



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 P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input checked="" type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (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

Subdivision of approximately 7.18 acres consisting of three (3) existing Tracts into six (6) commercial lots with associated infrastructure improvements.

APPLICATION INFORMATION		
Applicant: I25 & Gibson, LLC (Wes Butero)		Phone: 505-338-2149
Address: 7620 Jefferson NE		Email: wes@mdgrealestate.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Galloway & Company, Inc (Aaron McLean)		Phone: 303-962-8516
Address: 6162 South Willow Drive, Suite 320		Email: aaronmclean@gallowayus.com
City: Greenwood Village	State: CO	Zip: 80111
Proprietary Interest in Site: None, Consultant	List all owners: I25 & Gibson, LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tracts A-1A, B-1 and C-1	Block: N/A	Unit: N/A
Subdivision/Addition: Lovelace Heights Addition	MRGCD Map No.:	UPC Code: 101505541251311601, 2 and 3
Zone Atlas Page(s): M-15-Z	Existing Zoning: NR-C	Proposed Zoning: N/A
# of Existing Lots: 3 (tracts)	# of Proposed Lots: Six (6)	Total Area of Site (Acres): 7.18
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 2121 Yale Blvd SE	Between: Gibson Boulevard SE	and: Miles Road
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2021-005482, PS-2021-00065, M15-D021 and DRC#643186		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: <i>Aaron McLean</i>	Date: 4/4/2022				
Printed Name: Aaron McLean	<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 #	

I25 & GIBSON LLC

7620 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87109 PH: 505-338-2149

February 15, 2022

Jolene Wolfley, Chair
City of Albuquerque Development Review Board
600 2nd Street NW
Albuquerque, New Mexico 87012

Re: Agent Authorization Letter for Development and Construction Applications & Associated Actions for Tracts "A-1A", "B-1" and "C-1" of LOVELACE HEIGHTS ADDITION, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page M-15.

Dear Ms. Wolfley:

As owner of the above referenced property, we hereby authorize Maestas Development Group, Galloway, Surv-tek and Consensus Planning to act as agents on our behalf for processing development and construction applications with the City of Albuquerque.

Please feel free to contact us with any questions. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wes Butero".

Wes Butero
Chief Development Officer

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

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 to City Staff using other on-line resources such as Dropbox or FTP. 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
- ___ Letter describing, explaining, and justifying the request
- ___ Scale drawing of the proposed subdivision plat
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? No if yes, indicate language: _____

- x 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 to City Staff using other on-line resources such as Dropbox or FTP. 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.
- x Zone Atlas map with the entire site clearly outlined and labeled
- x Proposed Final Plat
- n/a Design elevations & cross sections of perimeter walls
- n/a Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

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 to City Staff using other on-line resources such as Dropbox or FTP. 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
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ 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
- ___ Sidewalk Exhibit and/or cross sections of proposed streets
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

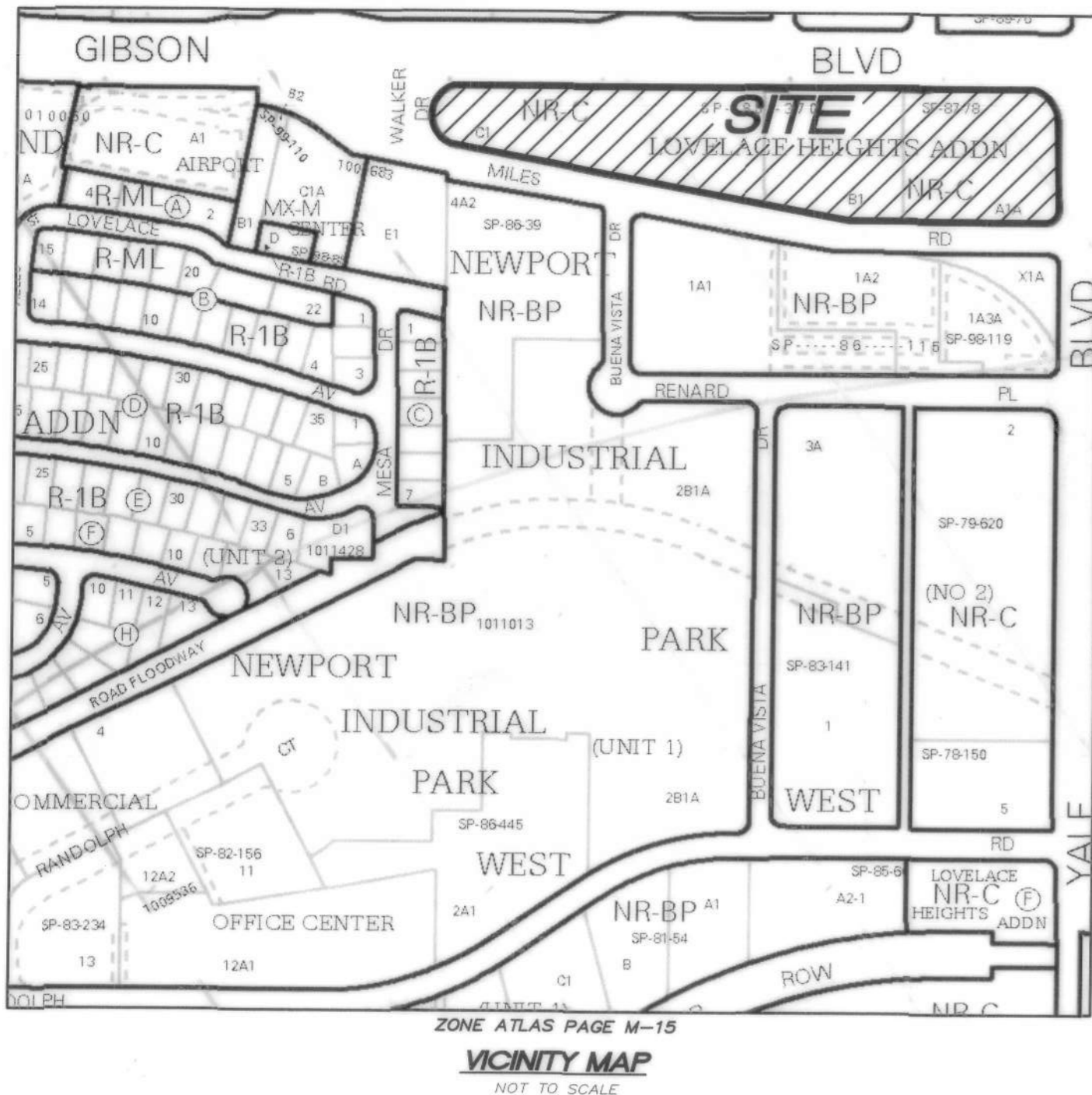
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

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 to City Staff using other on-line resources such as Dropbox or FTP. 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
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Infrastructure List, if applicable

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.



ZONE ATLAS PAGE M-15
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Lots A thru F as shown hereon are subject to that certain "Declaration of Easements, Covenants, and Restrictions" filed in the office of the County Clerk of Bernalillo County, New Mexico on September 29, 2021 as Document Number 2021116117.
- Common cross lot surface drainage easements for Lots A thru F are hereby granted by this plat for the benefit and use of the owners of Lots A thru F. Each owner shall be responsible for maintenance of the easement areas located on their lot.

SUBDIVISION DATA

- Total number of existing Tracts: 3
- Total number of Lots created: 6
- Public Street right of way dedicated 0.4585 Ac.
- Gross Subdivision acreage: 7.1823 acres.

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
 - New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 - Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 - Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantees, 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 transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

- Divide Three (3) existing Tracts into Six (6) new Lots as shown hereon.
- Dedicate additional public street right of way as shown hereon.
- Grant the new public and private easements 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.

[Signature]
Russ P. Hugg
NMPS No. 9750
January 4, 2022



PLAT OF
LOTS A THRU F
LOVELACE HEIGHTS ADDITION
(BEING A REPLAT OF TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION)

WITHIN
SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2022

PROJECT NUMBER: PR-2021-005482

PLAT APPROVAL

UTILITY APPROVALS:

[Signature] 2/24/2022
Public Service Company of New Mexico Date

[Signature] 1/21/2022
New Mexico Gas Company Date

[Signature] 1/21/2022
QWest Corporation d/b/a CenturyLink QC Date

[Signature] 1/31/22
Comcast Date

CITY APPROVALS:

[Signature] 1/21/2022
Loren M. Rioshauer P.S. City Surveyor Date
Department of Municipal Development

Real Property Division _____ Date

Environmental Health Department _____ Date

Traffic Engineering, Transportation Division _____ Date

ABCWUA _____ Date

Parks and Recreation Department _____ Date

[Signature] 5/23/2022
AMARSA _____ Date

City Engineer _____ Date

Code Enforcement _____ Date

DRB Chairperson, Planning Department _____ Date

M.R.G.C.D.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

APPROVED *[Signature]* DATE _____
NOT WITHIN MRGCD JURISDICTION

PLAT OF
LOTS A THRU F
LOVELACE HEIGHTS ADDITION
(BEING A REPLAT OF TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION)

WITHIN
SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2022

LEGAL DESCRIPTION

That certain parcel of land situate within Section 33, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising All of Tracts "B-1" and "C-1" of LOVELACE HEIGHTS ADDITION, being a replat of Lovelace Heights Addition and Tract 1-A, of Newport Industrial Park West- Unit 2, Albuquerque, New Mexico, as the same are shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 30, 1985 in Volume C28, folio 44 and All of Tract A-1A of Lovelace Heights Addition, being a replat of Tract A-1 of said Addition, as the same is shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1987 in Volume C33, folio 29.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, 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. Said owner(s) and proprietor(s) do hereby grant the 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)

Tracts A-1A, B-1 and C-1
Lovelace Heights Addition

OWNER: 125 & GIBSON, LLC.

By: Steve Maestas, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF Bernalillo SS

The foregoing instrument was acknowledged before me this 14
day of January, 2022, by Steve Maestas as Manager
of 125 & Gibson, LLC.

My commission expires 11-13-2024

STATE OF NEW MEXICO
NOTARY PUBLIC
Robin A. Hughes
Commission No. 1116393
November 18, 2024



FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X" (areas of minimal flooding) in accordance with the National Flood Insurance Program Rate Map No. 35001C0361 G, Effective Date 9/26/2008 and Map No. 35001C0342 G, Effective Date 9/26/2008.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP000103278, Effective Date: March 8, 2021.
- Plat of Tracts "B-1" and "C-1" of LOVELACE HEIGHTS ADDITION, being a replat of Lovelace Heights Addition and Tract 1-A, of Newport Industrial Park West- Unit 2, Albuquerque, New Mexico, as the same are shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 30, 1985 in Volume C28, folio 44.
- Plat of Tract A-1A of Lovelace Heights Addition, being a replat of Tract A-1 of said Addition, as the same is shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1987 in Volume C33, folio 29.

PLAT OF
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LOVELACE HEIGHTS ADDITION
 (BEING A REPLAT OF TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION)

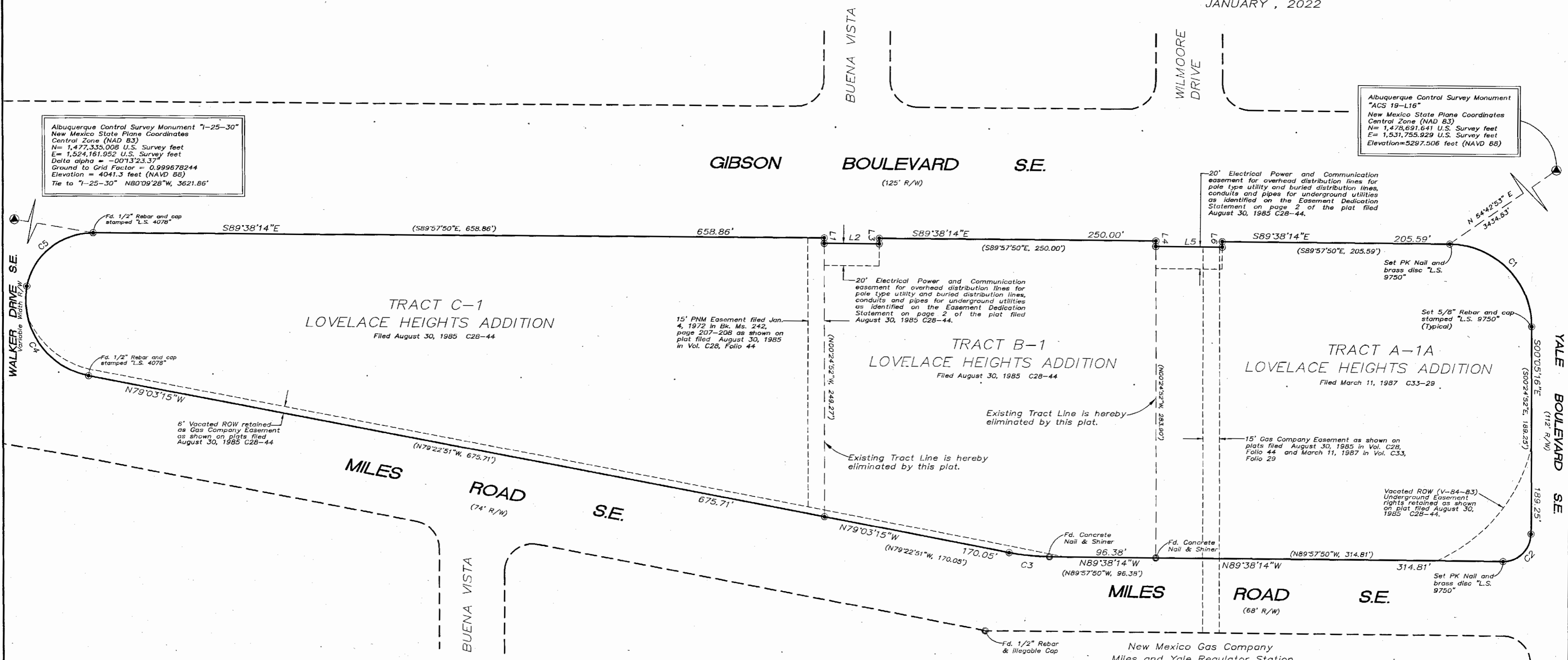
WITHIN
SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2022

NOT TO SCALE

EXISTING TRACTS



Albuquerque Control Survey Monument "1-25-30"
 New Mexico State Plane Coordinates
 Central Zone (NAD 83)
 N= 1,477,335,008 U.S. Survey feet
 E= 1,524,161,952 U.S. Survey feet
 Delta alpha = -00°13'23.37"
 Ground to Grid Factor = 0.999678244
 Elevation = 4041.3 feet (NAVD 88)
 Tie to "1-25-30" N80°09'28"W, 3621.86'

Albuquerque Control Survey Monument
 "ACS 19-116"
 New Mexico State Plane Coordinates
 Central Zone (NAD 83)
 N= 1,478,691,641 U.S. Survey feet
 E= 1,531,755,929 U.S. Survey feet
 Elevation=5297.506 feet (NAVD 88)

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	117.26' (117.26')	75.00' (75.00')	74.46'	105.68'	N44°50'49"W	89°34'56"
C2	39.46' (39.46')	25.00' (25.00')	25.19'	35.49'	S45°08'15"W	90°26'39"
C3	36.94' (36.94')	200.00' (200.00')	18.52'	36.89'	N84°20'45"W	10°34'59"
C4	109.30' (109.30')	69.58' (69.58')	69.59'	98.41'	N34°03'29"W	90°00'21"
C5	83.17' (83.17')	60.00' (60.00')	49.83'	76.67'	N50°39'15"E	79°25'01"

LINE	LENGTH	BEARING
L1	5.00' (5.00')	S00°05'18"E (S00°24'52"E)
L2	50.00' (50.00')	S89°38'14"E (S89°57'50"E)
L3	5.00' (5.00')	N00°05'18"W (N00°24'52"W)
L4	5.00' (5.00')	S00°05'18"E (S00°24'52"E)
L5	60.00' (60.00')	S89°38'14"E (S89°57'50"E)
L6	5.00' (5.00')	N00°05'18"W (N00°24'52"W)

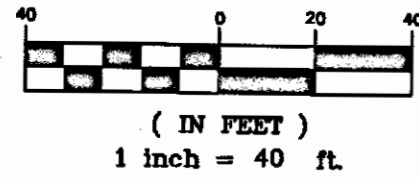


SURV TEK, INC.
 Consulting Surveyors
 P.O. Box 66885, Albuquerque, New Mexico 87114
 Phone: 505-300-4732

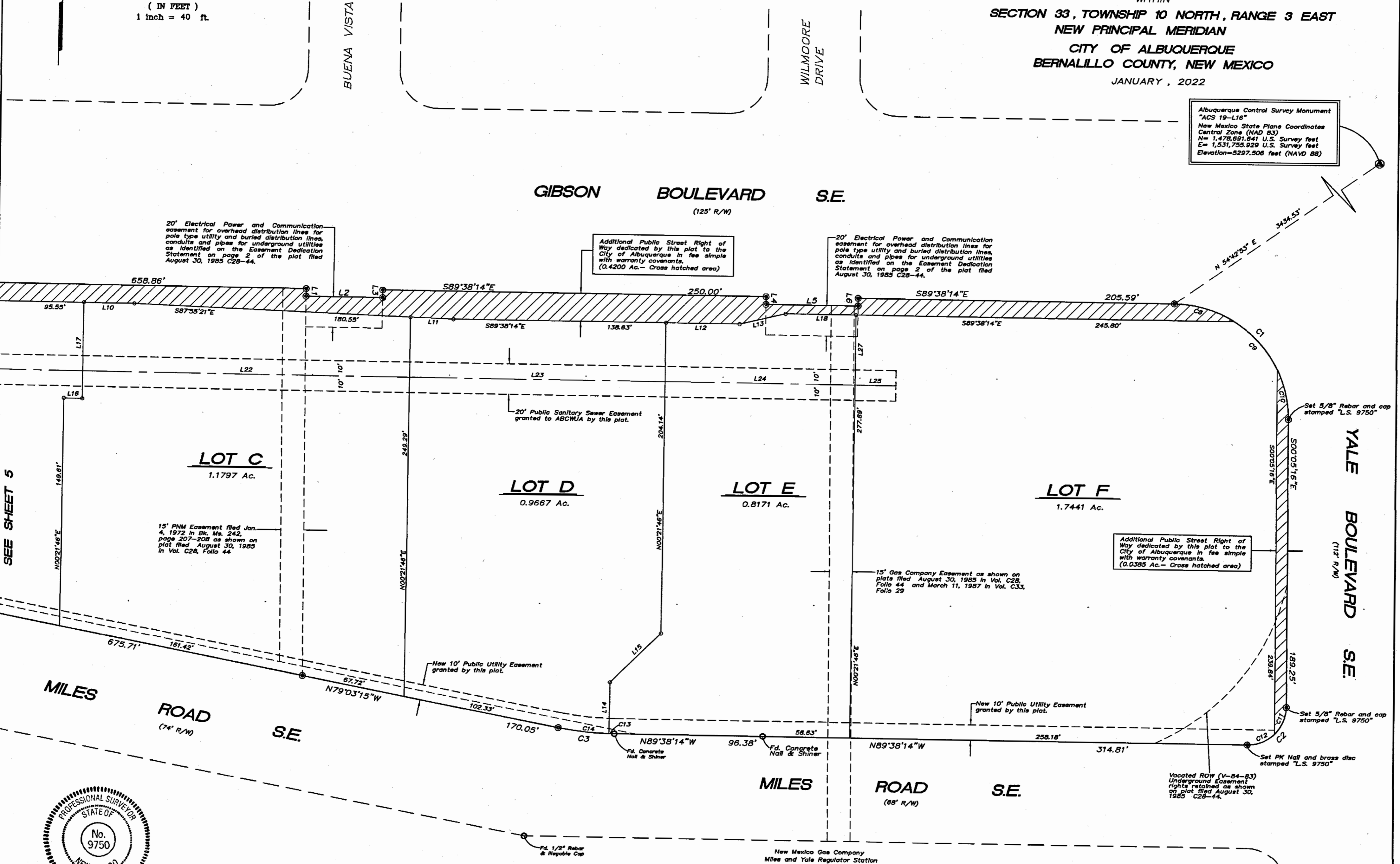
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NEW PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2022



Albuquerque Control Survey Monument
 "ACS 19-L16"
 New Mexico State Plane Coordinates
 Control Zone (NAD 83)
 N = 1,478,691.641 U.S. Survey feet
 E = 1,531,755.929 U.S. Survey feet
 Elevation = 5297.506 feet (NAVD 88)



SEE SHEET 5

MILES ROAD S.E.
 (74' R/W)

MILES ROAD S.E.
 (88' R/W)

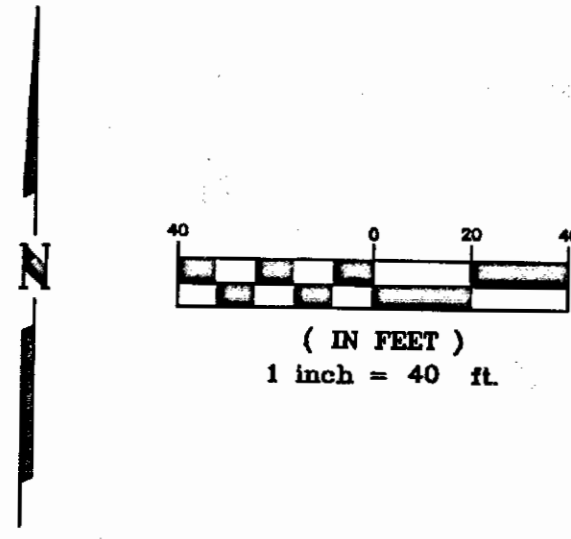
YALE BOULEVARD S.E.
 (112' R/W)

GIBSON BOULEVARD S.E.
 (125' R/W)



New Mexico Gas Company
 Miles and Yale Regulator Station

SURV TEK, INC.
 Consulting Surveyors
 P.O. Box 66885, Albuquerque, New Mexico 87114



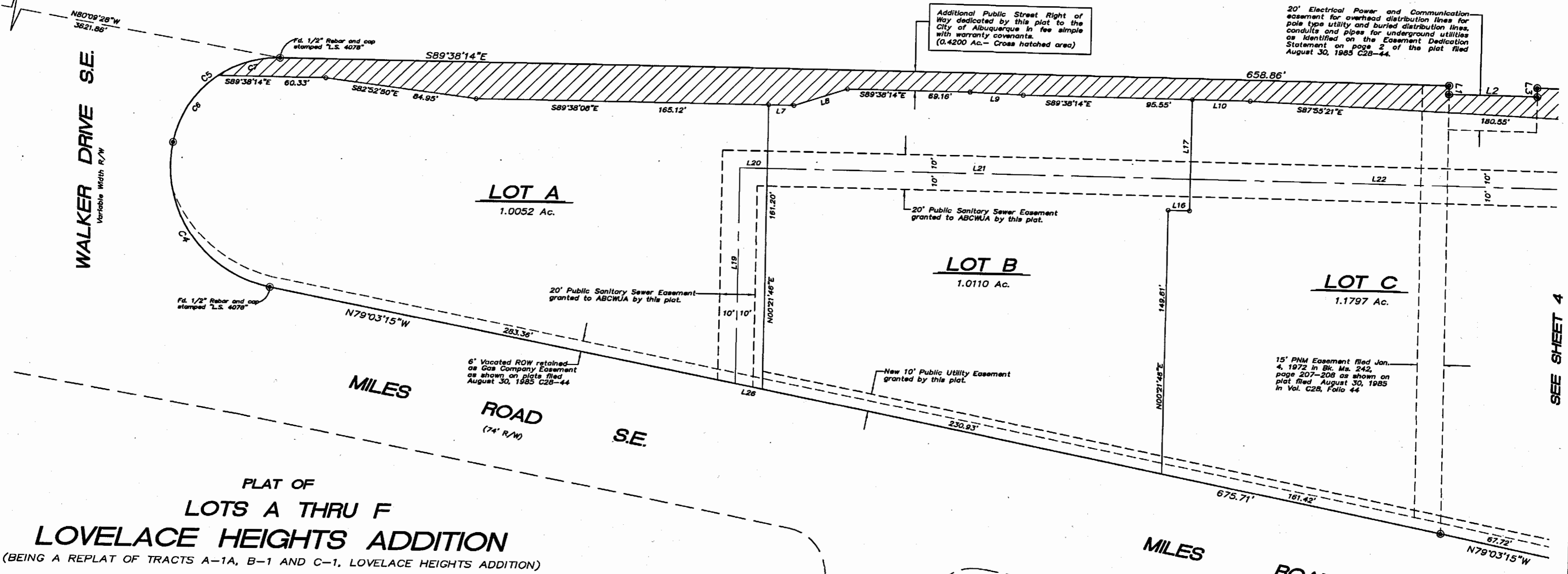
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	117.26' (117.26')	75.00' (75.00')	74.46'	105.68'	N44°50'49"W	89°34'56"
C2	39.46' (39.46')	25.00' (25.00')	25.19'	35.49'	S45°08'15"W	90°26'39"
C3	36.94' (36.94')	200.00' (200.00')	18.52'	36.89'	N84°20'45"W	10°34'59"
C4	109.30' (109.30')	69.58' (69.58')	69.59'	98.41'	N34°03'29"W	90°00'21"
C5	83.17' (83.17')	60.00' (60.00')	49.83'	76.67'	N50°39'15"E	79°25'01"
C6	46.25'	60.00'	24.34'	45.12'	S33°01'50"W	44°10'10"
C7	36.91'	60.00'	19.06'	36.33'	S72°44'20"W	35°14'51"
C8	41.14'	75.00'	21.10'	40.62'	N73°55'34"W	31°25'31"
C9	42.26'	75.00'	21.71'	41.70'	N42°04'17"W	32°17'00"
C10	33.87'	75.00'	17.23'	33.58'	N12°59'32"W	25°52'27"
C11	19.88'	25.00'	10.50'	19.36'	N22°42'07"E	45°34'17"
C12	19.58'	25.00'	10.32'	19.08'	N67°55'14"E	44°52'22"
C13	3.49'	200.00'	1.75'	3.49'	S89°08'13"E	1°00'02"
C14	33.45'	200.00'	16.76'	33.41'	S83°50'44"E	9°34'57"

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	5.00' (5.00')	S00°05'18"E (S00°24'52"E)	L18	45.87'	S89°38'14"E
L2	50.00' (50.00')	S89°38'14"E (S89°37'50"E)	L19	122.30'	N00°21'46"E
L3	5.00' (5.00')	N00°05'18"W (N00°24'52"W)	L20	15.50'	S89°38'14"E
L4	5.00' (5.00')	S00°05'18"E (S00°24'52"E)	L21	239.00'	S89°38'14"E
L5	60.00' (60.00')	S89°38'14"E (S89°37'50"E)	L22	213.25'	S89°38'14"E
L6	5.00' (5.00')	N00°05'18"W (N00°24'52"W)	L23	166.50'	S89°38'14"E
L7	14.29'	S89°38'08"E	L24	123.82'	S89°38'14"E
L8	31.62'	N71°55'40"E	L25	26.57'	S89°38'14"E
L9	30.02'	S87°43'41"E	L26	15.77'	N79°03'15"W
L10	32.78'	S89°38'14"E	L27	46.00'	N00°21'46"E
L11	27.88'	S87°55'21"E			
L12	47.96'	S89°38'14"E			
L13	30.86'	N76°48'04"E			
L14	33.80'	N00°21'46"E			
L15	46.21'	N45°21'46"E			
L16	12.00'	S89°38'14"E			
L17	63.00'	N00°21'46"E			

Albuquerque Control Survey Monument "1-25-30"
 New Mexico State Plane Coordinates
 Central Zone (NAD 83)
 N = 1,477,335.008 U.S. Survey feet
 E = 1,524,181.952 U.S. Survey feet
 Delta alpha = -00°13'23.37"
 Ground to Grid Factor = 0.999678244
 Elevation = 4041.3 feet (NAVD 88)

GIBSON BOULEVARD S.E.
 (125' R/W)

WALKER DRIVE S.E.
 Variable Width R/W



PLAT OF
 LOTS A THRU F
LOVELACE HEIGHTS ADDITION
 (BEING A REPLAT OF TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION)
 WITHIN
 SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2022



SHEET 5 OF 5

SURVOTEK, INC.
 Consulting Surveyors
 P.O. Box 66885, Albuquerque, New Mexico 87114
 Phone: 505-300-4732

BUENA VISTA

SEE SHEET 4

INFRASTRUCTURE IMPROVEMENTS AGREEMENT
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS

Project Name: Lovelace Heights Addition
Project Number: 643186

THIS AGREEMENT is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and I25 & Gibson, LLC ("Developer"), a New Mexico limited liability company, whose email address is wes@mdgrealestate.com, whose address is 7620 Jefferson NE, Albuquerque, NM 87109 and whose telephone number is 505-858-0001, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as Tract "A-1A" of Lovelace Heights Addition recorded on March 11, 1987 in Volume C33, folio 29 and Tracts "B-1" and "C-1" of Lovelace Heights Addition recorded on August 30, 1985, in Volume C28, folio 4 in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property"). The Developer certifies that the Developer's Property is owned by I25 & Gibson, LLC ("Owner").

The Developer has submitted and the City has approved a Preliminary Plat or Site Plan identified as Plat of Lots A Thru F Lovelace Heights Addition describing Developer's Property ("Developer's Property"). If this Agreement is for a "Phase" as identified on the Infrastructure List, then the Phase shall be added to the Preliminary Plat or Site Plan identified above.

As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the Final Plat, Building Permit or the Site Plan.

2. Improvements and Construction Deadline. The Developer agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required Infrastructure List ("Improvements"), to the satisfaction of the City, on or before the Construction Completion Deadline as shown in paragraph 6, at no cost to the City. All of the improvements on Exhibit A are to be included in this Agreement, unless the Development Review Board (DRB) has approved phasing of the improvements, or the DRB has approved them as "Deferred" and they are shown in greater detail on the Developer's proposed and approved plans, which have been filed with the City Engineer.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Developer meets the requirements of this Agreement, the Construction Completion Deadline can



be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City’s Development Review Board (“DRB”), unless the DRB grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority (“ABCWUA”) and Albuquerque Metropolitan Arroyo Flood Control Authority (“AMAFCA”). Pursuant to the Memorandum of Understanding between the City of Albuquerque and ABCWUA dated March 21, 2007, and the Memorandum of Understanding with AMAFCA dated February 6, 2013, the City is authorized to act on behalf of the ABCWUA and AMAFCA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Developer causes to be submitted all documents, and meets all requirements listed in Development Process Manual (“DPM”), Chapter 2, Work Order Process.

B. The Developer complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.6%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (Figure 4)

Note: The Developer must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

C. The Developer must procure a New Mexico licensed Contractor to construct the improvements per the specifications contained in the City-approved construction drawings. The Contractor shall provide proof of proper licensure to complete the improvements. If the Contractor that has been identified by the Developer does not possess all of the proper licenses for the improvements then proof of proper licensure of the subcontractors must be provided. The Developer’s Contractor shall obtain a Performance & Warranty bond and a Labor & Materials bond utilizing the bond templates provided and approved by the City. The mandatory bonds

obtained by the Contractor are independent of, and in addition to, the Financial Guaranty provided by the Developer. If the Developer or the City determines that the Contractor failed to faithfully construct or maintain the specified and warranted work, the Developer and the City shall each have standing to make claim on the applicable bonds.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Cartesian Surveys Inc. and construction surveying of the private Improvements shall be performed by Cartesian Surveys Inc. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Developer shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Galloway & Company, Inc. and inspection of the private Improvements shall be performed by Galloway & Company, Inc., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Developer shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Western Technologies, Inc. and field testing of the private Improvements shall be performed by Western Technologies, Inc., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Developer shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the

Developer must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's I.D.O. requirements, the Developer has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Irrevocable Letter of Credit and Agreement

Amount: \$1,197,495.68

Name of Financial Institution or Surety providing Guaranty: Main Bank

Date City first able to call Guaranty (Construction Completion Deadline): March 3, 2023

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call

Guaranty is: May 2, 2023

Additional information: _____

7. Notice of Start of Construction. Before construction begins, the Developer shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Developer's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Chapter 2). If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Developer has provided to assure the materials and workmanship, as required by the I.D.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Developer will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat.

10. Reduction of Financial Guaranty Upon Partial Completion. The Developer shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements

detailed in the DPM, Chapter 2.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Developer must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the I.D.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Developer's Property or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest

to the Developer has entered into an Infrastructure Improvement Agreement with the City. Thereafter, if the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Developer shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City Legal Department on this form.

22. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

DEVELOPER: I25 & Gibson, LLC, a New Mexico limited liability company

By [Signature]: 

Name [Print]: Steve Maestas

Title: Manager


Dated: May 2, 2022

DEVELOPER'S NOTARY

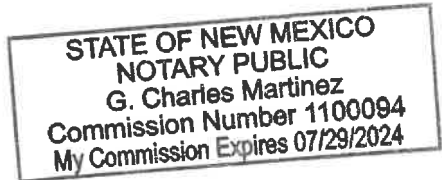
STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on this 2nd day of May, 2022,
by Steve Maestas, Manager of I25 & Gibson, LLC, a New Mexico limited liability company.

(SEAL)


Notary Public

My Commission Expires: _____



CITY OF ALBUQUERQUE:

By: Shahab Biazar
Shahab Biazar, P.E., City Engineer

DS
BMR

Agreement is effective as of (Date): 5/9/2022 | 2:15 PM MDT

CITY'S NOTARY

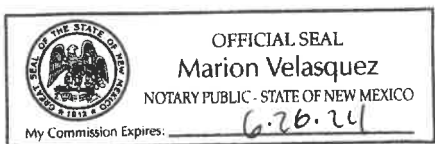
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 9th day of May, 2022, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

[Signature]
Notary Public

My Commission Expires: June 26, 2024



[EXHIBIT A ATTACHED]

CITY OF ALBUQUERQUE



FINANCIAL GUARANTY AMOUNT

April 14, 2022

Type of Estimate: I.I.A. Procedure B with FG

Project Description:

Project ID #: 643186 Lovelace Heights Addition

Requested By: Troy Kelts

Approved Estimate Amount: \$ 743,396.69

Contingency Amount: 10.00% \$ 74,339.67

Subtotal: \$ 817,736.36

PO Box 1293

NMGRT: 7.875% \$ 64,396.74

Subtotal: \$ 882,133.10

Albuquerque

Engineering Fee: 6.60% \$ 58,220.78

NM 87103

Testing Fee: 2.00% \$ 17,642.66

Subtotal: \$ 957,996.54

www.cabq.gov

FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ **1,197,495.68**

APPROVAL:

DATE:

April 14, 2022

Notes: Plans not yet approved.



LETTER OF CREDIT

May 2, 2022

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 1266700
AMOUNT: \$1,197,495.68

Sanjay Bhakta
Chief Financial Officer
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Letter of Credit For: I25 & Gibson, LLC
City of Albuquerque Project No.: 643186
Project Name: Lovelace Heights Addition

Dear Mr. Bhakta:

This letter is to advise the City of Albuquerque ("City") that, at the request of I25 & Gibson, LLC ("Developer"), and Main Bank, Albuquerque, New Mexico, has established an Irrevocable Letter of Credit in the sum of \$1,197,495.68 ("Letter of Credit") for the exclusive purpose of providing the financial guarantee, which the City requires I25 & Gibson, LLC to provide for the installation of the improvements, which must be constructed at Lovelace Heights Addition, Project No. 643186. The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Integrated Development Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Developer in the records of the Clerk of Bernalillo County, New Mexico.

A draft or drafts for any amount up to, but not in excess of One million one hundred ninety-seven thousand four hundred ninety-five and 68/cents. \$1,197,495.68 is/are available certified mail at the option of the City of Albuquerque or at sight at Main Bank 7300 Menaul Blvd., NE Albuquerque, New Mexico 87110 between March 3, 2023 and May 2, 2023.

When presented for negotiation, the draft(s) is/are to be accompanied by the City's notarized certification stating: "1) I25 & Gibson, LLC has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement."

We hereby agree with the drawer of draft(s) drawn under and in compliance with the terms of this credit that such draft(s) will be duly honored upon presentation to the drawee if negotiated between March 3, 2023 and May 2, 2023 .

The draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 643186 of Main Bank, Albuquerque, New Mexico, dated May 2, 2022" and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of I25 & Gibson, LLC's failure to comply with the terms of the Agreement, and payment by Certified Check from Main Bank to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date May 2, 2023 ; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

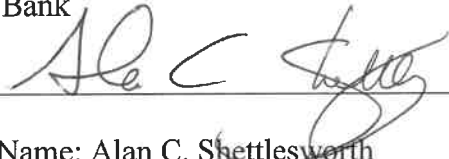
This Letter of Credit will terminate at five o'clock p.m., New Mexico time, May 2, 2023 .

This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

Respectfully

Main Bank

By: _____



Print Name: Alan C. Shettlesworth

Title: President and CEO

Date: May 2, 2022

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____

Sanjay Bhakta
Chief Financial Officer

Date: _____

Respectfully

Main Bank

By: 

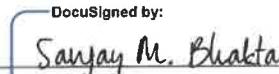
Print Name: Alan C. Shettlesworth

Title: President and CEO

Date: May 2, 2022

ACCEPTED:

CITY OF ALBUQUERQUE

DocuSigned by:
By: 
Sanjay M. Bhakta
Chief Financial Officer

Date: 5/9/2022 | 2:53 PM PDT

Current DRC Project Number: 643186

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

Plat of Lots A Thru F Lovelace Heights Addition
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

That certain parcel of land situated within Section 33, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising All of Tracts "B-1" and "C-1" of LOVELACE HEIGHTS ADDITION, being a replat of Lovelace Heights Addition and Tract 1-A, of Newport Industrial Park West - Unit 2, Albuquerque, New Mexico, as the same are shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 30, 1985 in Volume C28, folio 44 and All of Tract "A-1A" of Lovelace Heights Addition, being a replat of Tract A-1 of said Addition, as the same is shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1987 in Volume C33, folio 29.

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 Crst Engineer
643186		12' Wide	130' Eastern Right Turn Decal Lane w/ 100' Transition	East Bound Gibson Boulevard	Buena vista Drive	Wilmoore Drive	/	/
643186		12' Wide	115' Western Right Turn Decal Lane w/ 100' Transition	East Bound Gibson Boulevard	Walker Dr	Oniste Private Drive	/	/
643186		10' Wide	Multi-Use Pedestrian Trail	East Bound Gibson Boulevard	Walker Dr	Yale Boulevard	/	/
643186			Sidewalk Culvert (x8)	East Bound Gibson Boulevard	Walker Dr	Yale Boulevard	/	/
643186			Curb & Gutter w/ detached 6' Sidewalk	Miles Road	Walker Drive	Yale Boulevard	/	/
643186			Curb & Gutter w/ detached 6' Sidewalk	South Bound Yale Boulevard	Gibson Boulevard	Miles Road	/	/
643186			Replace Existing Concrete Valley Gutter	South Bound Yale Blvd at Miles Rd			/	/
643186		12' Wide	150' Left Turn Lane w/ 100' Transition (sized to fit w/ southbound left turn lane)	North Bound Yale Boulevard	Renard Place	Miles Road	/	/
643186			Raised Pedestrian Crosswalk Island	SEC Gibson Blvd & Yale Blvd			/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
643186		8" PVC	Sanitary Sewer Main	Buena Vista Drive	Renard Place	Miles Road	/	/	/
643186		8" PVC	Sanitary Sewer Main	Miles Road	Buena Vista Drive	On-site Private Drive	/	/	/
643186		8" PVC	Sanitary Sewer Main	On-site Private Drives	Lot A	Lot F	/	/	/
643186		6' Wide	Attached Sidewalk	Walker Drive	Miles Road	Gibson Boulevard	/	/	/
643186			Refresh Pavement Markings & Striping	East Bound Gibson Boulevard	Walker Drive	Yale Boulevard	/	/	/
643186			Refresh Pavement Markings & Striping	Southbound Approach Yale Blvd at Gibson Blvd			/	/	/
643186			Refresh Pavement Markings & Striping	Southbound Departure Yale Boulevard	Gibson Boulevard	Miles Road	/	/	/
643186			Refresh Pavement Markings & Striping	Miles Road	Walker Drive	Yale Boulevard	/	/	/
643186			Traffic Sign Relocation/Replacement (as necessary)	All R.O.W Frontages			/	/	/
643186			Convert Existing Thru-Lane to Right-Turn Lane w/ associated striping (280')	Southbound Yale Boulevard	Gibson Boulevard	Miles Road	/	/	/
							/	/	/
							/	/	/

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	P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Administrator 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

Aaron Mclean
NAME (print)

Galloway & Company, Inc
FIRM

3/31/2022

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

- DRB CHAIR - date Apr 7, 2022
- TRANSPORTATION DEVELOPMENT - date Apr 7, 2022
- UTILITY DEVELOPMENT - date Apr 7, 2022
- CITY ENGINEER - date Apr 7, 2022
- AMAFCA - date _____
- CODE ENFORCEMENT - date _____
- date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



Russ Hugg <rph9750@gmail.com>

PR-2021-005482 Lovelace Heights Addition

2 messages

Russ Hugg <rph9750@gmail.com>

Thu, Mar 10, 2022 at 2:47 PM

To: Planning Plat Approval <platgisreview@cabq.gov>

Afternoon

Attached are our PDF and DXF for approval.
Bearings are grid and distances are ground
Please let me know if you have any questions

Thanks Russ

2 attachments **PR-2021-005482.dxf**
837K **210028_FINAL PLAT 3-10-22.pdf**
2032K

Muzzey, Devin P. <dmuzzey@cabq.gov>

Fri, Mar 11, 2022 at 8:37 AM

To: Russ Hugg <rph9750@gmail.com>, Planning Plat Approval <platgisreview@cabq.gov>

Cc: "Rodenbeck, Jay B." <jrodenbeck@cabq.gov>

Good Morning Russ,

The DXF for PR-2021-005482 – Lovelace Heights Addition, Lots A through F – has been approved. This email; will notify the DRB office.

Have a great weekend,

Devin Muzzey

**Devin Muzzey**

gis specialist

e dmuzzey@cabq.govcabq.gov/planning



VICINITY MAP
SCALE: 1"=1000'

PRIME PROPERTIES

FIRE 1 PLAN

2121 YALE BOULEVARD
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO



**ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION**

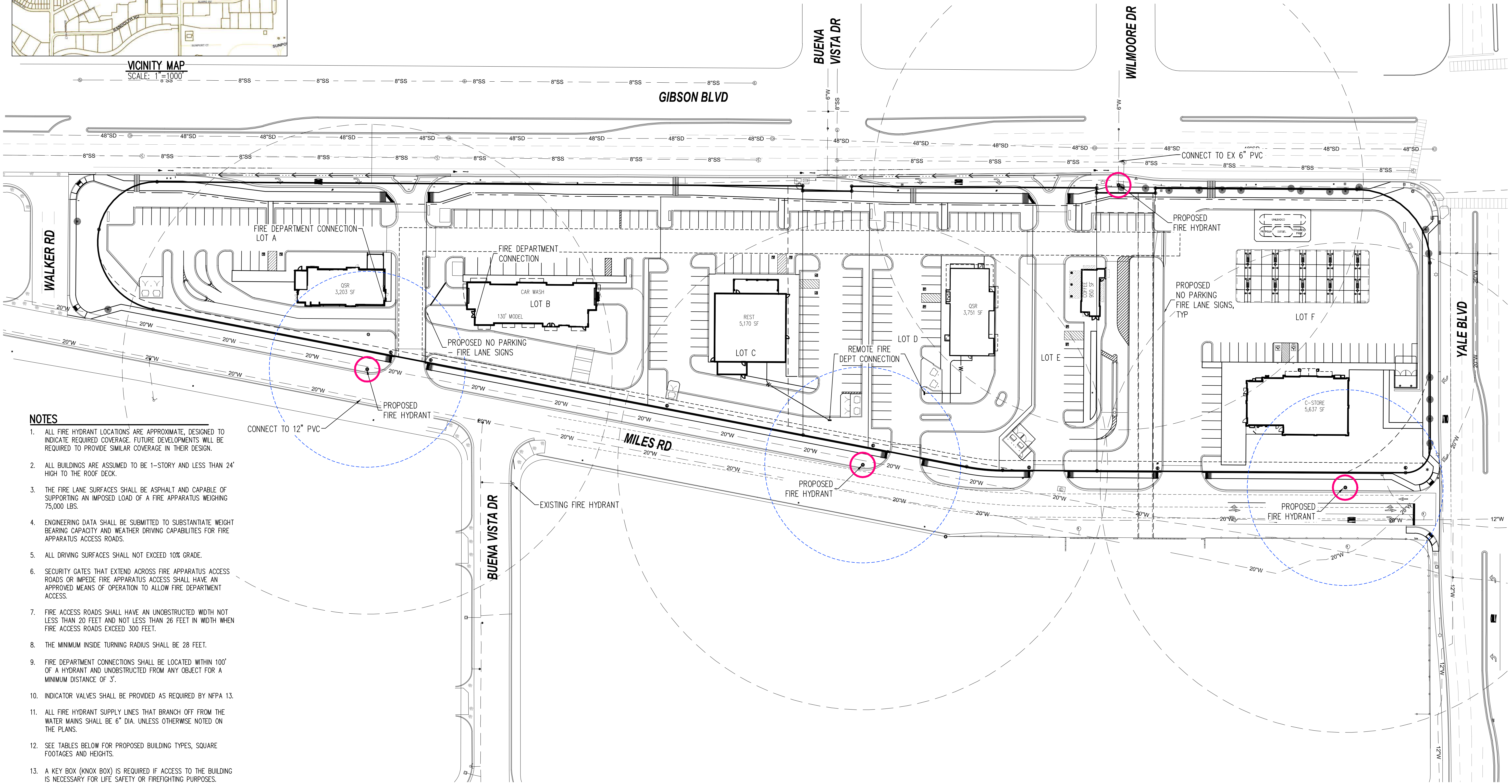
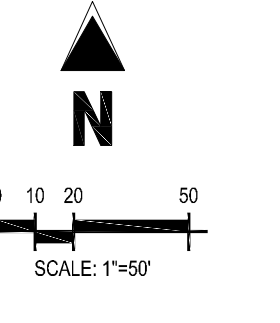
PERMIT

PROPERTY BOUNDARY: EP 21-007023
 PERMIT NUMBER: 100822
 APPROVED DATE: 10/08/22
 APPROVED BY: [Signature]

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE AND APPROVED FOR THE CITY OF ALBUQUERQUE, NEW MEXICO, IN ACCORDANCE WITH THE ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

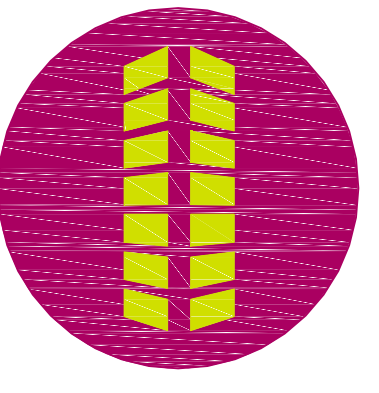
FIRE FLOW: 1,500 GPM 2 1/2" DRAIN 567750' x 176'



- NOTES**
- ALL FIRE HYDRANT LOCATIONS ARE APPROXIMATE, DESIGNED TO INDICATE REQUIRED COVERAGE. FUTURE DEVELOPMENTS WILL BE REQUIRED TO PROVIDE SIMILAR COVERAGE IN THEIR DESIGN.
 - ALL BUILDINGS ARE ASSUMED TO BE 1-STORY AND LESS THAN 24' HIGH TO THE ROOF DECK.
 - THE FIRE LANE SURFACES SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
 - ENGINEERING DATA SHALL BE SUBMITTED TO SUBstantiate WEIGHT BEARING CAPACITY AND WEATHER DRIVING CAPABILITIES FOR FIRE APPARATUS ACCESS ROADS.
 - ALL DRIVING SURFACES SHALL NOT EXCEED 10% GRADE.
 - SECURITY GATES THAT EXTEND ACROSS FIRE APPARATUS ACCESS ROADS OR IMPEDE FIRE APPARATUS ACCESS SHALL HAVE AN APPROVED MEANS OF OPERATION TO ALLOW FIRE DEPARTMENT ACCESS.
 - FIRE ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH NOT LESS THAN 20 FEET AND NOT LESS THAN 26 FEET IN WIDTH WHEN FIRE ACCESS ROADS EXCEED 300 FEET.
 - THE MINIMUM INSIDE TURNING RADIUS SHALL BE 28 FEET.
 - FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED WITHIN 100' OF A HYDRANT AND UNOBSTRUCTED FROM ANY OBJECT FOR A MINIMUM DISTANCE OF 3'.
 - INDICATOR VALVES SHALL BE PROVIDED AS REQUIRED BY NFPA 13.
 - ALL FIRE HYDRANT SUPPLY LINES THAT BRANCH OFF FROM THE WATER MAINS SHALL BE 6" DIA. UNLESS OTHERWISE NOTED ON THE PLANS.
 - SEE TABLES BELOW FOR PROPOSED BUILDING TYPES, SQUARE FOOTAGES AND HEIGHTS.
 - A KEY BOX (KNOX BOX) IS REQUIRED IF ACCESS TO THE BUILDING IS NECESSARY FOR LIFE SAFETY OR FIREFIGHTING PURPOSES.

LOT A		LOT B		LOT C		LOT D		LOT E		LOT F	
CONSTRUCTION TYPE	V-B (SPRINKLED)	CONSTRUCTION TYPE	V-B (SPRINKLED)	CONSTRUCTION TYPE	V-B (SPRINKLED)	CONSTRUCTION TYPE	V-B (SPRINKLED)	CONSTRUCTION TYPE	V-B (NON-SPRINKLERED)	CONSTRUCTION TYPE	V-B (NON-SPRINKLERED)
BUILDING AREA	4,250 SQ.FT	BUILDING AREA	4,250 SQ.FT	BUILDING AREA	5,500 SQ.FT	BUILDING AREA	3,751 SQ. FT	BUILDING AREA	950 SQ. FT.	BUILDING AREA	5,637 SQ. FT.
FLOW REQUIRED	1,500 GPM	FLOW REQUIRED	1,500 GPM	FLOW REQUIRED	1,500 GPM	FLOW REQUIRED	1,500 GPM	FLOW REQUIRED	1,500 GPM	FLOW REQUIRED	2,000 GPM
MINIMUM # OF HYDRANTS	1	MINIMUM # OF HYDRANTS	1	MINIMUM # OF HYDRANTS	1	MINIMUM # OF HYDRANTS	1	MINIMUM # OF HYDRANTS	1	MINIMUM # OF HYDRANTS	2
AVE. DISTANCE BETWEEN HYDRANTS	500 FT	AVE. DISTANCE BETWEEN HYDRANTS	500 FT	AVE. DISTANCE BETWEEN HYDRANTS	500 FT	AVE. DISTANCE BETWEEN HYDRANTS	500 FT	AVE. DISTANCE BETWEEN HYDRANTS	500 FT	AVE. DISTANCE BETWEEN HYDRANTS	450 FT
MAXIMUM DISTANCE FROM ANY POINT ON A STREET OR ROAD FRONTAGE TO A HYDRANT (APPENDIX C, 2015 IFC)	250 FT	MAXIMUM DISTANCE FROM ANY POINT ON A STREET OR ROAD FRONTAGE TO A HYDRANT (APPENDIX C, 2015 IFC)	250 FT	MAXIMUM DISTANCE FROM ANY POINT ON A STREET OR ROAD FRONTAGE TO A HYDRANT (APPENDIX C, 2015 IFC)	250 FT	MAXIMUM DISTANCE FROM ANY POINT ON A STREET OR ROAD FRONTAGE TO A HYDRANT (APPENDIX C, 2015 IFC)	250 FT	MAXIMUM DISTANCE FROM ANY POINT ON A STREET OR ROAD FRONTAGE TO A HYDRANT (APPENDIX C, 2015 IFC)	250 FT	MAXIMUM DISTANCE FROM ANY POINT ON A STREET OR ROAD FRONTAGE TO A HYDRANT (APPENDIX C, 2015 IFC)	225 FT
PROPOSED STORIES	1 STORY - 24' MAX DECK HEIGHT	PROPOSED STORIES	1 STORY - 24' MAX DECK HEIGHT	PROPOSED STORIES	1 STORY - 24' MAX DECK HEIGHT	PROPOSED STORIES	1 STORY - 24' MAX DECK HEIGHT	PROPOSED STORIES	1 STORY - 24' MAX DECK HEIGHT	PROPOSED STORIES	1 STORY - 24' MAX DECK HEIGHT

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PRIME PROPERTIES
 2121 YALE BOULEVARD
 ALBUQUERQUE, NM

#	Date	Issue / Description	Init.

Project No: PRP000008
 Drawn By: DMP
 Checked By: TDK
 Date: 03/21/2022

FIRE ONE PLAN
FIRE 1

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: Tracts A-1A, B-1 and C-1, Lovelace Heights Addition
2121 Yale Boulevard SE (Between Gibson and Miles)

Job Description: Final Plat to subdivide 7.18 acres of existing 3 Tracts into 6 Lots.

☒ **Hydrology:**

- Grading and Drainage Plan x Approved NA
- AMAFCA Approved x NA
- Bernalillo County Approved x NA
- NMDOT Approved x NA
- MRGCD Approved x NA

Renee C. Brissette 05/16/22
 Hydrology Department Date

☒ **Transportation:**

- Traffic Circulations Layout (TCL) Approved x NA
- Traffic Impact Study (TIS) x Approved NA
- Neighborhood Impact Analysis (NIA) Approved x NA
- Bernalillo County Approved x NA
- NMDOT Approved x NA

Jeanna Wolfenbarger 05/11/2022
 Transportation Department Date

☒ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Availability Statement/Serviceability Letter x Approved NA
- ABCWUA Development Agreement Approved x NA
- ABCWUA Service Connection Agreement Approved x NA

Edwin Bergeron 5/11/2022
 ABCWUA Date

- ☒ Infrastructure Improvements Agreement (IIA*) x Approved
- ☒ AGIS (DXF File) x Approved
- ☒ Fire Marshall Signature on the plan x Approved

☒ **Signatures on Plat**

- Owner(s) x Yes
- City Surveyor x Yes
- AMAFCA** Yes x NA
- NM Gas** x Yes
- PNM** x Yes
- COMCAST** x Yes
- MRGCD** Yes x NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application