



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 checked="" 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 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 <u>all</u> 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: 2/15/2022 | | | | |
| 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 # | |

FORM S1: SUBDIVISION OF LAND – MAJOR

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

- MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**
- MAJOR AMENDMENT TO PRELIMINARY PLAT**
- BULK LAND SUBDIVISION**

Interpreter Needed for Meeting? _____ 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 S1 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 of authorization from the property owner if application is submitted by an agent

Sign Posting Agreement

Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)

TIS Traffic Impact Study Form

Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information

Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)

Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)

Required notices with content per IDO Section 14-16-6-4(K)(1)

Office of Neighborhood Coordination notice inquiry response

Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

Proof of emailed notice to affected Neighborhood Association representatives

Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat

Sidewalk Exhibit and/or cross sections of proposed streets

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

N/A Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

N/A Landfill disclosure statement on the plat per IDO Section 14-16-6-4(S)(5)(d)(2).(d.) if site is within a designated landfill buffer zone

Proposed Infrastructure List

EXTENSION OF PRELIMINARY PLAT

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

___ 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 S1 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 of authorization from the property owner if application is submitted by an agent

___ Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)

___ Preliminary Plat or site plan


___ Copy of DRB approved infrastructure list

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, if required, or otherwise processed until it is complete.

Signature: Aaron McLean Date: February 15, 2022

Printed Name: Aaron McLean Applicant or Agent

FOR OFFICIAL USE ONLY

| | | |
|------------------|-----------------|---|
| Case Numbers: | Project Number: |  |
| | | |
| | | |
| Staff Signature: | | |
| Date: | | |

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

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from March 1, 2022 to March 31, 2022

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Ann Woodcock
(Applicant or Agent)

Feb. 17, 2022
(Date)

I issued _____ signs for this application, _____ (Date), _____ (Staff Member)

PROJECT NUMBER: PR-2021-005482



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: February 1, 2022

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PRT 21-039 and M15D021
Agent: Galloway & Company, Inc
Applicant: I25 & Gibson, LLC
Legal Description: Lots A-1A, B-1 and C-1, Lovelace Heights Addition
Zoning: NR-C
Acreage: 7.18
Zone Atlas Page(s): M-15-Z

CERTIFICATE OF NO EFFECT: [checked] Yes [] No

CERTIFICATE OF APPROVAL: [] Yes [checked] No

SUPPORTING DOCUMENTATION:

Historic Google Earth images, NMCRIS Records

SITE VISIT: N/A

RECOMMENDATIONS:

The site has been developed since at least 1996 and was partially surveyed under NMCRIS 78832.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:

Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

Planning, Development Services



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Gibson Yale Development Building Permit #: _____ Hydrology File #: 643186
Zone Atlas Page: M-15-Z DRB#: PR-2021-005482 EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: 2121 Yale Boulevard SE Albuquerque, NM 87106

Applicant: Galloway Contact: Brian Horan
Address: 6162 S Willow Dr Suite 320 Greenwood Village, CO 80111
Phone#: 303-770-8884 Fax#: _____ E-mail: brianhoran@gallowayus.com

Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: NR-C

Project Type: New: Change of Use: Same Use/Unchanged: Same Use/Increased Activity:

Proposed Use (mark all that apply): Residential: Office: Retail: Mixed-Use:

Describe development and Uses:
Redevelopment of approximately seven (7) acre property to allow for several individually platted lots for future commercial land uses,
as allowed per current zoning

Days and Hours of Operation (if known): n/a

Facility

Building Size (sq. ft.): (Approximate) Lot A: 3000 SF, Lot B: 4500 SF, Lot C: 7000 SF, Lot D: 3800 SF, Lot E: 950 SF, Lot F: 5600 SF

Number of Residential Units: 0

Number of Commercial Units: 6

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* n/a

Expected Number of Employees (if known):* n/a

Expected Number of Delivery Trucks/Buses per Day (if known):* n/a

Trip Generations during PM/AM Peak Hour (if known):* AM: 919/PM: 726

Driveway(s) Located on: Street Name Two driveways (2) on Gibson Blvd & two (2) on Miles Rd

Adjacent Roadway(s) Posted Speed: Street Name Gibson Blvd Posted Speed 45 MPH

Street Name Yale Blvd Posted Speed 40 MPH

* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Gibson: Regional Principal Arterial, Yale: Minor Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Urban Center
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): NMDOT

Adjacent Roadway(s) Traffic Volume: Gibson:7290 ADT/ Yale:4150 ADT Volume-to-Capacity Ratio: 0.25-0.75
(if applicable)

Adjacent Transit Service(s): ABQ RIDE Route 16 and 50 Nearest Transit Stop(s): Route16:Gibson@Yale, Route50:Yale@Gibson

Is site within 660 feet of Premium Transit?: _____

Current/Proposed Bicycle Infrastructure: Current bike lane on Gibson, proposed bike lane on Yale
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: _____

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes No Borderline

Thresholds Met? Yes No

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied:

Notes:



5/18/2021

TRAFFIC ENGINEER

DATE



Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: 2121 Yale Boulevard

AGIS MAP # M-15-Z

LEGAL DESCRIPTIONS: Tracts A-1A, B-1 and C-1, Lovelace Heights Addition

DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on 11/22/2021 (date).

| | |
|-----------------------------------|------------------|
| <u>Troy Kelts, PE (Galloway)</u> | <u>2/15/2022</u> |
| Applicant/Agent | Date |
| <u><i>Renée C. Brissette</i></u> | <u>02/15/22</u> |
| Hydrology Division Representative | Date |

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on 2/4/2022 (date).

| | |
|----------------------------------|------------------|
| <u>Troy Kelts, PE (Galloway)</u> | <u>2/15/2022</u> |
| Applicant/Agent | Date |
| <u><i>Edwin Bergeron</i></u> | <u>2/15/2022</u> |
| ABCWUA Representative | Date |

PROJECT # PR-2021-005482



6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

February 16, 2022

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

**RE: 2121 Yale Boulevard SE – Preliminary Plat Review Request
Design Review Board (DRB)**

Dear Ms. Wolfley,

On behalf of I25 & Gibson, LLC (Owner); Galloway & Company, Inc. (Agent) formally submits the enclosed documents for review of a Preliminary Plat (Application) pursuant to IDO Section 14-16-6-6(L). The proposed Preliminary Plat will subdivide an existing 7.18-acre parcel of land with three (3) existing Tracts into six (6) lots for the purposes of future commercial development consistent with the current Non-Residential – Commercial Zone District (NR-C) land use designation. The subdivision will dedicate additional public right-of-way (ROW) along both Gibson Boulevard SE and Yale Boulevard SE frontages for purposes of current and future adjoining roadway improvements, including a 10' multi-use trail and two (2) access points along Gibson Boulevard SE. The turn lanes for the proposed new access drives along Gibson Boulevard SE have been coordinated with Transportation and due to existing infrastructure conflicts related to overhead transmission pole spacing along the road; the turn lane lengths are shortened to minimize the impacts and relocation while providing for safe movements into the project. In addition, new public utility and sanitary sewer easement(s) will be dedicated with the plat to accommodate existing and proposed infrastructure improvements.

An availability statement has been obtained from the ABCWUA and a Conceptual Grading & Drainage Plan has been approved by the City for this project. A traffic study has been prepared and reviewed by the City with minor exhibit comments outstanding. An initial review of the infrastructure construction plans for this project has been completed by the DRC with resubmittal pending the approval of the infrastructure list. A copy of the ALTA & topographic survey of the subject property has been included to serve as the site sketch for the existing conditions. As noted on the survey, a number of the shade structures for the former airport parking facility have already been removed from the property.

We appreciate your consideration of our Application and look forward to discussing the project with the DRB. In the meantime, please let us know should you need additional information or have questions.

Sincerely,

GALLOWAY

Aaron McLean
Development Services Project Manager
AaronMcLean@GallowayUS.com
303-962-8516

CC: I25 & Gibson, LLC
Wes Butero, Chief Development Officer





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 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 SW (Form V2) | <input checked="" 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

Sketch Plat for six (6) proposed commercial lots, ranging in area from 0.77 AC to 1.85 AC.
Two (2) new curb cuts that are RI/RO are proposed along Gibson Boulevard.

APPLICATION INFORMATION

| | | |
|---|------------------|-----------------------------------|
| Applicant Prime Properties, 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: | |

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: |
| Subdivision/Addition: Lovelace Heights Addition | MRGCD Map No.: | UPC Code: |
| Zone Atlas Page(s): M-15 | Existing Zoning: | Proposed Zoning |
| # of Existing Lots: 3 | # of Proposed Lots: 6 | Total Area of Site (Acres): 7.19 |

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.)

PA 21-039; Z-93-18; DRB-94-64

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: 5/17/2021 |
| 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 # |

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

- Interpreter Needed for Hearing? NO 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.

| | |
|--|--|
| <p><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></p> | |
| <p>Signature: <i>Aaron McLean</i></p> | <p>Date: 5/17/2021</p> |
| <p>Printed Name: Aaron McLean</p> | <p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p> |
| <p>FOR OFFICIAL USE ONLY</p> | |
| <p>Case Numbers:</p> | <p>Project Number</p> |
| <p>Staff Signature:</p> |  |
| <p>Date:</p> | |



6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

May 18, 2021

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: 2121 Yale Boulevard SE – Sketch Plat Review Request

Dear Ms. Wolfley,

On behalf of Prime Properties, LLC, we are requesting a Sketch Plat review and comments for the subject property. Galloway is serving as Agent for Maestas Development Group, who is under contract to Purchase the property with Owner Real Rock Holdings, LLC.

The existing parking facility will be complete demolished with all surface improvements removed to allow for redevelopment. The development proposal is to reconfigure three (3) existing Tracts of land into six (6) new lots for commercial end users. As part of the project, two (2) new access drives are proposed along Gibson Boulevard SE; both being right-in/right-out. Additional access drives to Miles Road will be provided for individual lots, as needed. On-site internal cross-access drives will be established as well to provide circulation throughout the site to the new curb cuts.

Included with this application is a Conceptual Site Plan (CSP) and existing ALTA survey for the eastern portion of the property for reference.

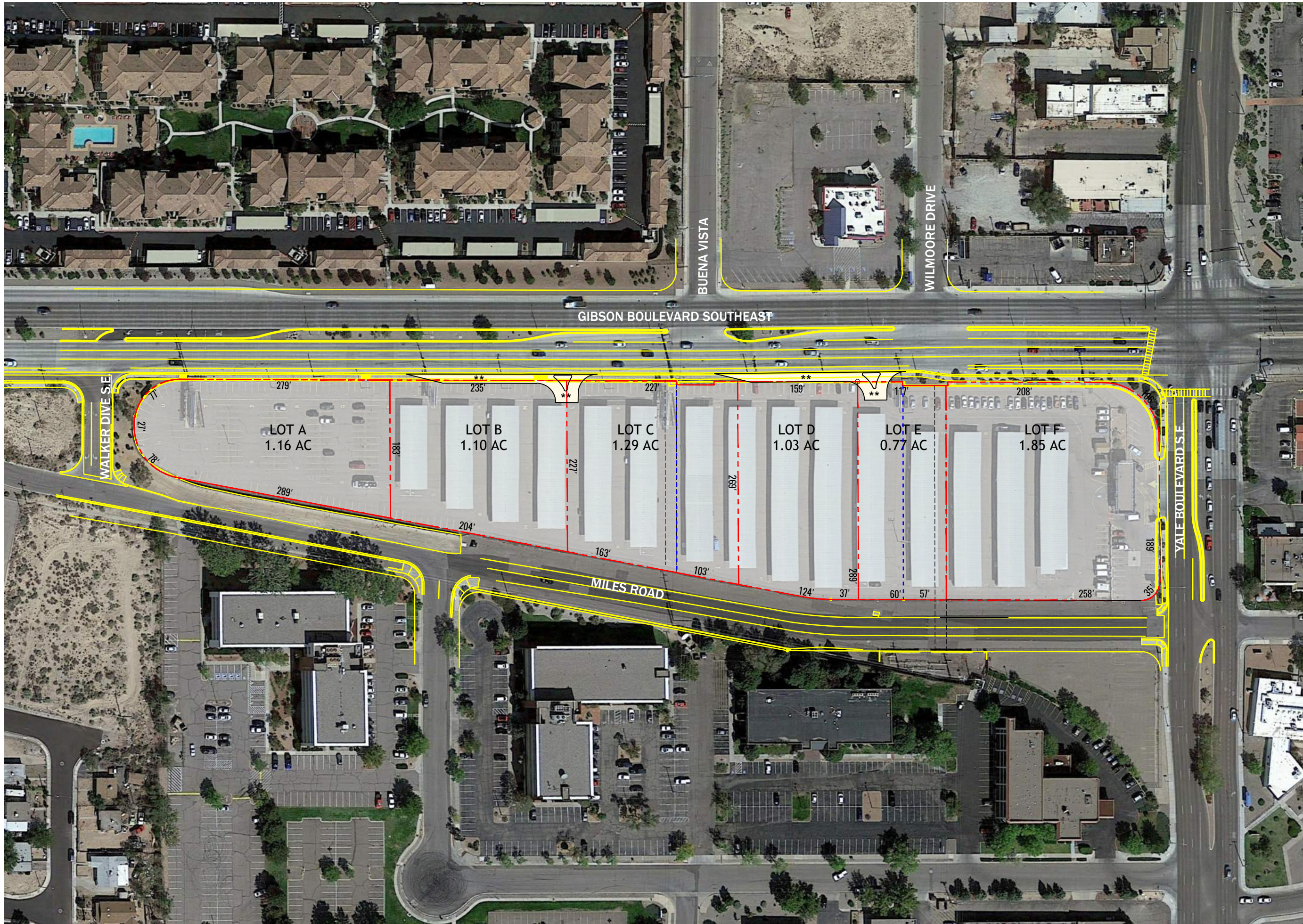
We appreciate your consideration of our Application and look forward to discussing the project with the DRB. In the meantime, please let us know should you need additional information or have questions.

Sincerely,

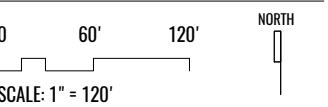
GALLOWAY

Aaron McLean, Planner
Development Services Project Manager
AaronMcLea@GallowayUS.com
303-770-8884





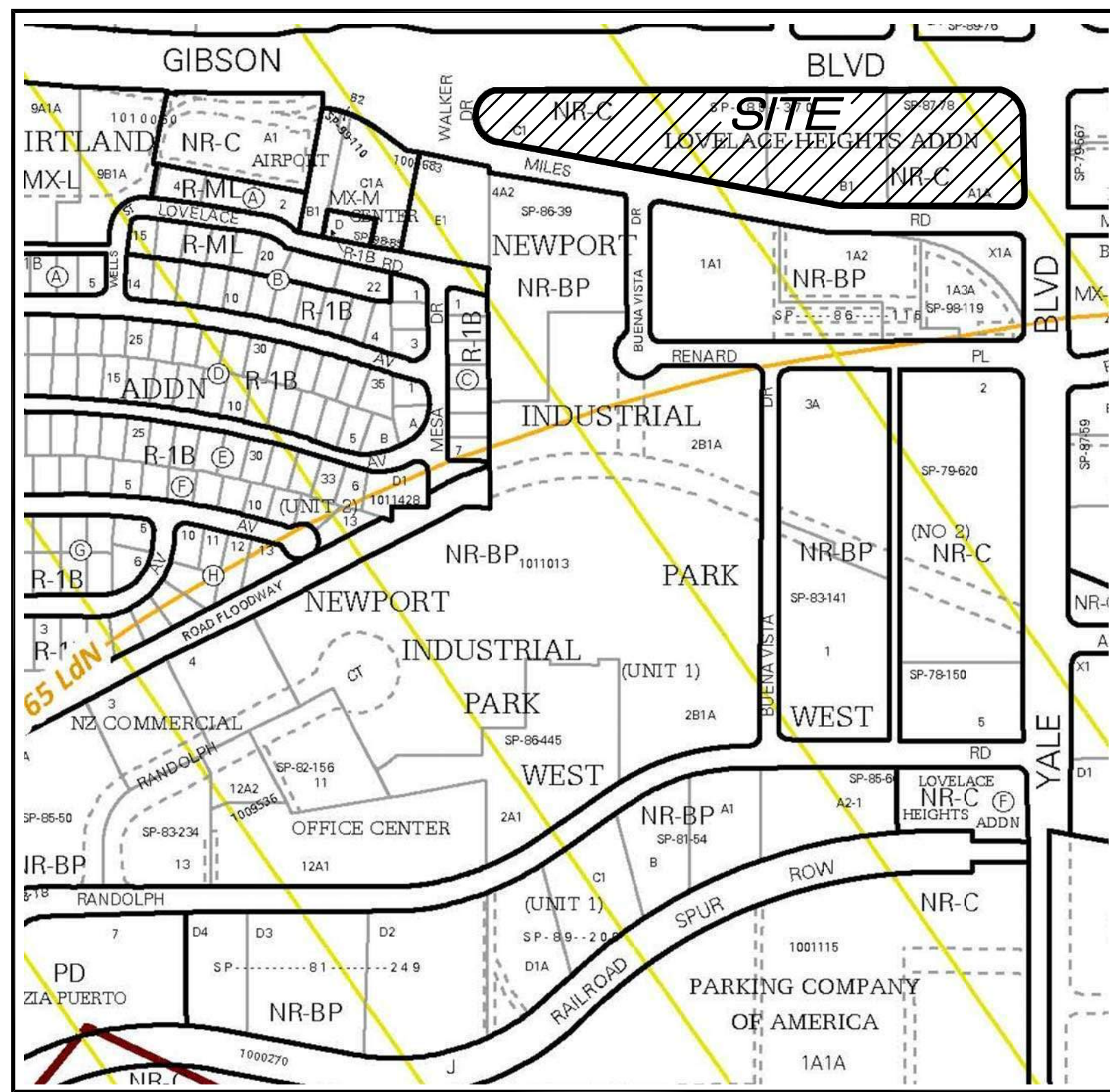
**Gibson Boulevard
RIRO Access Subject to
Governmental Approval



SCALE: 1" = 120'
project
**ALBUQUERQUE,
NEW MEXICO**
GIBSON BOULEVARD
YALE BOULEVARD

drawing title
**CONCEPTUAL
PARCEL PLAN
WITH GIBSON ACCESS**

| | |
|------------|-------------|
| date | drawing no. |
| 05.11.2021 | 1.7PL |



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- Bearings are grid based on New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- 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 parentheses ().
- 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.
- Field surveys were performed during the month of April, 2021.
- Vertical Datum is based upon Albuquerque Control Survey Monument "ACS BM 24-L16", Elevation = 5191.31 feet (NAVD 88).
- Contour interval is one foot.
- This property is subject to all exceptions pertaining to this property as listed in the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment No. SPO00103278, Effective Date: March 8, 2021.
- The above described Title Commitment was used in defining easements as shown hereon. Numbers in circles by the easements description correspond to the Title Commitments SCHEDULE B, SECTION II item number. Where possible, said easements have been plotted.
- Subject property contains the following existing painted parking spaces:
Tract A-1A: 265 regular spaces and 3 Handicap spaces
Tract B-1: 295 regular spaces
Tract C-1: 456 regular spaces
- The word Certify or Certification as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief, as such, and does not constitute a guarantee, nor a warranty, expressed or implied.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no apparent changes in street line right of way. There is no observed evidence of street and sidewalk construction in the process of conducting the fieldwork.
- Based solely upon review of the U.S. Fish and Wildlife Services National Wetland Inventory Website Wetlands Mapper, as of the date of this survey, no portion of the surveyed property is designated as a wetlands area.
- With regard to Table A, item 11, source information from Plans and markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground utilities cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

NM 811 LOCATE REQUEST TICKET NUMBER 21AP060221, CREATION DATE: 4/6/2021.

The subject properties are currently Zoned NR-C (Non-Residential, Commercial) as shown and designated on the City of Albuquerque GIS Zone Atlas Page M-15, dated May 17, 2018.

UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

NM 811 LOCATE REQUEST TICKET NUMBER 21AP060221, CREATION DATE: 04/06/21. THERE MAY BE PRIVATE UNDERGROUND UTILITY LINES NOT WITHIN DOCUMENTED EASEMENTS THAT WERE NOT MARKED OUT BY UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811 THIS PROJECT WAS CALLED IN TO NM811 AS A "DESIGN LOCATE". SOME UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811 CONSIDER "DESIGN LOCATE" CALLS AS LOW PRIORITY AND IN SOME CASES DELAY RESPONSE, PARTIALLY COMPLETE OR NOT RESPOND AT ALL.

THE RETAINING OF A PRIVATE UTILITY LINE-SPOTTING COMPANY MAY BE NECESSARY FOR COMPLETE UTILITY LINE-SPOTTING OF A SUBJECT PROPERTY.

PAINT MARKS AND FLAGGING SET ON THE GROUND BY UTILITY COMPANIES AND OTHERS ARE USED TO DESIGNATE UNDERGROUND UTILITIES AS SHOWN HEREON: RED FOR ELECTRIC, BLUE FOR WATER, YELLOW FOR GAS, ORANGE FOR COMMUNICATIONS, GREEN FOR SEWER.

ANY PIPE SIZES OR MATERIAL TYPES SHOWN HEREON WERE DERIVED FROM ASBUILT PLANS AS PROVIDED BY THE VARIOUS UTILITY COMPANIES.

SURY-TEK, INC. MAKES NO REPRESENTATION THAT SAID INFORMATION IS CURRENT OR CORRECT.

ARCHITECT, ENGINEER, AND CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF SAID INFORMATION DURING THEIR DESIGN PROCESS.

QUALIFIED SUBSURFACE UTILITY ENGINEERING (SUE) SERVICES MAY BE REQUIRED. UTILITIES LABELED WITH AN ASTERISK (*) ARE DERIVED OR TRANSCRIBED FROM PROVIDED PLANS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY. UTILITIES LABELED WITH AN POUND SIGN (#) ARE ASSUMED UTILITY LOCATIONS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

NOTE: ALL UTILITIES FAILED TO RESPOND TO THE REQUEST FOR LINE SPOTTING ALONG OR WITHIN GIBSON BOULEVARD R/W. ALL UTILITIES SHOULD BE NOTIFIED BY NM ONE CALL FOR LINE SPOTTING AND VERIFICATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

SCHEDULE B, PART II - EXCEPTIONS

As contained in the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SPO00103278, Effective Date: March 8, 2021.

- Reservations contained in Patent from the United States of America, recorded in Book 77, Page 651, records of Bernalillo County, New Mexico. (Affects subject property- not plottable)
- Easements reserved along the insured premises, as shown and/or provided for on the recorded plat, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 30, 1985, in Volume C28, folio 44. (Affects subject property- Easements plotted hereon)
- Easements reserved along the insured premises, as shown and/or provided for on the recorded plat, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1987, in Volume C33, folio 29. (Affects subject property- Easements plotted hereon)
- Real Property Encroachment Agreement and Covenants Upon Real Estate with the City of Albuquerque, New Mexico, a municipal corporation, filed January 28, 1987, recorded in Book Misc. 446A, page 263 as Document No. 87 9030, records of Bernalillo County, New Mexico. (Affects subject property- Encroachment described in document was not revealed by field survey and appears to have been removed)
- Real Property Encroachment Agreement and Covenants Upon Real Estate with the City of Albuquerque, New Mexico, a municipal corporation, filed January 28, 1987, recorded in Book Misc. 446A, page 268 as Document No. 87 9031, records of Bernalillo County, New Mexico. (Affects subject property- Encroachment described in document was not revealed by field survey and appears to have been removed)
- Lease Agreement executed by and between MRC Partnership, Inc., Lessor, and Donrey Outdoor Advertising Company, Lessee, filed October 11, 1994, recorded in Book 94-28, page 8155 as Document No. 94123262, records of Bernalillo County, New Mexico. (Affects subject property- Existing billboards shown hereon)
- Agreement of Unconditional Guaranty filed November 4, 1997, recorded in Book 97-30, page 9443 as Document No. 97116275, records of Bernalillo County, New Mexico. (Affects subject property- Existing billboards shown hereon)

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SPO00103278, Effective Date: March 8, 2021.
- Plot 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.
- Plot 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.

ALTA./NSPS. LAND TITLE SURVEY
TRACTS A-1A, B-1 AND C-1
LOVELACE HEIGHTS ADDITION

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2021

TITLE COMMITMENT LEGAL DESCRIPTION

As contained in the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment No. SPO00103278, Effective Date: March 8, 2021.

PARCEL ONE:

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.

PARCEL TWO:

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.

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. 3500100361 G, Effective Date 9/26/2008 and Map No. 3500100342 G, Effective Date 9/26/2008.

SURVEYORS CERTIFICATION

To: Prime Properties, LLC, a New Mexico limited liability company, Real Rock Holdings, LLC, a New Mexico limited liability company and Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b), 8, 9, 11(a), 13, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on April 23, 2021.

[Signature]
Russ P. Hugg
NMPS No. 9750
April 30, 2021



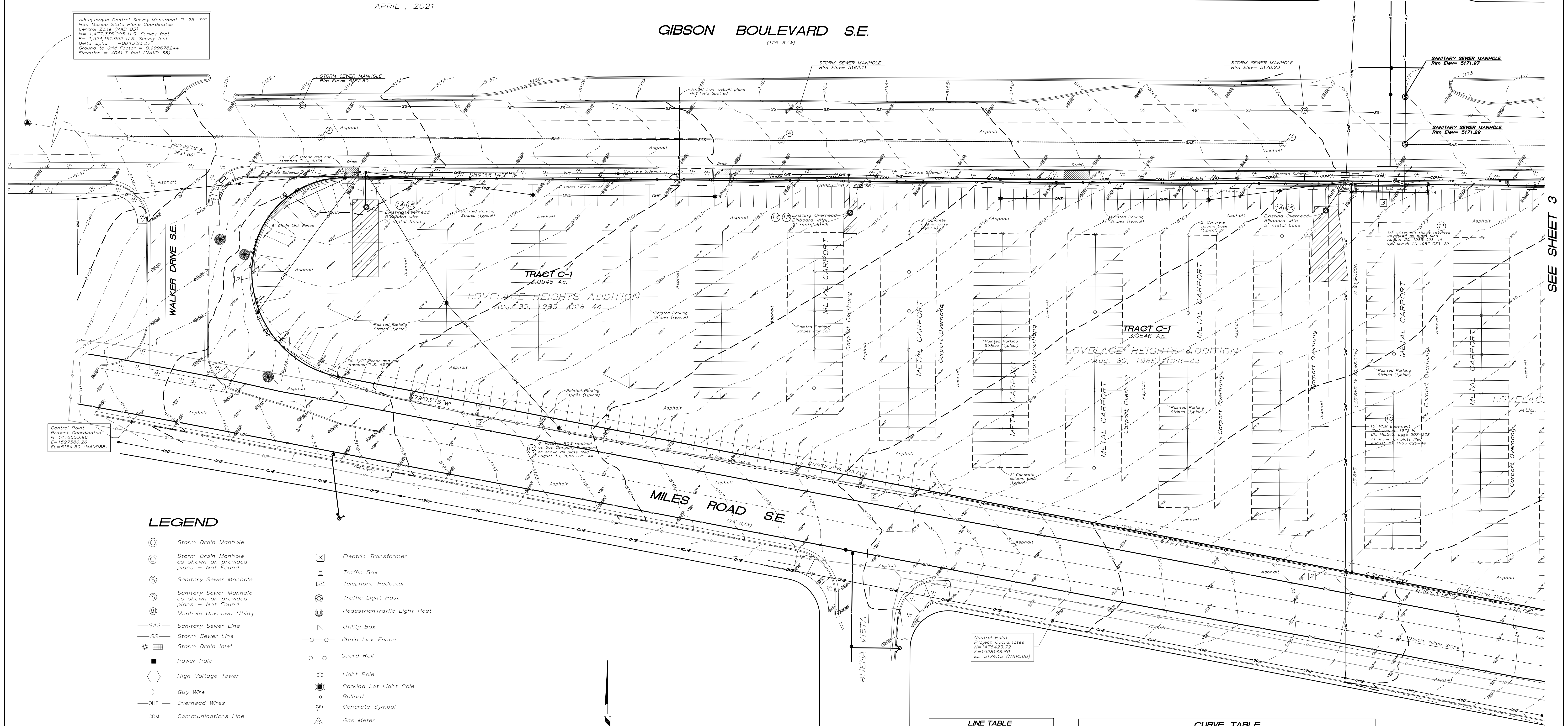
AL.T.A./N.S.P.S. LAND TITLE SURVEY
 TRACTS A-1A, B-1 AND C-1
LOVELACE HEIGHTS ADDITION
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

APRIL, 2021

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

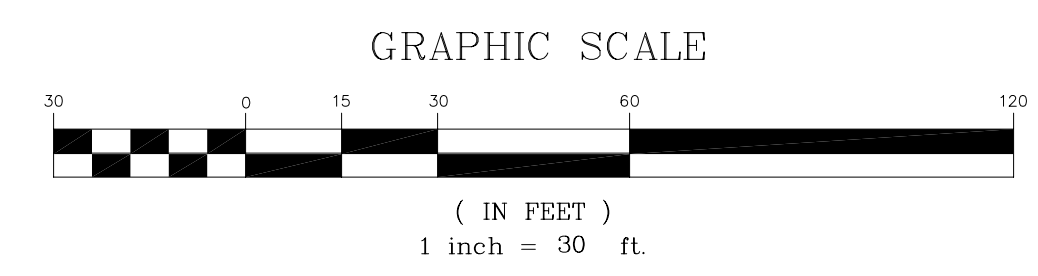
BUENA VISTA

Albuquerque Control Survey Monument 7-25-30"
 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 sigma = -001'32.337"
 Ground to Grid Factor = 0.999678244
 Elevation = 4041.3 feet (NAVD 88)



LEGEND

- ⊙ Storm Drain Manhole
- ⊙ Storm Drain Manhole as shown on provided plans - Not Found
- ⊙ Sanitary Sewer Manhole
- ⊙ Sanitary Sewer Manhole as shown on provided plans - Not Found
- ⊙ Manhole Unknown Utility
- SAS Sanitary Sewer Line
- SS Storm Sewer Line
- SD Storm Drain Inlet
- Power Pole
- ⊙ High Voltage Tower
- Guy Wire
- OHE Overhead Wires
- COM Communications Line
- CAB Cable Television Line
- TEL Telephone Line
- G Gas Line
- UGE Under Ground Electric
- W Water Line
- Sanitary Sewer Clean-out
- Water Meter
- Water Valve
- Hydrant
- ⊙ Cable Pedestal
- ⊙ Electric Pedestal
- ⊙ Electric Transformer
- ⊙ Traffic Box
- ⊙ Telephone Pedestal
- ⊙ Traffic Light Post
- ⊙ Pedestrian/Traffic Light Post
- ⊙ Utility Box
- ⊙ Chain Link Fence
- ⊙ Guard Rail
- ⊙ Light Pole
- ⊙ Parking Lot Light Pole
- ⊙ Bollard
- ⊙ Concrete Symbol
- ⊙ Gas Meter
- ⊙ Utility Pedestal
- ⊙ Fiber Optic Pedestal
- ⊙ Sign
- ⊙ Handicap Parking Sign
- ⊙ Wall
- ⊙ Telephone Manhole
- ⊙ Water Manhole
- ⊙ Electric Manhole
- ⊙ Handicap Parking Space
- ⊙ Finnacle



LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 5.00 | S00°05'18"E |
| L2 | 50.00 | S89°38'14"E |
| L3 | 5.00 | N00°05'18"W |
| L4 | 5.00 | S00°05'18"E |
| L5 | 60.00 | S89°38'14"E |
| L6 | 5.00 | N00°05'18"W |

CURVE TABLE

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

SHEET 2 OF 3

AL.T.A./N.S.P.S. LAND TITLE SURVEY
TRACTS A-1A, B-1 AND C-1
LOVELACE HEIGHTS ADDITION

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2021

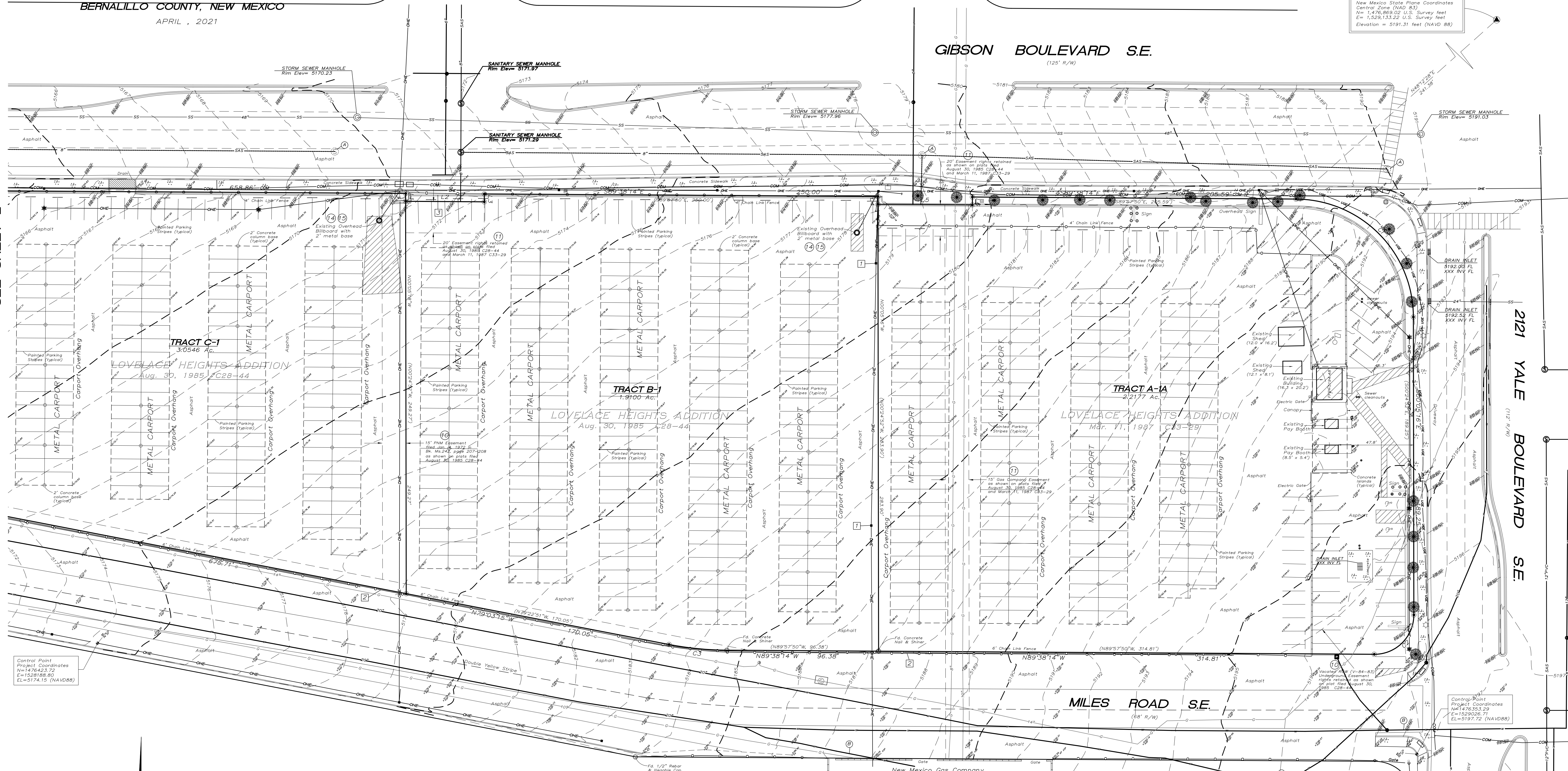
UTILITY NOTES

- (A) Approximate location of Manhole as scaled from asbuilt plans, Manhole was not found.
- All existing Manholes within Gibson and Yale Boulevard right of way are within high speed, high traffic areas and invert elevations are not safely accessible without traffic control and barricading.
- (B) Approximate location of Waterlines as spotted in the field by ABCWUA. Lines as spotted do not all coincide with asbuilt plans provided. Field verify prior to construction.

ENCROACHMENTS

- 1 Encroachment of existing power poles, anchors and overhead lines. No Easement documentation provided in the title commitment Schedule G.
- 2 Encroachment of existing Chain Link Fences along Walker and Miles Road right of ways from 0.5' to 8'
- 3 Encroachment of existing Chain Link Fence, curb and parking spaces along Gibson Boulevard right of way at NW corner Tract B-1

Albuquerque Control Survey Monument
 "ACS BM 24-L16"
 New Mexico State Plane Coordinates
 Control Zone (NAD 83)
 N = 1,426,869.02 U.S. Survey feet
 E = 1,529,133.22 U.S. Survey feet
 Elevation = 5191.31 feet (NAVD 88)

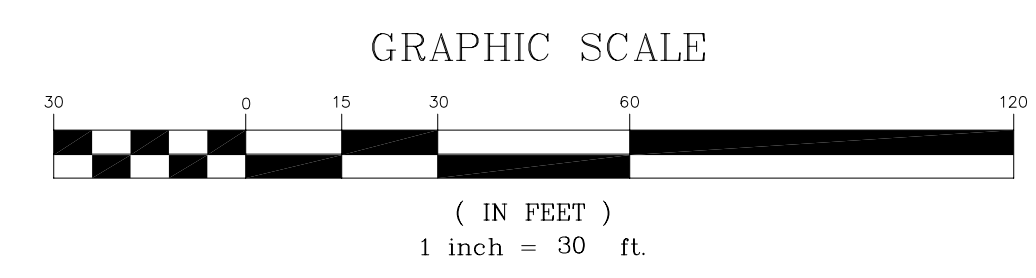


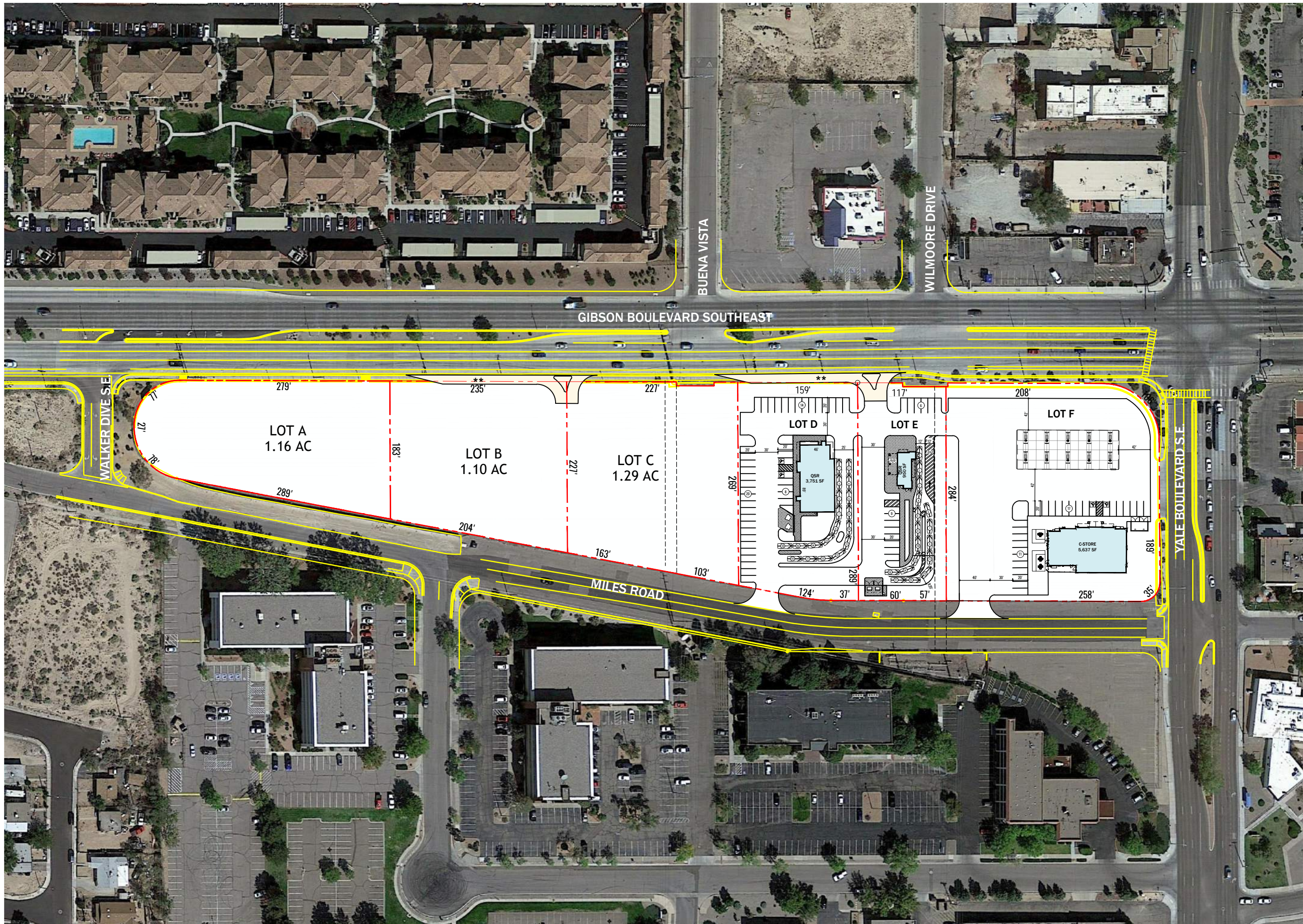
SEE SHEET 2

2121 YALE BOULEVARD SE.

Control Point
 Project Coordinates
 N=1476423.72
 E=1528168.80
 EL=5174.15 (NAVD88)

Control Point
 Project Coordinates
 N=1476353.29
 E=1529266.71
 EL=5197.72 (NAVD88)





NOTES

LAYOUT IS SCHEMATIC ONLY AND IS SUBJECT TO REVIEW AND APPROVAL BY GOVERNING AGENCIES. PROPERTY LINES AND EXISTING CONDITIONS ARE FROM GIS INFORMATION AND HAS NOT BEEN CONFIRMED BY COMMERCIAL SITE PLAN.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE UNLESS NOTED OTHERWISE.

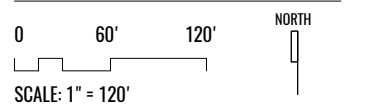
SYMBOLS

- PAVEMENT STRIPING 
- CONCRETE 
- PATIO 
- CROSS ACCESS 
- ADA STALL 
- PARKING COUNTS 
- DRIVE-THRU STACKING 

SITE DATA

| | |
|--------------|--------------|
| LOT D | |
| LOT AREA | ±1.03 AC |
| BUILDING | 3,751 SF |
| PARKING | 42 SPACES |
| RATIO | 11.2 / 1,000 |
| LOT E | |
| LOT AREA | ±0.77 AC |
| BUILDING | 950 SF |
| PARKING | 15 SPACES |
| RATIO | 15.8 / 1,000 |
| LOT F | |
| LOT AREA | ±1.85 AC |
| BUILDING | 5,637 SF |
| PARKING | 28 SPACES |
| RATIO | 5.0 / 1,000 |

****Gibson Boulevard
RIRO Access Subject to
Governmental Approval**



project
**ALBUQUERQUE,
NEW MEXICO**
GIBSON BOULEVARD
YALE BOULEVARD

drawing title
**CONCEPTUAL
SITE PLAN**

| | |
|------------|-------------|
| date | drawing no. |
| 05.10.2021 | 1.7 |



Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2021-005482 Application #PS: -2021-00065

Meeting Date/Item Number: 12

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
 - Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
 - Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.
-

Final Plat must have City Surveyor, Surveyor, and property owners' signatures.

All utility signatures are required. We recommend that you obtain utility signatures prior to submittal.

Subject site is within the Airport Protection Overlay zone, see IDO for development requirements.

The NR-C zone has no minimum lot size. Future development must meet the standards of this zone.

Planning defers to transportation for access questions.

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
 Ernest Armijo, PE, Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2021-005482 Hearing Date: 5-26-2021
 Project: 2121 Yale Agenda Item No: 12

| | | | |
|---|---|---|--|
| <input checked="" type="checkbox"/> Sketch Plat | <input type="checkbox"/> Minor Preliminary / Final Plat | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Temp Sidewalk Deferral | <input type="checkbox"/> Sidewalk Waiver/Variance | <input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision | <input type="checkbox"/> Bulk Land Plat |
| <input type="checkbox"/> SIA Extension | <input type="checkbox"/> DPM Variance | <input type="checkbox"/> Vacation of Public Easement | <input type="checkbox"/> Vacation of Public Right of Way |

ENGINEERING COMMENTS:

- An approved Grading and Drainage plan will be required prior to Hydrology sign off on Plat or Site Plan.
- Cross lot drainage easements will be required on the plat stating beneficiaries and maintenance responsibilities.

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

Transportation:

Planning:

Parks:

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
 Delegated For: _____
 SIGNED: I.L. SPSP SPBP FINAL PLAT
 DEFERRED TO _____

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005482
Gibson & Yale

AGENDA ITEM NO: 12

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. List all right-of-way widths to make sure that they meet minimum requirements according to right-of-way classification.
2. Sidewalk requirements apply along entire frontage of site. On the side streets, use 5-foot sidewalk. On Gibson, a minimum 6-foot wide sidewalk is required. Please provide information on both existing and proposed sidewalks, and distances from back of curb to back of property line to determine if right-of-way dedication is needed.
3. Follow DPM requirements on accessway distances from intersections. At Yale Boulevard, criteria is not met for minimum spacing requirements.
4. Sufficient right-of-way must be accounted for to add bike lanes per the MRCOG plan..
5. Either a site plan through DRB or a Traffic Circulation Layout is required for future development, depending on size of development and infrastructure requirements.
6. Submit a Traffic Scoping Form through DRB to determine scoping requirements.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: May 26, 2021

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-005482

PS-2021-00065 -SKETCH PLAT

GALLOWAY & COMPANY, INC. (AARON MCLEAN) agent(s) for PRIME PROPERTIES, LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS A-1A, B-1 AND C-1 LOVELACE HEIGHTS ADDITION, zoned XXX, located at 2121 YALE BLVD SE between GIBSON BLVD SE and MILES RD, containing approximately 7.29 acre(s). (M-15)
PROPERTY OWNERS: REAL ROCK HOLDINGS, LLC REQUEST: 6 PROPOSED COMMERCIAL LOTS, RANGING IN AREA FROM 0.77 ACRES TO 1.85 ACRES, 2 NEW CURB CUTS THAT ARE PROPOSED ALONG GIBSON BLVD.

05-26-2021

Gibson Blvd SE and Yale Blvd SE are of classifications requiring street trees if new development is applicable pursuant to IDO Section 5-6(B). Sections of Gibson have a multi-purpose trail on the south side, and these properties may need to include a 10-ft asphalt multi-purpose trail in lieu of sidewalk along Gibson upon development.

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Carl Garcia, Code Supervisor
Planning Department
505-924-3838 cagarcia@cabq.gov

DATE: 5/26/2021

AGENDA ITEM NO: 12

DRB PROJECT NUMBER:

PR-2021-005482

PS-2021-00065 -SKETCH PLAT

PROJECT NAME:

GALLOWAY & COMPANY, INC. (AARON MCLEAN) agent(s) for **PRIME PROPERTIES, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACTS A-1A, B-1 AND C-1 LOVELACE HEIGHTS ADDITION**, zoned NR-C, located at **2121 YALE BLVD SE** between **GIBSON BLVD SE** and **MILES RD**, containing approximately 7.29 acre(s). (M-15)

REQUEST:

1. 6 PROPOSED COMMERCIAL LOTS, RANGING IN AREA FROM 0.77 ACRES TO 1.85 ACRES, 2 NEW CURB CUTS THAT ARE PROPOSED ALONG GIBSON BLVD.

COMMENTS:

1. Kirtland AFB Military Influence Area
2. Airport Protection Overlay Zone (Albuquerque Int'l Sunport)
3. (Airport) Air Space Protection Sub-area



**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188**

| | | |
|--|---|----------------------------|
| DRB Project No: PR-2021-005482 | Date: 05/26/21 | Item No: #12 |
| Zone Atlas Page: M-15 | Legal Description: Lot(s) TRACTS A-1A, B-1 AND C-1 LOVELACE HEIGHTS ADDITION Location: 2121 YALE BLVD SE between GIBSON BLVD SE and MILES RD | |
| Request For: SKETCH PLAT | | |
| | | |

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
2. Please provide a utility plan. It appears water main extensions will be required. There is a 20-inch transmission main in Miles Road that is not suitable for connection.

Aaron McLean

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, December 15, 2021 2:31 PM
To: Aaron McLean
Subject: 2121 Yale Boulevard SE Public Notice Inquiry
Attachments: IDOZoneAtlasPage_M-15-Z.PDF

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

| Association Name | First Name | Last Name | Email | Address Line 1 | City |
|---|------------|--------------|--------------------------|------------------------|-------------|
| Kirtland Community Association | Elizabeth | Aikin | bakieaikin@comcast.net | 1524 Alamo Avenue SE | Albuquerque |
| Kirtland Community Association | Kimberly | Brown | kande0@yahoo.com | PO Box 9731 | Albuquerque |
| Clayton Heights Lomas del Cielo NA | Eloisa | Molina-Dodge | e_molinadodge@yahoo.com | 1704 Buena Vista SE | Albuquerque |
| Clayton Heights Lomas del Cielo NA | Isabel | Cabrera | boyster2018@gmail.com | 1720 Buena Vista SE | Albuquerque |
| District 6 Coalition of Neighborhood Associations | Mandy | Warr | mandy@theremedyspa.com | 119 Vassar Drive SE | Albuquerque |
| District 6 Coalition of Neighborhood Associations | Patricia | Willson | info@willsonstudio.com | 505 Dartmouth Drive SE | Albuquerque |
| Yale Village NA | Kim | Love | klove726@gmail.com | 2122 Cornell Drive SE | Albuquerque |
| Yale Village NA | Donald | Love | donaldlove08@comcast.net | 2125 Stanford Drive SE | Albuquerque |
| Victory Hills NA | Patricia | Willson | info@willsonstudio.com | 505 Dartmouth Drive SE | Albuquerque |
| Victory Hills NA | Melissa | Williams | mawsdf@comcast.net | 1010 Princeton SE | Albuquerque |

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, December 15, 2021 12:31 PM

To: Office of Neighborhood Coordination <aaronmclean@gallowayus.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Major Subdivision, Preliminary Plat

Contact Name

Aaron McLean

Telephone Number

3039628516

Email Address

aaronmclean@gallowayus.com

Company Name

Galloway & Company, Inc

Company Address

6162 S Willow Drive, Suite 320

City

Greenwood Village

State

CO

ZIP

80111

Legal description of the subject site for this project:

Lovelace Heights Addition, Lot A1A, B1 and C1

Physical address of subject site:

2121 Yale Boulevard SE

Subject site cross streets:

Yale & Gibson

Other subject site identifiers:

This site is located on the following zone atlas page:

M-15-Z



6162 S. Willow Drive, Suite 320
 Greenwood Village, CO 80111
 303.770.8884 • GallowayUS.com

SENT VIA FIRST CLASS MAIL

February 17, 2022

**RE: 2121 Yale Boulevard SE – Preliminary Plat Review Request
 Design Review Board (DRB)
 Public Notification**

Dear Property Owner:

The City of Albuquerque’s GIS mapping system has identified you as being within 100’ of the Subject project. As such, in accordance with the City’s Integrated Development Ordinance (IDO) Section 14-16-6-4(K), we are notifying you that we’ll be submitting a Preliminary Plat applicatoin type to the Development Review Board (DRB) for consideration and approval. Galloway & Company, Inc is serving as Agent to the ownership group of I25 & Gibson, LLC and acting on their behalf to processes the entitlement in reference.

The proposed Preliminary Plat will subdivide an existing 7.18-acre parcel of land with three (3) existing Tracts into six (6) lots for the purposes of future commercial development consistent with the current Non-Residential – Commercial Zone District (NR-C) land use designation. The subdivision will dedicate additional public right-of-way (ROW) along both Gibson Boulevard SE and Yale Boulevard SE frontages for purposes of adjoining roadway improvements, including a 10’ multi-use trail and two (2) access points along Gibson Boulevard SE. In addition, new public utility and sanitary sewer easement(s) will be dedicated with the plat to accommodate existing and proposed infrastructure improvements.

Enclosed with this Notice for reference is the proposed Preliminary Plat document, along with a Zone Atlas Map for orientation within the city limits. In addition, we have provided the City required notification form that contains additional information regarding the applicatoin type and related process.

Project Information:

- | | |
|------------------------------|---|
| 1. Property Owner: | I26 & Gibson, LLC |
| 2. Agent: | Galloway & Company, Inc |
| 3. Property Address: | 2121 Yale Boulevard SE |
| 4. Property Location: | Between Gibson Boulevard SE and Miles Road |
| 5. Zone Atlas Page: | M-15-Z |
| 6. Legal Description: | Tracts A-1A, B-1 and C-1, Lovelace Heights Addition |
| 7. Area of Property: | 7.18 acres |
| 8. IDO Zoning: | NR-C |
| 9. Overlay Zone: | APO (Airport) |
| 10. Center of Corridor Area: | Not Applicable |
| 11. Current Use: | Vacant |
| 12. Prior Use: | Parking facility |
| 13. Future Use: | Commercial per NR-C zoning |
| 14. Deviation(s): | None Requested |
| 15. Waiver(s): | None Requested |
| 16. Variance(s): | None Requested |



2121 Yale Boulevard SE
Preliminary Plat – DRB Submittal
2/15/22

Development Review Board Meeting Information:

The anticipated DRB meeting will be held at 9:00 AM on March 16th via their Zoom platform, below is a link where you may find the agenda with meeting credentials to participate. Their agenda will be posted after 3:00 PM, Friday, March 11th.

<https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Useful Links:

Integrated Development Ordinance (IDO):

https://documents.cabq.gov/planning/IDO/2020_IDO_AnnualUpdate/IDO-2020AnnualUpdate-2021-07-16-EffectiveDraft.pdf

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Should you have any questions in the meantime, please feel free to reach out to me via email or phone in the contact information provided below.

Sincerely,

GALLOWAY



Aaron McLean

AaronMcLean@GallowayUS.com

303-770-8884

cc: I25 & Gibson, LLC
Wes Butero, Chief Development Officer

Attachments: Preliminary Plat
Zone Atlas Map
City Notification Forms



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



| | |
|--|--|
| PART I - PROCESS | |
| Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following: | |
| Application Type: Major Subdivision, Preliminary Plat | |
| Decision-making Body: Design Review Board (DRB) | |
| Pre-Application meeting required: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Neighborhood meeting required: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Mailed Notice required: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Electronic Mail required: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Is this a Site Plan Application: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page |
| PART II – DETAILS OF REQUEST | |
| Address of property listed in application: 2121 Yale Boulevard SE | |
| Name of property owner: I25 & Gibson LLC | |
| Name of applicant: Galloway & Company, Inc. | |
| Date, time, and place of public meeting or hearing, if applicable: March 16th, 2022; 9AM (City Zoom) | |
| https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives | |
| Address, phone number, or website for additional information: Galloway & Company, Inc 303-770-8884 | |
| PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE | |
| <input checked="" type="checkbox"/> Zone Atlas page indicating subject property. | |
| <input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request. | |
| <input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable. | |
| <input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers. | |
| IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION. | |

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.

_____ (Applicant signature) 2/15/2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

N/A a. Location of proposed buildings and landscape areas.

N/A b. Access and circulation for vehicles and pedestrians.

N/A c. Maximum height of any proposed structures, with building elevations.

N/A d. For residential development: Maximum number of proposed dwelling units.

N/A e. For non-residential development:

Total gross floor area of proposed project.

Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: February 15, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: _____

Mailing Address*: _____

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2121 Yale Boulevard SE
Location Description Lots A-1A, B-1 and C-1, Lovelace Heights Addition
2. Property Owner* I25 & Gibson, LLC
3. Agent/Applicant* *[if applicable]* Galloway & Company, Inc
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

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

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 16th, 2022; 9:00AM (City Zoom)

Location*²: https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Galloway & Company, Inc (aaronmclean@galloway.us OR 303-770-8884)

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ M-15-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 7.18
 2. IDO Zone District NR-C
 3. Overlay Zone(s) [if applicable] APO
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant (former parking lot for airport)
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

Aaron McLean

From: Aaron McLean
Sent: Friday, February 18, 2022 10:13 AM
To: 'e_molinadodge@yahoo.com'; 'boyster2018@gmail.com'
Cc: 'Wes Butero'; Isaac Sanchez; Jim Strozier (cp@consensusplanning.com); Michael Vos
Subject: Clayton Heights Lomas del Cielo NA - Notice of Preliminary Plat for 2121 Yale Blvd SE - DRB Meeting 3/16/22
Attachments: 2121YaleBlvdSE_ZoneAtlasPage_M-15-Z.pdf; 2121YaleBlvdSE_PrelimPlat.pdf; 2121YaleBlvdSE_EmailedNoticePublicMeetingNeighborhoodAssoc_ClaytonHeightsLomasDelCielo.pdf; 2121YaleBlvdSE_CABQ-Official_Form.pdf

Dear Clayton Heights Lomas del Cielo NA,

The City of Albuquerque Office of Neighborhood Coordination (NCO) has provided us with your contact as a registered Neighborhood Association representative. As such, in accordance with the City's Integrated Development Ordinance (IDO) Section 14-16-6-4(K), we are notifying you that we'll be submitting a Preliminary Plat applicatoin type to the Development Review Board (DRB) for consideration and approval. Galloway & Company, Inc is serving as Agent to the ownership group of I25 & Gibson, LLC and acting on their behalf to processes the entitlement in reference.

The proposed Preliminary Plat will subdivide an existing 7.18-acre parcel of land with three (3) existing Tracts into six (6) lots for the purposes of future commercial development consistent with the current Non-Residential – Commercial Zone District (NR-C) land use designation. The subdivision will dedicate additional public right-of-way (ROW) along both Gibson Boulevard SE and Yale Boulevard SE frontages for purposes of adjoining roadway improvements , including a 10' multi-use trail and two (2) access points along Gibson Boulevard SE. Furthermore, new public utility and sanitary sewer easement(s) will be dedicated with the plat to accommodate existing and proposed infrastructure improvements.

Attached for reference is the proposed Preliminary Plat document, along with a Zone Atlas Map for orientation within the city limits. In addition we have provided the City required notification forms that contains additional information regarding the applicatoin type and related process.

No action is necessary on your part at this time; however, you may request a meeting with our project team should you have questions and wish to discuss the project.

Project Information:

1. Property Owner: I26 & Gibson, LLC
2. Agent: Galloway & Company, Inc
3. Property Address: 2121 Yale Boulevard SE
4. Property Location: Between Gibson Boulevard SE and Miles Road
5. Zone Atlas Page: M-15-Z
6. Legal Description: Tracts A-1A, B-1 and C-1, Lovelace Heights Addition
7. Area of Property: 7.18 acres
8. IDO Zoning: NR-C
9. Overlay Zone: APO (Airport)
10. Center of Corridor Area: Not Applicable
11. Current Use: Vacant
12. Prior Use: Parking facility
13. Future Use: Commercial per NR-C zoning
14. Deviation(s): None Requested
15. Waiver(s): None Requested
16. Variance(s): None Requested

Development Review Board Meeting Information:

The anticipated DRB meeting will be held at 9:00 AM on March 16th via their Zoom platform, below is a link where you may find the agenda with meeting credentials to participate. Their agenda will be posted after 3:00 PM, Friday, March 11th.

<https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Useful Links:

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https://documents.cabq.gov/planning/IDO/2020_IDO_AnnualUpdate/IDO-2020AnnualUpdate-2021-07-16-EffectiveDraft.pdf

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<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Should you have any questions in the meantime, please feel free to reach out to us via email or phone in the contact information provided below.

Regards,

Galloway

Aaron

McLean

DEVELOPMENT SERVICES PROJECT MANAGER

6162 S. Willow Drive, Suite 320

Greenwood Village, CO 80111

☎ 303.770.8884

aaronmclean@gallowayus.com

GallowayUS.com

COLORADO | CALIFORNIA | UTAH

Nationally Recognized. Locally Preferred.

Aaron McLean

From: Aaron McLean
Sent: Friday, February 18, 2022 10:13 AM
To: 'mandy@theremedyspa.com'; 'info@willsonstudio.com'
Cc: 'Wes Butero'; Isaac Sanchez; Jim Strozier (cp@consensusplanning.com); Michael Vos
Subject: District 6 Coalition of NA - Notice of Preliminary Plat for 2121 Yale Blvd SE - DRB Meeting 3/16/22
Attachments: 2121YaleBlvdSE_EmailedNoticePublicMeetingNeighborhoodAssoc_District6Coalition.pdf; 2121YaleBlvdSE_ZoneAtlasPage_M-15-Z.pdf; 2121YaleBlvdSE_PrelimPlat.pdf; 2121YaleBlvdSE_CABQ-Official_Form.pdf

Dear District 6 Coalition of NA,

The City of Albuquerque Office of Neighborhood Coordination (NCO) has provided us with your contact as a registered Neighborhood Association representative. As such, in accordance with the City's Integrated Development Ordinance (IDO) Section 14-16-6-4(K), we are notifying you that we'll be submitting a Preliminary Plat applicatoin type to the Development Review Board (DRB) for consideration and approval. Galloway & Company, Inc is serving as Agent to the ownership group of I25 & Gibson, LLC and acting on their behalf to processes the entitlement in reference.

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Regards,

Galloway

Aaron

McLean

DEVELOPMENT SERVICES PROJECT MANAGER

6162 S. Willow Drive, Suite 320

Greenwood Village, CO 80111

☎ 303.770.8884

aaronmclean@gallowayus.com

GallowayUS.com

COLORADO | CALIFORNIA | UTAH

Nationally Recognized. Locally Preferred.

Aaron McLean

From: Aaron McLean
Sent: Friday, February 18, 2022 10:14 AM
To: 'bakieaikin@comcast.net'; 'kande0@yahoo.com'
Cc: 'Wes Butero'; Isaac Sanchez; Jim Strozier (cp@consensusplanning.com); Michael Vos
Subject: Kirtland Community Assoc - Notice of Preliminary Plat for 2121 Yale Blvd SE - DRB Meeting 3/16/22
Attachments: 2121YaleBlvdSE_EmailedNoticePublicMeetingNeighborhoodAssoc_Kirtland.pdf; 2121YaleBlvdSE_ZoneAtlasPage_M-15-Z.pdf; 2121YaleBlvdSE_PrelimPlat.pdf; 2121YaleBlvdSE_CABQ-Official_Form.pdf

Dear Kirtland Community Association,

The City of Albuquerque Office of Neighborhood Coordination (NCO) has provided us with your contact as a registered Neighborhood Association representative. As such, in accordance with the City's Integrated Development Ordinance (IDO) Section 14-16-6-4(K), we are notifying you that we'll be submitting a Preliminary Plat applicatoin type to the Development Review Board (DRB) for consideration and approval. Galloway & Company, Inc is serving as Agent to the ownership group of I25 & Gibson, LLC and acting on their behalf to processes the entitlement in reference.

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4. Property Location: Between Gibson Boulevard SE and Miles Road
5. Zone Atlas Page: M-15-Z
6. Legal Description: Tracts A-1A, B-1 and C-1, Lovelace Heights Addition
7. Area of Property: 7.18 acres
8. IDO Zoning: NR-C
9. Overlay Zone: APO (Airport)
10. Center of Corridor Area: Not Applicable
11. Current Use: Vacant
12. Prior Use: Parking facility
13. Future Use: Commercial per NR-C zoning
14. Deviation(s): None Requested
15. Waiver(s): None Requested
16. Variance(s): None Requested

Development Review Board Meeting Information:

The anticipated DRB meeting will be held at 9:00 AM on March 16th via their Zoom platform, below is a link where you may find the agenda with meeting credentials to participate. Their agenda will be posted after 3:00 PM, Friday, March 11th.

<https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Useful Links:

Integrated Development Ordinance (IDO):

https://documents.cabq.gov/planning/IDO/2020_IDO_AnnualUpdate/IDO-2020AnnualUpdate-2021-07-16-EffectiveDraft.pdf

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Should you have any questions in the meantime, please feel free to reach out to us via email or phone in the contact information provided below.

Regards,

Galloway

**Aaron
McLean**

DEVELOPMENT SERVICES PROJECT MANAGER

6162 S. Willow Drive, Suite 320

Greenwood Village, CO 80111

☎ 303.770.8884

aaronmclean@gallowayus.com

GallowayUS.com

COLORADO | CALIFORNIA | UTAH

Nationally Recognized. Locally Preferred.

Aaron McLean

From: Aaron McLean
Sent: Friday, February 18, 2022 10:14 AM
To: 'info@willsonstudio.com'; 'mawsdf@comcast.net'
Cc: 'Wes Butero'; Isaac Sanchez; Jim Strozier (cp@consensusplanning.com); Michael Vos
Subject: Victory Hills NA - Notice of Preliminary Plat for 2121 Yale Blvd SE - DRB Meeting 3/16/22
Attachments: 2121YaleBlvdSE_EmailedNoticePublicMeetingNeighborhoodAssoc_VictoryHillsNA.pdf; 2121YaleBlvdSE_CABQ-Official_Form.pdf; 2121YaleBlvdSE_PrelimPlat.pdf; 2121YaleBlvdSE_ZoneAtlasPage_M-15-Z.pdf

Dear Victory Hills NA,

The City of Albuquerque Office of Neighborhood Coordination (NCO) has provided us with your contact as a registered Neighborhood Association representative. As such, in accordance with the City's Integrated Development Ordinance (IDO) Section 14-16-6-4(K), we are notifying you that we'll be submitting a Preliminary Plat applicatoin type to the Development Review Board (DRB) for consideration and approval. Galloway & Company, Inc is serving as Agent to the ownership group of I25 & Gibson, LLC and acting on their behalf to processes the entitlement in reference.

The proposed Preliminary Plat will subdivide an existing 7.18-acre parcel of land with three (3) existing Tracts into six (6) lots for the purposes of future commercial development consistent with the current Non-Residential – Commercial Zone District (NR-C) land use designation. The subdivision will dedicate additional public right-of-way (ROW) along both Gibson Boulevard SE and Yale Boulevard SE frontages for purposes of adjoining roadway improvements , including a 10' multi-use trail and two (2) access points along Gibson Boulevard SE. Furthermore, new public utility and sanitary sewer easement(s) will be dedicated with the plat to accommodate existing and proposed infrastructure improvements.

Attached for reference is the proposed Preliminary Plat document, along with a Zone Atlas Map for orientation within the city limits. In addition we have provided the City required notification forms that contains additional information regarding the applicatoin type and related process.

No action is necessary on your part at this time; however, you may request a meeting with our project team should you have questions and wish to discuss the project.

Project Information:

1. Property Owner: I26 & Gibson, LLC
2. Agent: Galloway & Company, Inc
3. Property Address: 2121 Yale Boulevard SE
4. Property Location: Between Gibson Boulevard SE and Miles Road
5. Zone Atlas Page: M-15-Z
6. Legal Description: Tracts A-1A, B-1 and C-1, Lovelace Heights Addition
7. Area of Property: 7.18 acres
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13. Future Use: Commercial per NR-C zoning
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Development Review Board Meeting Information:

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City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Should you have any questions in the meantime, please feel free to reach out to us via email or phone in the contact information provided below.

Regards,

Galloway

Aaron

McLean

DEVELOPMENT SERVICES PROJECT MANAGER

6162 S. Willow Drive, Suite 320

Greenwood Village, CO 80111

☎ 303.770.8884

aaronmclean@gallowayus.com

GallowayUS.com

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Aaron McLean

From: Aaron McLean
Sent: Friday, February 18, 2022 10:13 AM
To: 'klove726@gmail.com'; 'donaldlove08@comcast.net'
Cc: 'Wes Butero'; Isaac Sanchez; Jim Strozier (cp@consensusplanning.com); Michael Vos
Subject: Yale Village NA - Notice of Preliminary Plat for 2121 Yale Blvd SE - DRB Meeting 3/16/22
Attachments: 2121YaleBlvdSE_EmailedNoticePublicMeetingNeighborhoodAssoc_YaleVillageNA.pdf; 2121YaleBlvdSE_CABQ-Official_Form.pdf; 2121YaleBlvdSE_PrelimPlat.pdf; 2121YaleBlvdSE_ZoneAtlasPage_M-15-Z.pdf

Dear Yale Village NA,

The City of Albuquerque Office of Neighborhood Coordination (NCO) has provided us with your contact as a registered Neighborhood Association representative. As such, in accordance with the City's Integrated Development Ordinance (IDO) Section 14-16-6-4(K), we are notifying you that we'll be submitting a Preliminary Plat applicatoin type to the Development Review Board (DRB) for consideration and approval. Galloway & Company, Inc is serving as Agent to the ownership group of I25 & Gibson, LLC and acting on their behalf to processes the entitlement in reference.

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City of Albuquerque Planning Department

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Should you have any questions in the meantime, please feel free to reach out to us via email or phone in the contact information provided below.

Regards,

Galloway

Aaron

McLean

DEVELOPMENT SERVICES PROJECT MANAGER

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**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



| | |
|--|--|
| PART I - PROCESS | |
| Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following: | |
| Application Type: Major Subdivision, Preliminary Plat | |
| Decision-making Body: Design Review Board (DRB) | |
| Pre-Application meeting required: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Neighborhood meeting required: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Mailed Notice required: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Electronic Mail required: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Is this a Site Plan Application: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page |
| PART II – DETAILS OF REQUEST | |
| Address of property listed in application: 2121 Yale Boulevard SE | |
| Name of property owner: I25 & Gibson LLC | |
| Name of applicant: Galloway & Company, Inc. | |
| Date, time, and place of public meeting or hearing, if applicable: March 16th, 2022; 9AM (City Zoom) | |
| https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives | |
| Address, phone number, or website for additional information: Galloway & Company, Inc 303-770-8884 | |
| PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE | |
| <input checked="" type="checkbox"/> Zone Atlas page indicating subject property. | |
| <input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request. | |
| <input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable. | |
| <input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers. | |
| IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION. | |

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.

_____ (Applicant signature) 2/15/2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

N/A a. Location of proposed buildings and landscape areas.

N/A b. Access and circulation for vehicles and pedestrians.

N/A c. Maximum height of any proposed structures, with building elevations.

N/A d. For residential development: Maximum number of proposed dwelling units.

N/A e. For non-residential development:

- Total gross floor area of proposed project.
- Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: February 15, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2121 Yale Boulevard SE
Location Description Lots A-1A, B-1 and C-1, Lovelace Heights Addition
2. Property Owner* I-25 & Gibson, LLC
3. Agent/Applicant* [if applicable] Galloway & Company, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

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

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 7.18 acres
 2. IDO Zone District NR-C
 3. Overlay Zone(s) [if applicable] APO
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant (former parking lot for airport)
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

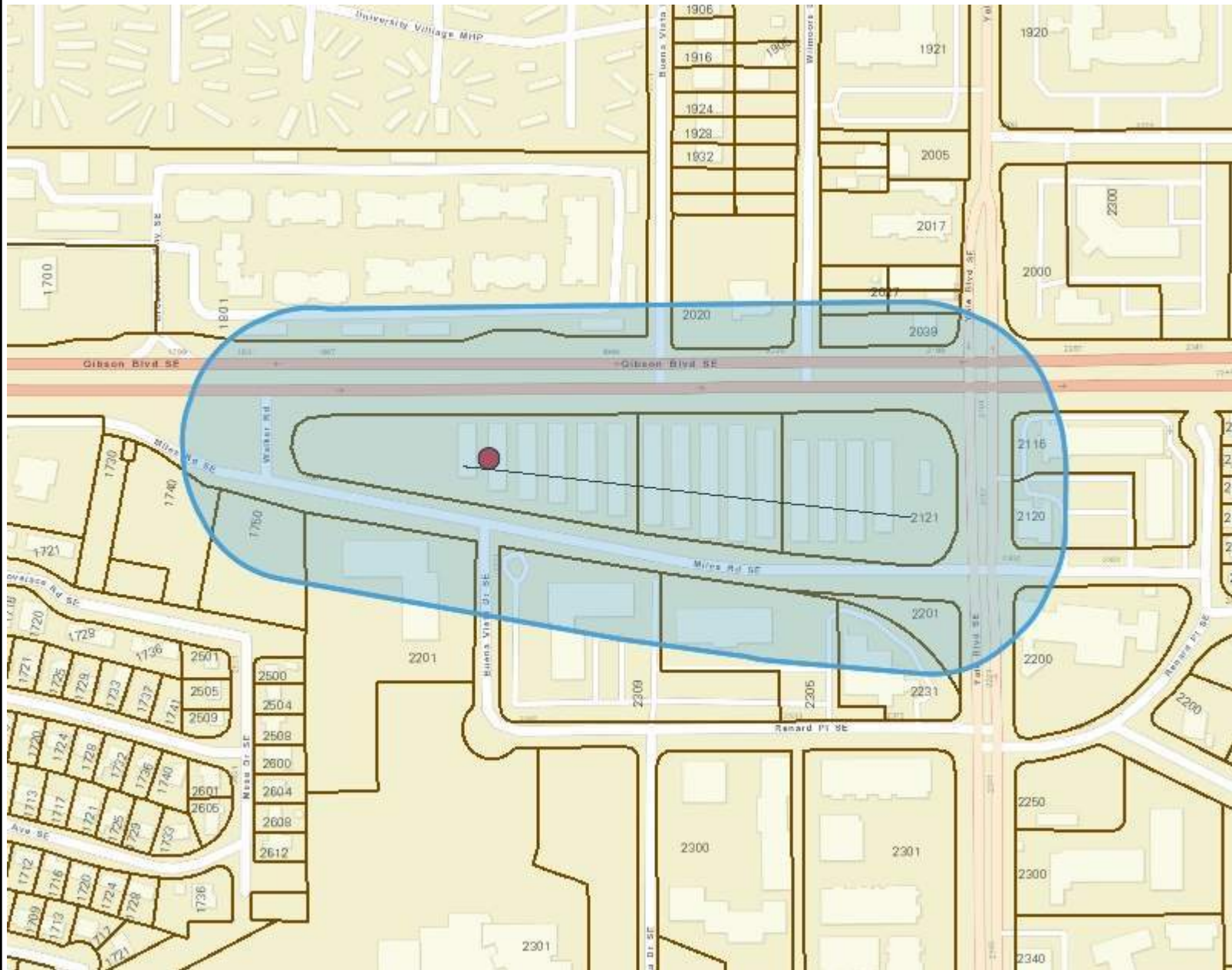
<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



2121 Yale Blvd. SE

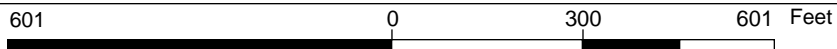


Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED

Notes

Buffer: 280ft.
ROW: Gibson Blvd. 180ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
12/15/2021 © City of Albuquerque

1: 3,606

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

2039 YALE LLC ATTN: RENTS
ACCOUNTING
PO BOX 572408
MURRAY UT 84157-2408

ATENCIO LAND COMPANY LLC
PO BOX 1863
CORRALES NM 87048

ATENCIO LAND COMPANY LLC
PO BOX 1863
CORRALES NM 87048

I25 & GIBSON LLC
7620 JEFFERSON ST NE
ALBUQUERQUE NM 87109-4340

CHAVES RICHARD & CHAVES KATHLEEN
& GRIFFITH BARBARA & CHAVES
RICARDO & ETAL
1501 AIRCRAFT AVE SE
ALBUQUERQUE NM 87106-4289

2309 RENARD ALBQ LP
2201 BUENA VISTA DR SE UNIT 315
ALBUQUERQUE NM 87106-4291

BROADSTONE GARDENS LP
999 WATERSIDE DR SUITE 2300
NORFOLK VA 23510-2300

SOUTHWEST REALTY INV INC
2909 YALE SE
ALBUQUERQUE NM 87106

ABQ HOTELS LLC
41 N LEGEND TREE DR
LIBERTY LAKE WA 99019-7704

ATENCIO LAND COMPANY LLC
PO BOX 1863
CORRALES NM 87048

E & S ENTERPRISES LIMITED
PARTNERSHIP C/O MAESTAS & WARD
PROP MGMT
PO BOX 91090
ALBUQUERQUE NM 87199

STATE OF NM GENERAL SERVICE DEPT
C/O FACILITY MANAGEMENT DIVISION
PO BOX 6850
SANTA FE NM 87502-6850

LORENTZEN JOHN & LOIS ANN
2909 YALE SE
ALBUQUERQUE NM 87106

TRIPLE D ALBUQUERQUE LLC APPLEBEES
TAX DEPT ATTN: KISHAN PATEL
PO BOX 1180
CHINO HILLS CA 91709

ATENCIO LAND COMPANY LLC
PO BOX 1863
CORRALES NM 87048

CLEO INVESTMENTS LLC
6520 PLATT AVE #209
WEST HILLS CA 91307-3218

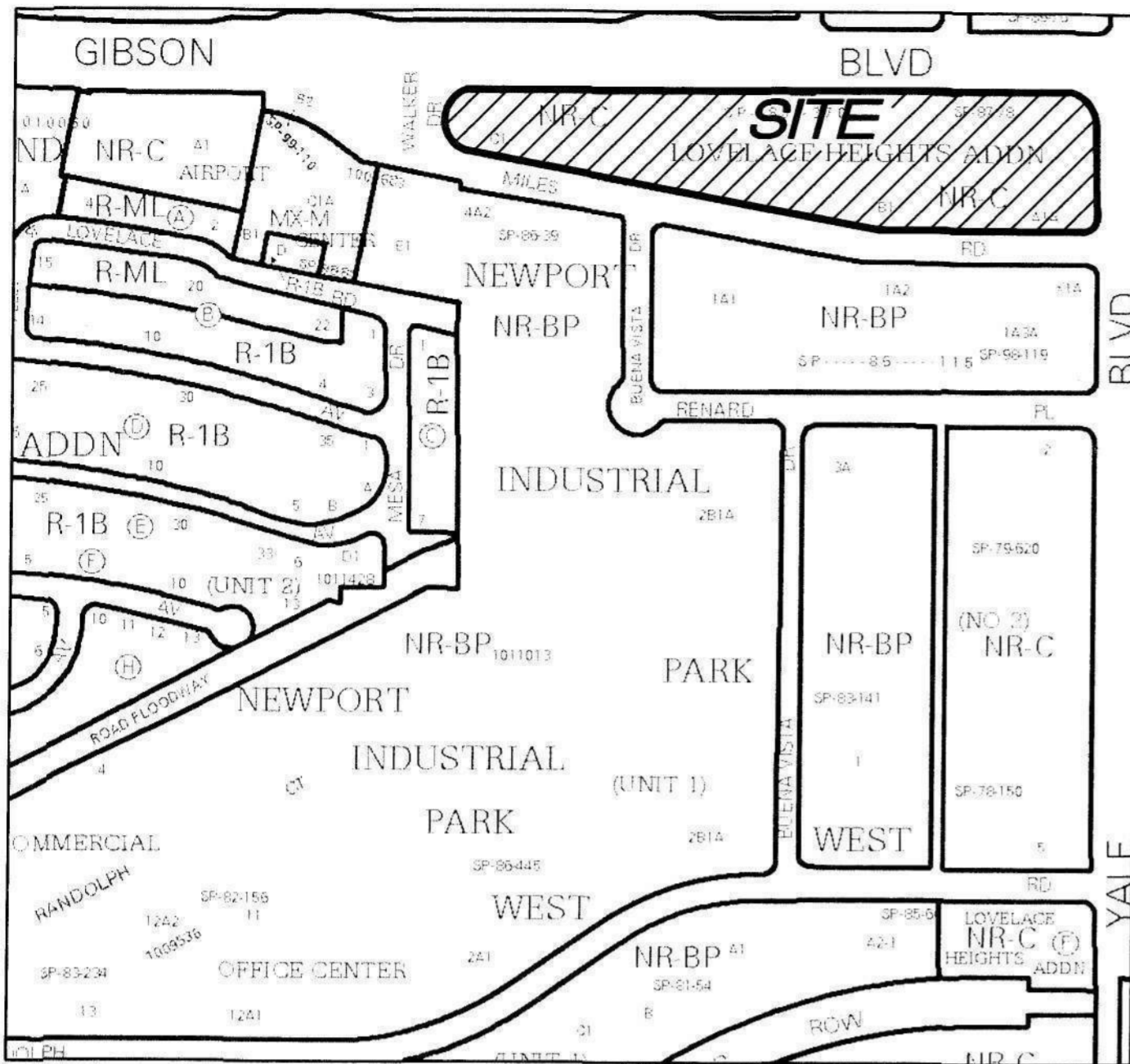
I25 & GIBSON LLC
7620 JEFFERSON ST NE
ALBUQUERQUE NM 87109-4340

FAVORITE BAY LLC
2201 BUENA VISTA DR SE SUITE 315
ALBUQUERQUE NM 87106-4291

BLAINE ROOTS LLC C/O KEVIN OR
CYNTHIA CUMMINGS
10515 ROYAL TROON NE
ALBUQUERQUE NM 87111-6576

I25 & GIBSON LLC
7620 JEFFERSON ST NE
ALBUQUERQUE NM 87109-4340

TRM & BAPA INVESTMENT LLC
2109 SALVATOR DR SE
ALBUQUERQUE NM 87123



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 Grantee, 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: _____

PLAT APPROVAL

UTILITY APPROVALS

| | | | |
|--|--------------------|------|-----------|
| Public Service Company of New Mexico | _____ | Date | _____ |
| New Mexico Gas Company | <i>[Signature]</i> | Date | 1/21/2022 |
| QWest Corporation d/b/a CenturyLink QC | <i>[Signature]</i> | Date | 1/21/2022 |
| _____ | <i>[Signature]</i> | Date | 1/31/22 |

CITY APPROVALS

| | | | |
|--|--------------------|------|-----------|
| City Surveyor | <i>[Signature]</i> | Date | 1/21/2022 |
| Department of Municipal Development | _____ | Date | _____ |
| Real Property Division | _____ | Date | _____ |
| Environmental Health Department | _____ | Date | _____ |
| Traffic Engineering, Transportation Division | _____ | Date | _____ |
| ABCWUA | _____ | Date | _____ |
| Parks and Recreation Department | _____ | Date | _____ |
| AMAFCA | _____ | Date | _____ |
| City Engineer | _____ | Date | _____ |
| 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 _____ DATE _____

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: I25 & GIBSON, LLC.

By: Steve Maestas, Manager

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."

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 I25 & Gibson, LLC.

[Signature] My commission expires 11-18-2024
Notary Public

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

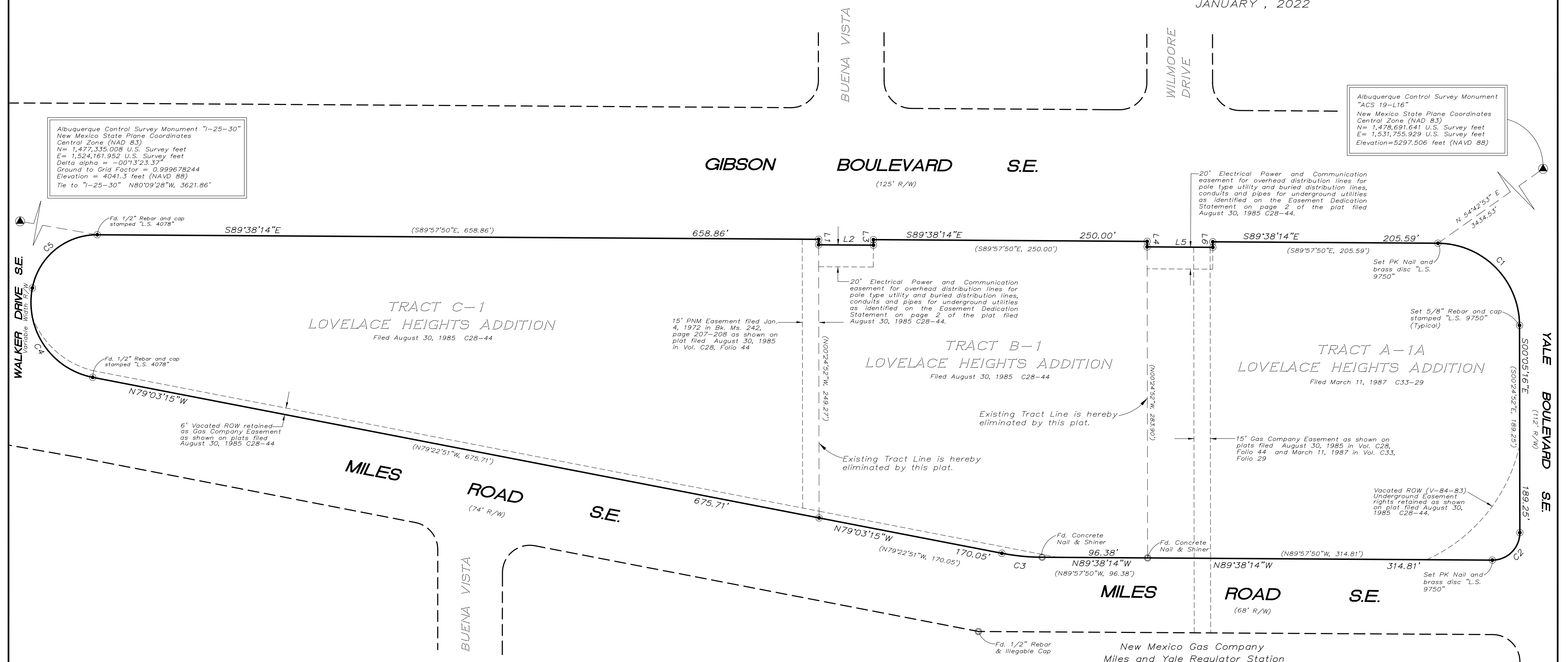
WITHIN
SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2022

NOT TO SCALE

EXISTING TRACTS



Albuquerque Control Survey Monument "I-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 "I-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 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" |

| LINE TABLE | | |
|------------|--------------------|------------------------------|
| 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) |

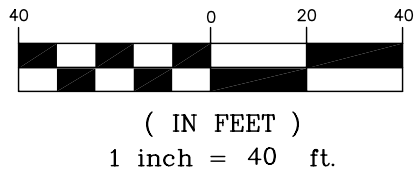


SURV TEK, INC.
 Consulting Surveyors

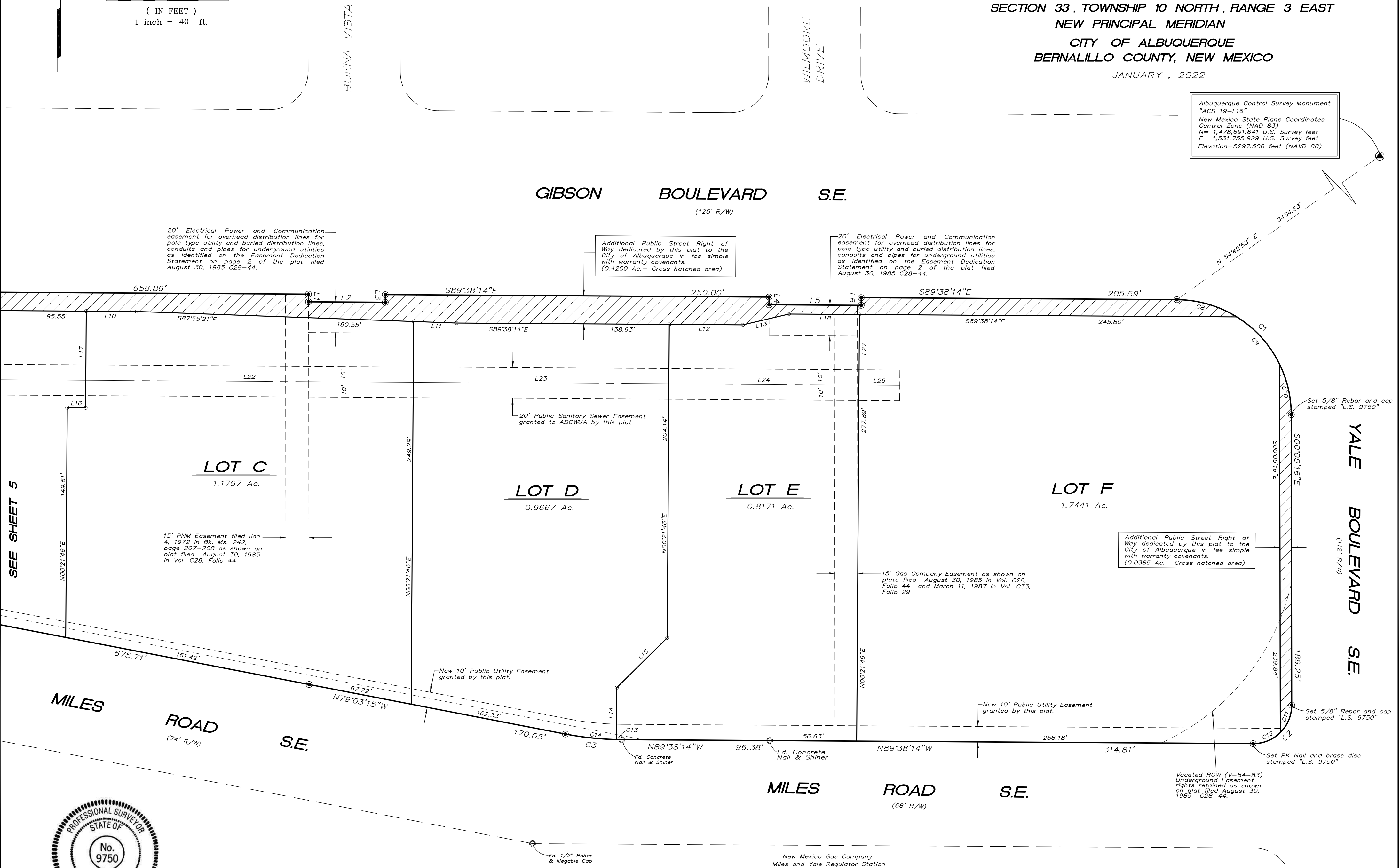
PLAT OF
LOTS A THRU F
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WITHIN
SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2022



Albuquerque Control Survey Monument
 "ACS 19-L16"
 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)



SEE SHEET 5

20' Electrical Power and Communication easement for overhead distribution lines for pole type utility and buried distribution lines, conduits and pipes for underground utilities as identified on the Easement Dedication Statement on page 2 of the plat filed August 30, 1985 C28-44.

Additional Public Street Right of Way dedicated by this plat to the City of Albuquerque in fee simple with warranty covenants. (0.4200 Ac.- Cross hatched area)

20' Electrical Power and Communication easement for overhead distribution lines for pole type utility and buried distribution lines, conduits and pipes for underground utilities as identified on the Easement Dedication Statement on page 2 of the plat filed August 30, 1985 C28-44.

20' Public Sanitary Sewer Easement granted to ABCWUA by this plat.

15' PNM Easement filed Jan. 4, 1972 in Bk. Ms. 242, page 207-208 as shown on plat filed August 30, 1985 in Vol. C28, Folio 44

Additional Public Street Right of Way dedicated by this plat to the City of Albuquerque in fee simple with warranty covenants. (0.0385 Ac.- Cross hatched area)

15' Gas Company Easement as shown on plats filed August 30, 1985 in Vol. C28, Folio 44 and March 11, 1987 in Vol. C33, Folio 29

New 10' Public Utility Easement granted by this plat.

New 10' Public Utility Easement granted by this plat.

Vacated ROW (V-84-83) Underground Easement rights retained as shown on plat filed August 30, 1985 C28-44.

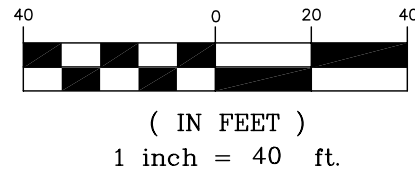


New Mexico Gas Company
 Miles and Yale Regulator Station

SURVOTEK, INC.

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

Phone: 505-300-4732



| 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" |

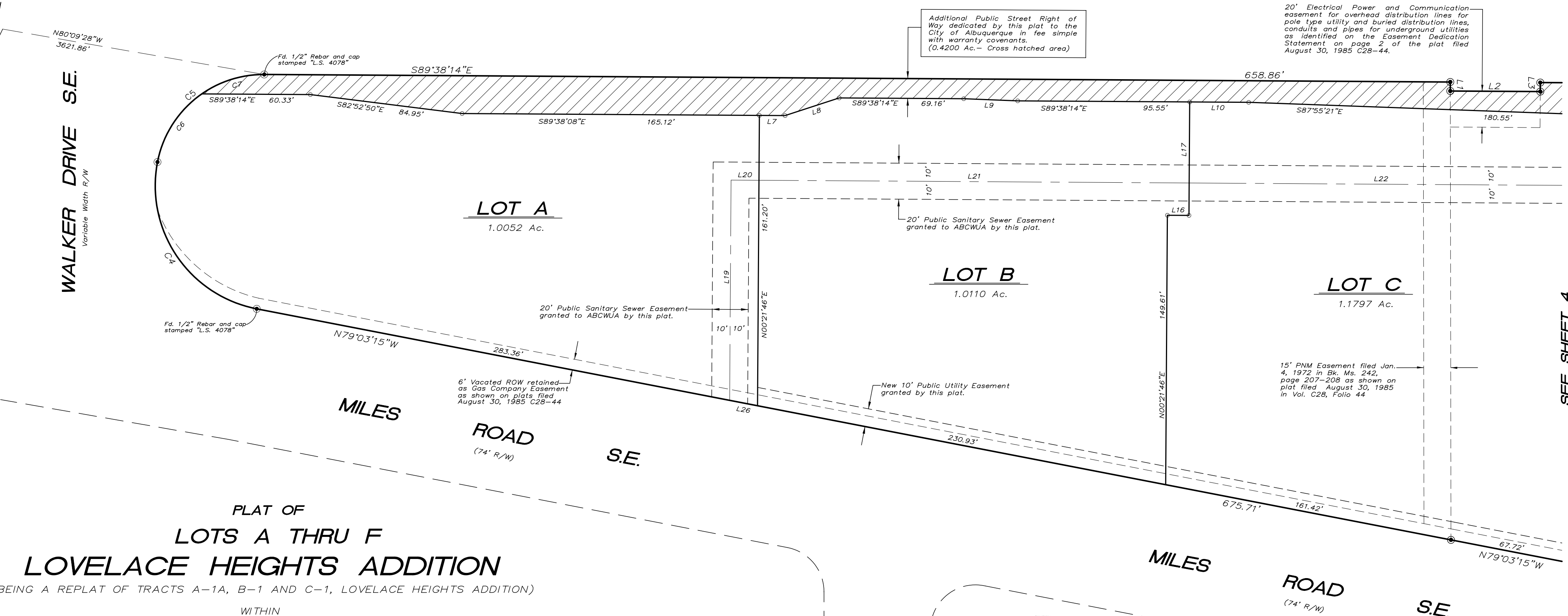
| LINE TABLE | | | | | |
|------------|-------------------|------------------------------|------|--------|-------------|
| LINE | LENGTH | BEARING | LINE | LENGTH | BEARING |
| L1 | 5.00 (5.00') | S00°05'18"E (S00°24'52"E) | L18 | 45.87 | S89°38'14"E |
| L2 | 50.00 (50.00') | S89°38'14"E (S89°57'50"E) | 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°57'50"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 = 1,524,161.952 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

BUENA VISTA



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

SURVTEK, INC.

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

Phone: 505-300-4732

SEE SHEET 4

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

January 6, 2022

Troy Kelts, P.E.
Galloway & Company
6162 S Willow Drive, Suite 320
Greenwood Village, CO 80111

**RE: 2121 Yale Boulevard SE
Conceptual Grading and Drainage Plans
Engineer's Stamp Date: No Date
Hydrology File: M15D021**

Dear Mr. Kelts:

Based upon the information provided in your submittal received 11/22/2021, the Conceptual Grading & Drainage Plans are approved for action by the DRB for Site Plan for Building Permit.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

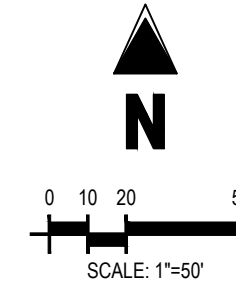
NM 87103

www.cabq.gov

PRIME PROPERTIES
GRADING PLAN & DRAINAGE PLAN

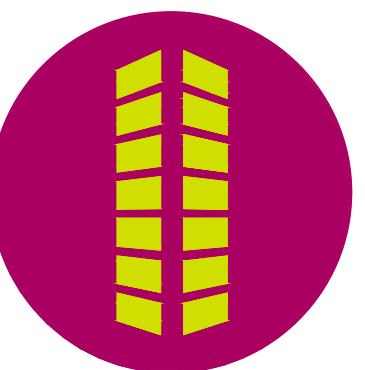
2121 YALE BOULEVARD
 CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,
 STATE OF NEW MEXICO

NOTE: LOT LAYOUTS AND GRADING ARE CONCEPTUAL AND SUBJECT TO CHANGE. PROPOSED LOTS ARE ASSUMED TO BE 90% IMPERVIOUS AND SHALL BE INDIVIDUALLY RESPONSIBLE FOR WATER QUALITY TREATMENT.



**PRELIMINARY
 NOT FOR BIDDING
 NOT FOR CONSTRUCTION**

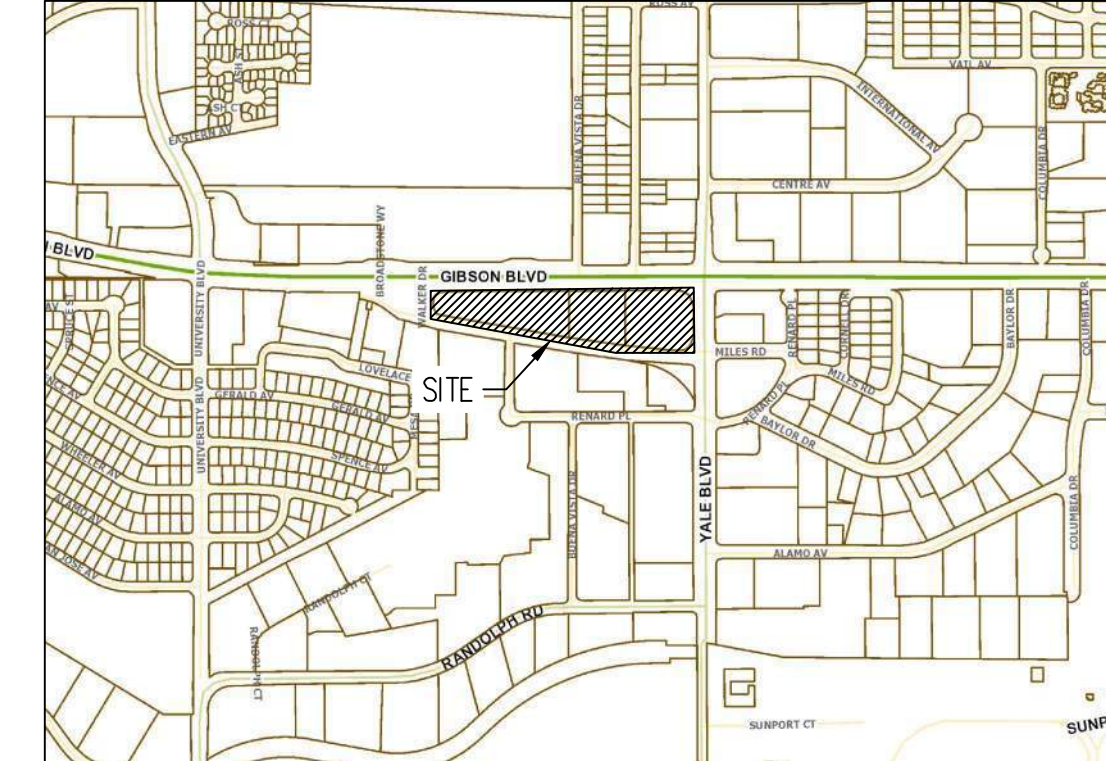
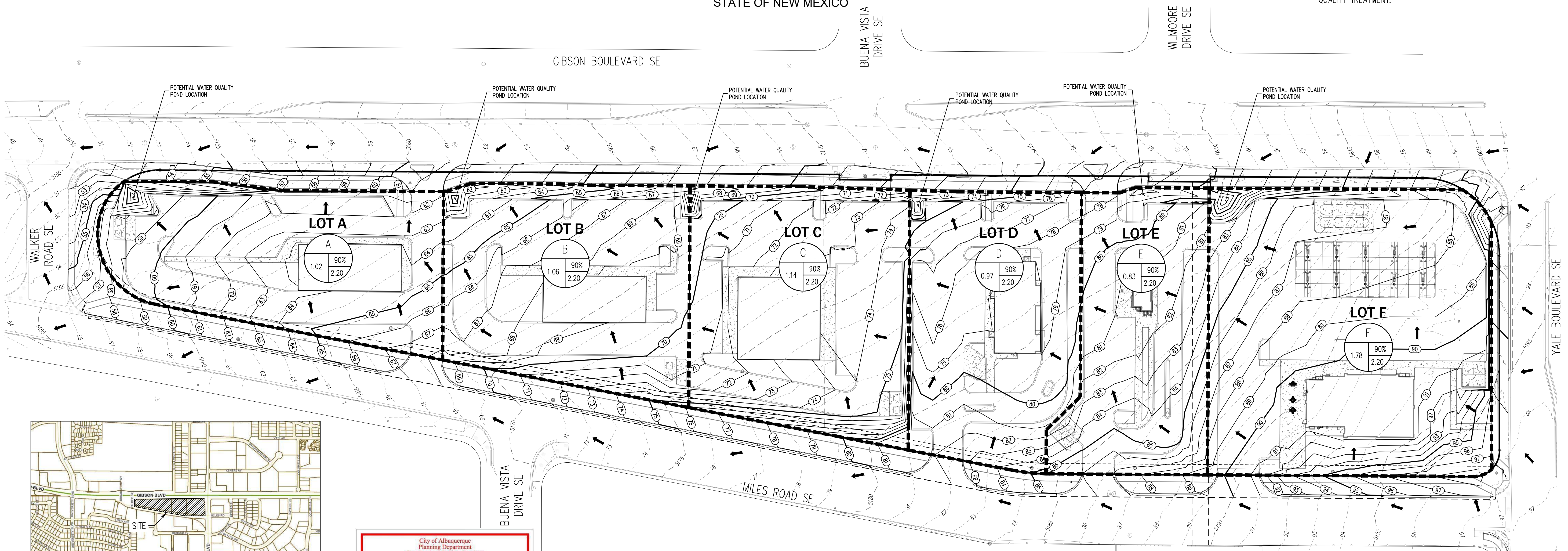
COPYRIGHT
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GRADING PLAN & DRAINAGE PLAN
PRIME PROPERTIES
 2121 YALE BOULEVARD
 ALBUQUERQUE, NM

| # | Date | Issue / Description | Init. |
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Project No: PRP000008
 Drawn By: DDJ
 Checked By: TDK
 Date: 11/22/2021



VICINITY MAP
 SCALE: 1"=1000'

City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
 DATE: 01/06/22
 BY: *Rosa C. Gonzalez*
 HydroTrans # M15D021

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

- PRIVATE DRAINAGE FACILITIES WITHIN CITY ROW:**
- NOTICE TO CONTRACTOR (SPECIAL ORDER 19 "50-10")
- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
 - CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
 - AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL '811' [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD SO THE CONFLICT CAN BE RESOLVED WITH MINIMAL DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
 - WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
 - CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

PROPOSED DRAINAGE:

AFTER RIGHT-OF-WAY DEDICATION ALONG GIBSON BLVD AND YALE BLVD, THE PROPOSED SITE IS APPROXIMATELY 6.76 ACRES. AT THIS TIME, ONLY RIGHT-OF-WAY IMPROVEMENTS AND OVERALL INFRASTRUCTURE IS PROPOSED WITH THIS PROJECT. RIGHT-OF-WAY IMPROVEMENTS WILL NOT AFFECT THE OVERALL DRAINAGE PATTERN OF THE SITE OR THE SURROUNDING AREAS.

ALL ONSITE LAYOUTS AND GRADING SHOWN ON THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FOR THE PURPOSES OF THIS PLAN, IT IS BEING ASSUMED THAT ALL BASINS ARE 90% TREATMENT D AND 10% TREATMENT C. ALL LOTS WILL BE INDIVIDUALLY RESPONSIBLE FOR INDIVIDUAL STORM WATER QUALITY TREATMENT OR CASH-IN-LIEU.

BASIN "A" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 4.29 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL EITHER BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY, OR INTO A WATER QUALITY POND THEN OVERFLOWING INTO THE GIBSON RIGHT-OF-WAY.

BASIN "B" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 4.45 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL EITHER BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY, OR INTO A WATER QUALITY POND THEN OVERFLOWING INTO THE GIBSON RIGHT-OF-WAY.

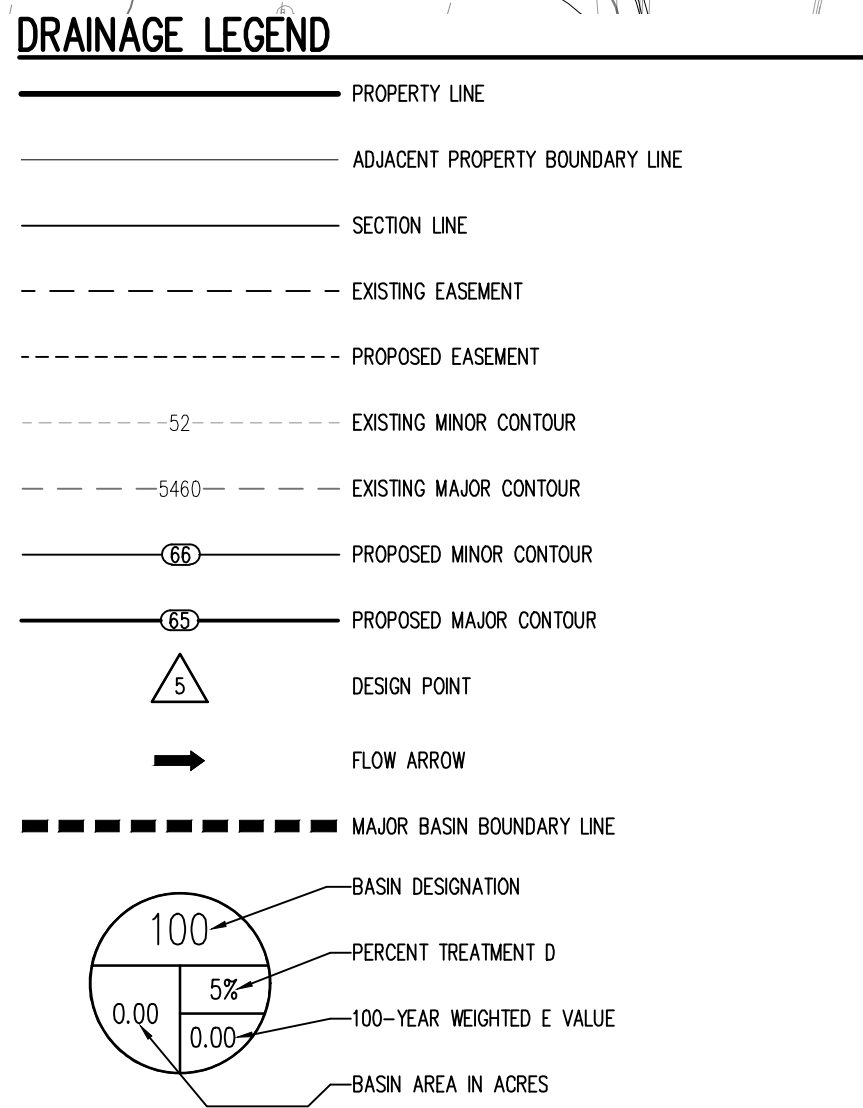
BASIN "C" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 4.83 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL EITHER BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY, OR INTO A WATER QUALITY POND THEN OVERFLOWING INTO THE GIBSON RIGHT-OF-WAY.

BASIN "D" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 4.08 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL EITHER BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY, OR INTO A WATER QUALITY POND THEN OVERFLOWING INTO THE GIBSON RIGHT-OF-WAY.

BASIN "E" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 3.49 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL EITHER BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY, OR INTO A WATER QUALITY POND THEN OVERFLOWING INTO THE GIBSON RIGHT-OF-WAY.

BASIN "F" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 7.34 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL EITHER BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY, OR INTO A WATER QUALITY POND THEN OVERFLOWING INTO THE GIBSON RIGHT-OF-WAY.

THE TOTAL DISCHARGE INTO THE GIBSON RIGHT-OF-WAY SHALL BE LESS THAN THE DISCHARGE IN THE EXISTING CONDITIONS DUE TO THE INCREASE IN LANDSCAPED AREA ONSITE.



Weighted E Method (Developed)

| Basin | Area (sf) | Area (ac) | Treatment A | | | Treatment B | | | Treatment C | | | Treatment D | | | 100-Year | | 10-Year | |
|--------------|----------------|-------------|-------------|-------|-------|-------------|--------|-------|-------------|-------|-------|-------------|-------------|------------|-------------|------------|--------------|--|
| | | | % | acres | % | acres | % | acres | % | acres | % | acres | Volume (in) | Flow (cfs) | Volume (in) | Flow (cfs) | | |
| | | | % | acres | % | acres | % | acres | % | acres | % | acres | Volume (in) | Flow (cfs) | Volume (in) | Flow (cfs) | | |
| A | 44,346 | 1.02 | 0.00% | 0 | 0.00% | 0 | 10.00% | 0.10 | 90.00% | 0.92 | 2,200 | 2,240 | 4.29 | 7,676 | 7,814 | 2.64 | | |
| B | 46,028 | 1.06 | 0.00% | 0 | 0.00% | 0 | 10.00% | 0.11 | 90.00% | 0.95 | 2,200 | 2,325 | 4.45 | 7,628 | 8,060 | 2.75 | | |
| C | 49,915 | 1.15 | 0.00% | 0 | 0.00% | 0 | 10.00% | 0.11 | 90.00% | 1.03 | 2,200 | 2,521 | 4.83 | 7,529 | 8,627 | 2.98 | | |
| D | 42,204 | 0.97 | 0.00% | 0 | 0.00% | 0 | 10.00% | 0.10 | 90.00% | 0.87 | 2,200 | 2,131 | 4.08 | 7,743 | 7,502 | 2.52 | | |
| E | 36,103 | 0.83 | 0.00% | 0 | 0.00% | 0 | 10.00% | 0.08 | 90.00% | 0.75 | 2,200 | 1,823 | 3.49 | 7,977 | 6,611 | 2.15 | | |
| F | 75,973 | 1.74 | 0.00% | 0 | 0.00% | 0 | 10.00% | 0.17 | 90.00% | 1.57 | 2,200 | 3,837 | 7.34 | 7,127 | 12,431 | 4.53 | | |
| Total | 294,568 | 6.76 | | | | | | | | | | | | | | | 28.48 | |

Equations:

Weighted E = Ea*As + Eb*Ab + Ec*Ac + Ed*Ad / Total Area

Volume = Weighted E * Total Area

Flow = Qa*As + Qb*Ab + Qc*Ac + Qd*Ad

| Zone | 100-Year | 10-Year |
|------|----------|---------|
| Ea | 0.62 | 0.15 |
| Eb | 0.80 | 0.30 |
| Ec | 1.03 | 0.48 |
| Ed | 2.33 | 1.51 |

| Zone | 100-Year | 10-Year |
|------|----------|---------|
| Qa | 1.71 | 0.41 |
| Qb | 2.36 | 0.95 |
| Qc | 3.05 | 1.59 |
| Qd | 4.34 | 2.71 |

Water Quality Calculations Note: For redevelopment site, SWQV = 0.26 in

| Basin | Impervious Area (sf) | SWQV (in) | Storm Water Quality Vol (cf) | Storm Water Quality Vol (ac-ft) |
|-------|----------------------|-----------|------------------------------|---------------------------------|
| A | 39,911 | 0.26 | 865 | 0.020 |
| B | 41,425 | 0.26 | 898 | 0.021 |
| C | 44,923 | 0.26 | 973 | 0.022 |
| D | 37,983 | 0.26 | 823 | 0.019 |
| E | 32,493 | 0.26 | 704 | 0.016 |
| F | 68,376 | 0.26 | 1,481 | 0.034 |

Curb Chase Capacity

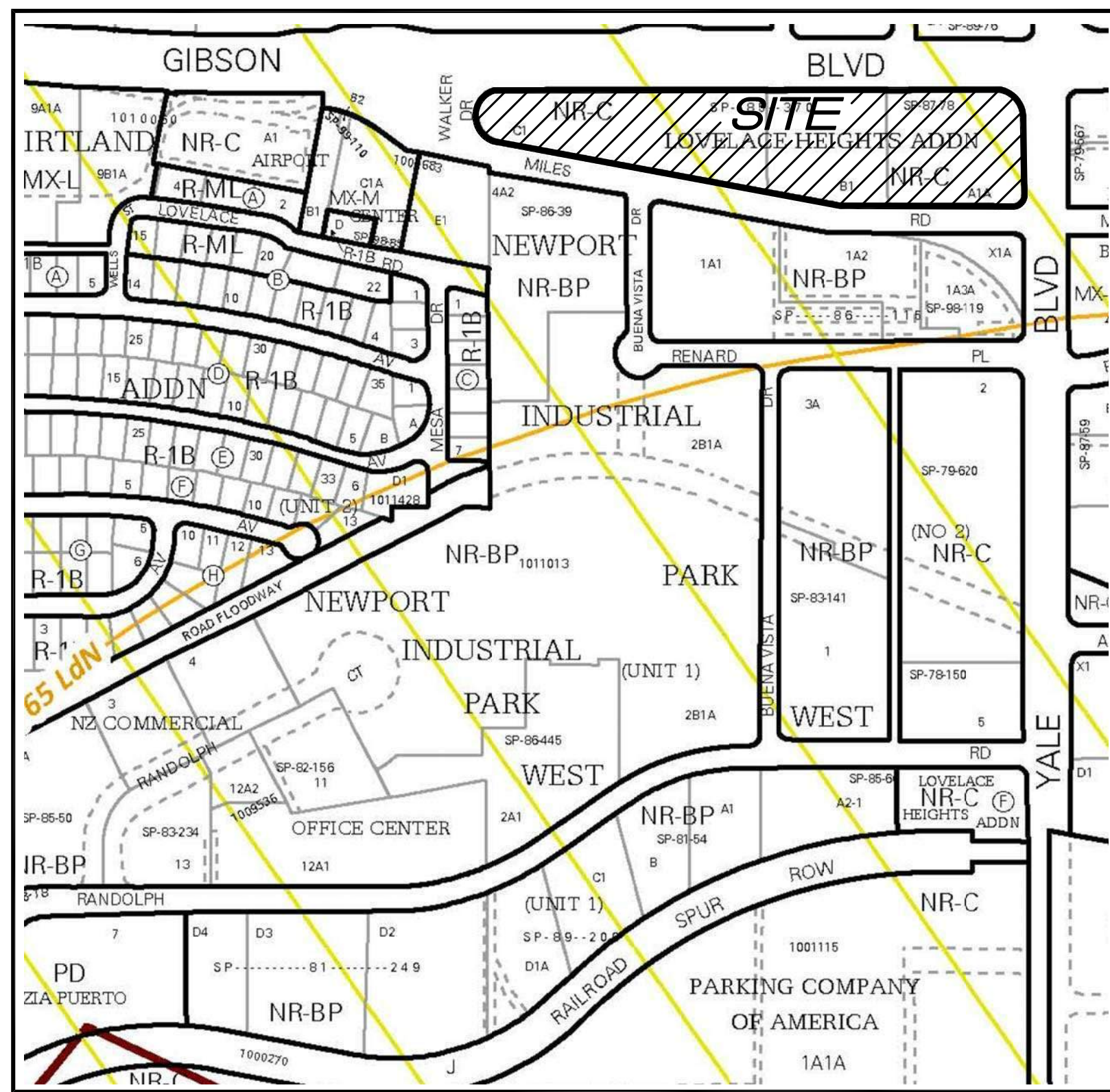
Weir Equation: $Q = CLH^{3/2}$

Q = Flow
 C = 2.95
 L = Length of weir
 H = Height of weir

2" Curb Chase Capacity (8" Curb)

$Q = 2.95 * 2 * 0.583^{3/2}$
 Q = 2.63 cfs

| Basin | 100-Year Flow (cfs) | Number of 2" Curb Openings | Equivalent Open Length (ft) | Actual Flow Capacity (cfs) |
|-------|---------------------|----------------------------|-----------------------------|----------------------------|
| A | 4.29 | 2 | 4 | 5.26 |
| B | 4.45 | 2 | 4 | 5.26 |
| C | 4.83 | 2 | 4 | 5.26 |
| D | 4.08 | 2 | 4 | 5.26 |
| E | 3.49 | 2 | 4 | 5.26 |
| F | 7.34 | 3 | 6 | 7.89 |



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- Bearings are grid based on New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- 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 parentheses ().
- 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.
- Field surveys were performed during the month of April, 2021.
- Vertical Datum is based upon Albuquerque Control Survey Monument "ACS BM 24-L16", Elevation = 5191.31 feet (NAVD 88).
- Contour interval is one foot.
- This property is subject to all exceptions pertaining to this property as listed in the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment No. SP000103278, Effective Date: March 8, 2021.
- The above described Title Commitment was used in defining easements as shown hereon. Numbers in circles by the easements description correspond to the Title Commitments SCHEDULE B, SECTION II item number. Where possible, said easements have been plotted.
- Subject property contains the following existing painted parking spaces:
Tract A-1A: 265 regular spaces and 3 Handicap spaces
Tract B-1: 295 regular spaces
Tract C-1: 456 regular spaces
- The word Certify or Certification as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief, as such, and does not constitute a guarantee, nor a warranty, expressed or implied.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no apparent changes in street line right of way. There is no observed evidence of street and sidewalk construction in the process of conducting the fieldwork.
- Based solely upon review of the U.S. Fish and Wildlife Services National Wetland Inventory Website Wetlands Mapper, as of the date of this survey, no portion of the surveyed property is designated as a wetlands area.
- With regard to Table A, item 11, source information from Plans and markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground utilities cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

NM 811 LOCATE REQUEST TICKET NUMBER 21AP060221, CREATION DATE: 4/6/2021.

The subject properties are currently Zoned NR-C (Non-Residential, Commercial) as shown and designated on the City of Albuquerque GIS Zone Atlas Page M-15, dated May 17, 2018.

UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

NM 811 LOCATE REQUEST TICKET NUMBER 21AP060221, CREATION DATE: 04/06/21. THERE MAY BE PRIVATE UNDERGROUND UTILITY LINES NOT WITHIN DOCUMENTED EASEMENTS THAT WERE NOT MARKED OUT BY UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811 THIS PROJECT WAS CALLED IN TO NM811 AS A "DESIGN LOCATE". SOME UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811 CONSIDER "DESIGN LOCATE" CALLS AS LOW PRIORITY AND IN SOME CASES DELAY RESPONSE, PARTIALLY COMPLETE OR NOT RESPOND AT ALL.

THE RETAINING OF A PRIVATE UTILITY LINE-SPOTTING COMPANY MAY BE NECESSARY FOR COMPLETE UTILITY LINE-SPOTTING OF A SUBJECT PROPERTY.

PAINT MARKS AND FLAGGING SET ON THE GROUND BY UTILITY COMPANIES AND OTHERS ARE USED TO DESIGNATE UNDERGROUND UTILITIES AS SHOWN HEREON: RED FOR ELECTRIC, BLUE FOR WATER, YELLOW FOR GAS, ORANGE FOR COMMUNICATIONS, GREEN FOR SEWER.

ANY PIPE SIZES OR MATERIAL TYPES SHOWN HEREON WERE DERIVED FROM ASBUILT PLANS AS PROVIDED BY THE VARIOUS UTILITY COMPANIES.

SURY-TEK, INC. MAKES NO REPRESENTATION THAT SAID INFORMATION IS CURRENT OR CORRECT.

ARCHITECT, ENGINEER, AND CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF SAID INFORMATION DURING THEIR DESIGN PROCESS.

QUALIFIED SUBSURFACE UTILITY ENGINEERING (SUE) SERVICES MAY BE REQUIRED. UTILITIES LABELED WITH AN ASTERISK (*) ARE DERIVED OR TRANSCRIBED FROM PROVIDED PLANS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

UTILITIES LABELED WITH AN POUND SIGN (#) ARE ASSUMED UTILITY LOCATIONS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

NOTE: ALL UTILITIES FAILED TO RESPOND TO THE REQUEST FOR LINE SPOTTING ALONG OR WITHIN GIBSON BOULEVARD R/W. ALL UTILITIES SHOULD BE NOTIFIED BY NM ONE CALL FOR LINE SPOTTING AND VERIFICATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

SCHEDULE B, PART II - EXCEPTIONS

As contained in the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP000103278, Effective Date: March 8, 2021.

- Reservations contained in Patent from the United States of America, recorded in Book 77, Page 651, records of Bernalillo County, New Mexico. (Affects subject property- not plottable)
- Easements reserved along the insured premises, as shown and/or provided for on the recorded plat, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 30, 1985, in Volume C28, folio 44. (Affects subject property- Easements plotted hereon)
- Easements reserved along the insured premises, as shown and/or provided for on the recorded plat, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1987, in Volume C33, folio 29. (Affects subject property- Easements plotted hereon)
- Real Property Encroachment Agreement and Covenants Upon Real Estate with the City of Albuquerque, New Mexico, a municipal corporation, filed January 28, 1987, recorded in Book Misc. 446A, page 263 as Document No. 87 9030, records of Bernalillo County, New Mexico. (Affects subject property- Encroachment described in document was not revealed by field survey and appears to have been removed)
- Real Property Encroachment Agreement and Covenants Upon Real Estate with the City of Albuquerque, New Mexico, a municipal corporation, filed January 28, 1987, recorded in Book Misc. 446A, page 268 as Document No. 87 9031, records of Bernalillo County, New Mexico. (Affects subject property- Encroachment described in document was not revealed by field survey and appears to have been removed)
- Lease Agreement executed by and between MRC Partnership, Inc., Lessor, and Donrey Outdoor Advertising Company, Lessee, filed October 11, 1994, recorded in Book 94-28, page 8155 as Document No. 94123262, records of Bernalillo County, New Mexico. (Affects subject property- Existing billboards shown hereon)
- Agreement of Unconditional Guaranty filed November 4, 1997, recorded in Book 97-30, page 9443 as Document No. 97116275, records of Bernalillo County, New Mexico. (Affects subject property- Existing billboards shown hereon)

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.
- Plot 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.
- Plot 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.

ALTA./NSPS. LAND TITLE SURVEY
TRACTS A-1A, B-1 AND C-1
LOVELACE HEIGHTS ADDITION

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2021
REVISED JUNE, 2021
REVISED JULY, 2021

TITLE COMMITMENT LEGAL DESCRIPTION

As contained in the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment No. SP000103278, Effective Date: March 8, 2021.

PARCEL ONE:

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.

PARCEL TWO:

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.

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. 3500100361 G, Effective Date 9/26/2008 and Map No. 3500100342 G, Effective Date 9/26/2008.

SURVEYORS CERTIFICATION

To: Prime Properties, LLC, a New Mexico limited liability company, Real Rock Holdings, LLC, a New Mexico limited liability company and Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 6(a), 7(a), 7(b), 8, 9, 11(a), 13, 16, 17, 18, 19 and 20 of Table A hereof. The field work was completed on April 23, 2021.

[Signature]
Russ P. Hugg
NMPS No. 9750
April 30, 2021
Revised July 7, 2021



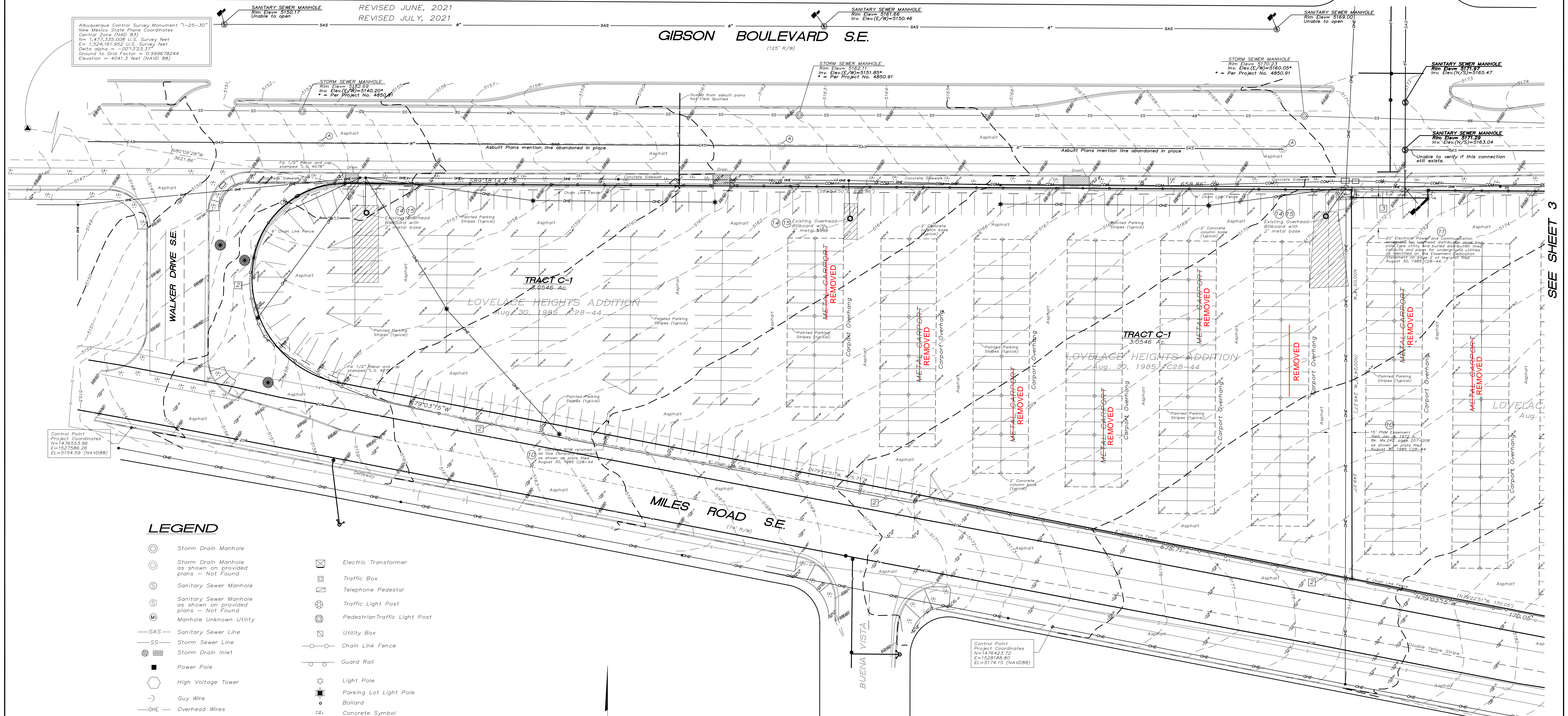
AL.T.A./N.S.P.S. LAND TITLE SURVEY
 TRACTS A-1A, B-1 AND C-1
LOVELACE HEIGHTS ADDITION
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

APRIL, 2021
 REVISED JUNE, 2021
 REVISED JULY, 2021

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

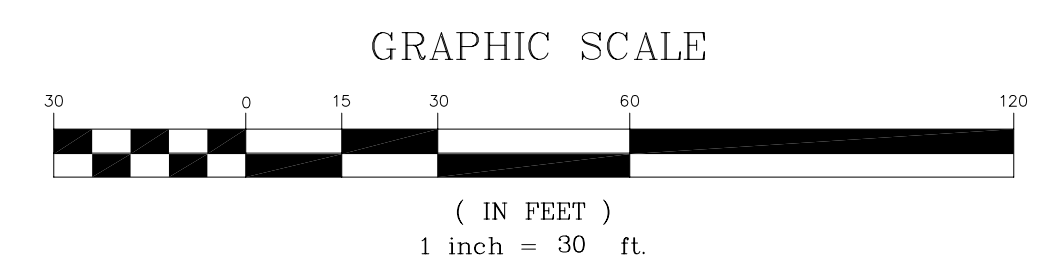
BUENA VISTA

Albuquerque Control Survey Monument 7-25-30"
 New Mexico State Plane Coordinates
 Central Zone (NAD 83)
 N = 1,477,325.008 U.S. Survey feet
 E = 1,524,161.952 U.S. Survey feet
 Delta alpha = -001°32'3.37"
 Ground to Grid Factor = 0.999678244
 Elevation = 4041.3 feet (NAVD 88)



LEGEND

- ⊙ Storm Drain Manhole
- ⊙ Storm Drain Manhole as shown on provided plans - Not Found
- ⊙ Sanitary Sewer Manhole
- ⊙ Sanitary Sewer Manhole as shown on provided plans - Not Found
- ⊙ Manhole Unknown Utility
- SAS Sanitary Sewer Line
- SS Storm Sewer Line
- SD Storm Drain Inlet
- Power Pole
- ⊙ High Voltage Tower
- Guy Wire
- OHE Overhead Wires
- COM Communications Line
- CAB Cable Television Line
- TEL Telephone Line
- G Gas Line
- UGE Under Ground Electric
- W Water Line
- Sanitary Sewer Clean-out
- Water Meter
- Water Valve
- Hydrant
- ⊙ Cable Pedestal
- ⊙ Electric Pedestal
- ⊙ Electric Transformer
- ⊙ Traffic Box
- ⊙ Telephone Pedestal
- ⊙ Traffic Light Post
- ⊙ Pedestrian Traffic Light Post
- ⊙ Utility Box
- ⊙ Chain Link Fence
- ⊙ Guard Rail
- ⊙ Light Pole
- ⊙ Parking Lot Light Pole
- ⊙ Ballard
- ⊙ Concrete Symbol
- ⊙ Gas Meter
- ⊙ Utility Pedestal
- ⊙ Fiber Optic Pedestal
- ⊙ Sign
- ⊙ Handicap Parking Sign
- ⊙ Wall
- ⊙ Telephone Manhole
- ⊙ Water Manhole
- ⊙ Electric Manhole
- ⊙ Handicap Parking Space
- ⊙ Finnacle



LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|---------------------------------------|
| L1 | 5.00 | S00°05'18"E (5.00') (S00°24'32"E) |
| L2 | 50.00 | S89°38'14"E (50.00') (S89°57'50"E) |
| L3 | 5.00 | N00°05'18"W (5.00') (N00°24'32"W) |
| L4 | 5.00 | S00°05'18"E (5.00') (S00°24'32"E) |
| L5 | 60.00 | S89°38'14"E (60.00') (S89°57'50"E) |
| L6 | 5.00 | N00°05'18"W (5.00') (N00°24'32"W) |

CURVE TABLE

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



SEE SHEET 3

AL.T.A./N.S.P.S. LAND TITLE SURVEY
TRACTS A-1A, B-1 AND C-1
LOVELACE HEIGHTS ADDITION

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

APRIL, 2021
 REVISED JUNE, 2021
 REVISED JULY, 2021

UTILITY NOTES

- (A) Approximate location of Manhole as scaled from asbuilt plans, Manhole was not found.
- All existing Manholes within Gibson and Yale Boulevard right of way are within high speed, high traffic areas and invert elevations are not safely accessible without traffic control and barricading.
- (B) Approximate location of Waterlines as spotted in the field by ABCWA. Lines as spotted do not all coincide with asbuilt plans provided. Field verify prior to construction.
- (C) **Due to High Traffic, the existing storm sewer invert elevations shown hereon were computed from Asbuilt Plans for City Project No. 4850.91 provided by ADIWA.**
Rim elevations were converted from NAVD 27 datum to NGVD 88 datum and the invert elevation difference as shown on the asbuilt plans was computed as shown. Field verify prior to construction.

ENCROACHMENTS

- 1 Encroachment of existing power poles, anchors and overhead lines. No Easement documentation provided in the title commitment Schedule B.
- 2 Encroachment of existing Chain Link Fences along Walker and Miles Road right of ways from 0.5' to 8'
- 3 Encroachment of existing Chain Link Fence, curb and parking spaces along Gibson Boulevard right of way at NW corner Tract B-1
- 4 Encroachment of existing parking spaces into Miles Road right of way.

Albuquerque Control Survey Monument
 "ACS BM 24-116"
 New Mexico State Plane Coordinates
 Central Zone (NAD 83)
 N = 1,426,869.02 U.S. Survey feet
 E = 1,529,133.22 U.S. Survey feet
 Elevation = 5191.31 feet (NAVD 88)



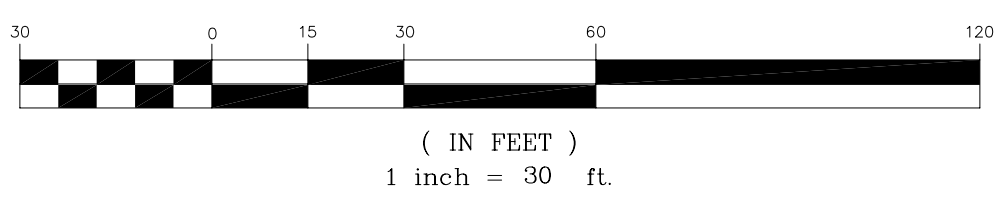
SEE SHEET 2

2121 YALE BOULEVARD SE

Control Point
 Project Coordinates
 N=1476423.72
 E=1528168.80
 EL=5174.15 (NAVD88)

Control Point
 Project Coordinates
 N=1476353.29
 E=1529268.71
 EL=5197.72 (NAVD88)

GRAPHIC SCALE



New Mexico Gas Company
 Miles and Yale Regulator Station

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: PR-2021-005482

DRB Application No.: _____

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 Parl 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 Track "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 | | |
|---------------------------------|----------------------------|----------|--|-----------------------------|------------------|------------------|----------------------------|------|--------------------|
| | | | | | | | Private Inspector | P.E. | City Cnst Engineer |
| 643186 | | 12' Wide | Right Turn Deceleration Lane (x2) | East Bound Gibson Boulevard | Walker Dr | Yale Boulevard | / | / | / |
| 643186 | | 10' Wide | Multi-Use Pedestrian Trail | East Bound Gibson Boulevard | Walker Dr | Yale Boulevard | / | / | / |
| 643186 | | | Sidewalk Culvert (x12) | East Bound Gibson Boulevard | Walker Dr | Yale Boulevard | / | / | / |
| 643186 | | 6' Wide | Attached Sidewalk | Walker Drive | Miles Road | Gibson Boulevard | / | / | / |
| 643186 | | | Curb & Gutter w/ detached 6' Sidewalk | Miles Road | Walker Drive | Yale Boulevard | / | / | / |
| 643186 | | 8" PVC | Sanitary Sewer Main (off- and on-site) | Buena Vista Drive | Renard Place | Miles Road | / | / | / |
| 643186 | | | Curb & Gutter w/ detached 6' Sidewalk | South Bound Yale Boulevard | Gibson Boulevard | Miles Road | / | / | / |
| 643186 | | 12' Wide | Left Turn Lane | North Bound Yale Boulevard | Renard Place | Miles Road | / | / | / |
| 643186 | | | Raised Pedestrian Crosswalk Island | SEC Gibson Blvd & Yale Blvd | | | / | / | / |

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 | | | |
|------------------------------|-------------------------|------|---------------------|----------|------|----|--|------|-------------------------------------|--|
| | | | | | | | Private Inspector | P.E. | City Cnst Engineer | |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / | |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / | |
| | | | | | | | Approval of Creditable Items: | | 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

Aaron McLean
NAME (print)

Galloway & Company, Inc
FIRM



SIGNATURE - date

_____ DRB CHAIR - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ UTILITY DEVELOPMENT - date

_____ CITY ENGINEER - date

_____ PARKS & RECREATION - date

_____ AMAFCA - date

_____ CODE ENFORCEMENT - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|----------|------|-----------|-----------------|--------------|
| | | | | |
| | | | | |
| | | | | |