is still uncertain of when it would be developed. The controller cabinet at University/I-40 EB on-ramp intersection was also not an original recommendation from the traffic study of the full buildout of the Maverik and remaining property, but was recommended based off the NMDOT review of the traffic study. The controller cabinet was asked to be installed for future dual-left turn lanes, however the future dual-lefts are not being warranted from the Maverik development and would not be needed for this immediate future. We feel this cost would be better borne when the balance of the property is developed.

We are proposing to eliminate these two items from the current offsite scope of work and would recommend that these items be installed upon full-development of the remaining property. Let us know your thoughts on this and if you have any questions regarding the project.

Thanks,

Vinny Perea, PE

Civil Engineer



5571 Midway Park Pl, NE
Albuquerque, NM 87109
(505)858-3100

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