



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input checked="" type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<b>APPEAL</b>
	<input type="checkbox"/> Decision of DHO (Form A)

**BRIEF DESCRIPTION OF REQUEST**

Subdivide 1 existing lot into 10 smaller lots, grant access easements, dedicate right of way.

APPLICATION INFORMATION		
Applicant/Owner: RED SHAMROCK 12 LLC	Phone: 505.262.2323	
Address: 8220 SAN PEDRO DR NE SUITE 500	Email: josh@retailsouthwest.com	
City: Albuquerque	State: NM	Zip: 87113
Professional/Agent (if any): Modulus Architects and Land Use Planning	Phone: 505-338-1499	
Address: 100 Sun Ave NE Suite 600 Albuquerque, NM 87109	Email: Rokoye@modulusarchitects.com	
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent	List all owners: RED SHAMROCK 12 LLC	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: X2A	Block:	Unit:
Subdivision/Addition: UNIVERSITY OF ABQ URBAN CENTER	MRGCD Map No.:	UPC Code: 101106018038720705
Zone Atlas Page(s): G-11-Z	Existing Zoning: NR-C	Proposed Zoning NR-C
# of Existing Lots: 1	# of Proposed Lots: 10	Total Area of Site (Acres):

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 3801 COORS BLVD NW Between: Coors Blvd and: St. Josephs

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

PR-2021-005439, SD-2022-00027

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: Regina Okoye Date: May 2, 2023

Printed Name: Regina Okoye  Applicant or  Agent

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

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

**\_ MAJOR SUBDIVISION FINAL PLAT APPROVAL**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the two documentation sections in **bold** below.

**PLAT DOCUMENTATION**

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form S2 with all the submittal items checked/marked
- \_\_\_ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Proposed Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat.
- \_\_\_ 6) Design elevations & cross sections of perimeter walls
- \_\_\_ 7) Recorded Infrastructure Improvements Agreement

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 8) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 9) Letter describing and explaining the request
- \_\_\_ 10) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer
- \_\_\_ 11) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

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

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

**PLAT DOCUMENTATION**

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form S2 with all the submittal items checked/marked
- \_\_\_ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat
- \_\_\_ 6) 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) Sidewalk Exhibit and/or cross sections of proposed streets
- \_\_\_ 8) Proposed Infrastructure List, if applicable

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 9) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 10) Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3)
- \_\_\_ 11) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- \_\_\_ 12) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer

**PUBLIC NOTICE DOCUMENTATION**

- \_\_\_ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response
  - \_\_\_ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
- \_\_\_ 14) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

**\_ MINOR AMENDMENT TO PRELIMINARY PLAT**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form S2 with all the submittal items checked/marked
- \_\_\_ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 6) Proposed Amended Preliminary Plat and/or Grading and Drainage Plan
- \_\_\_ 7) Original Preliminary Plat and/or Grading and Drainage Plan
- \_\_\_ 8) Infrastructure List, if applicable
- \_\_\_ 9) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

**FORM S: PRE-APPROVALS/SIGNATURES**

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

**Legal Description & Location:** 3801 Coors Blvd

Tract "X-2-A" of the Amended Plat of Tracts X-2-A & X-2-B, The University of Albuquerque Urban Center

**Job Description:** Oxbow Center

**Hydrology:**

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

Reggie Cha 3/31/2023  
Hydrology Department Date

**Transportation:**

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

Ernest Armijo 3/23/2023  
Transportation Department Date

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

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

Edwin Bergeron 4/25/2023  
ABCWUA Date

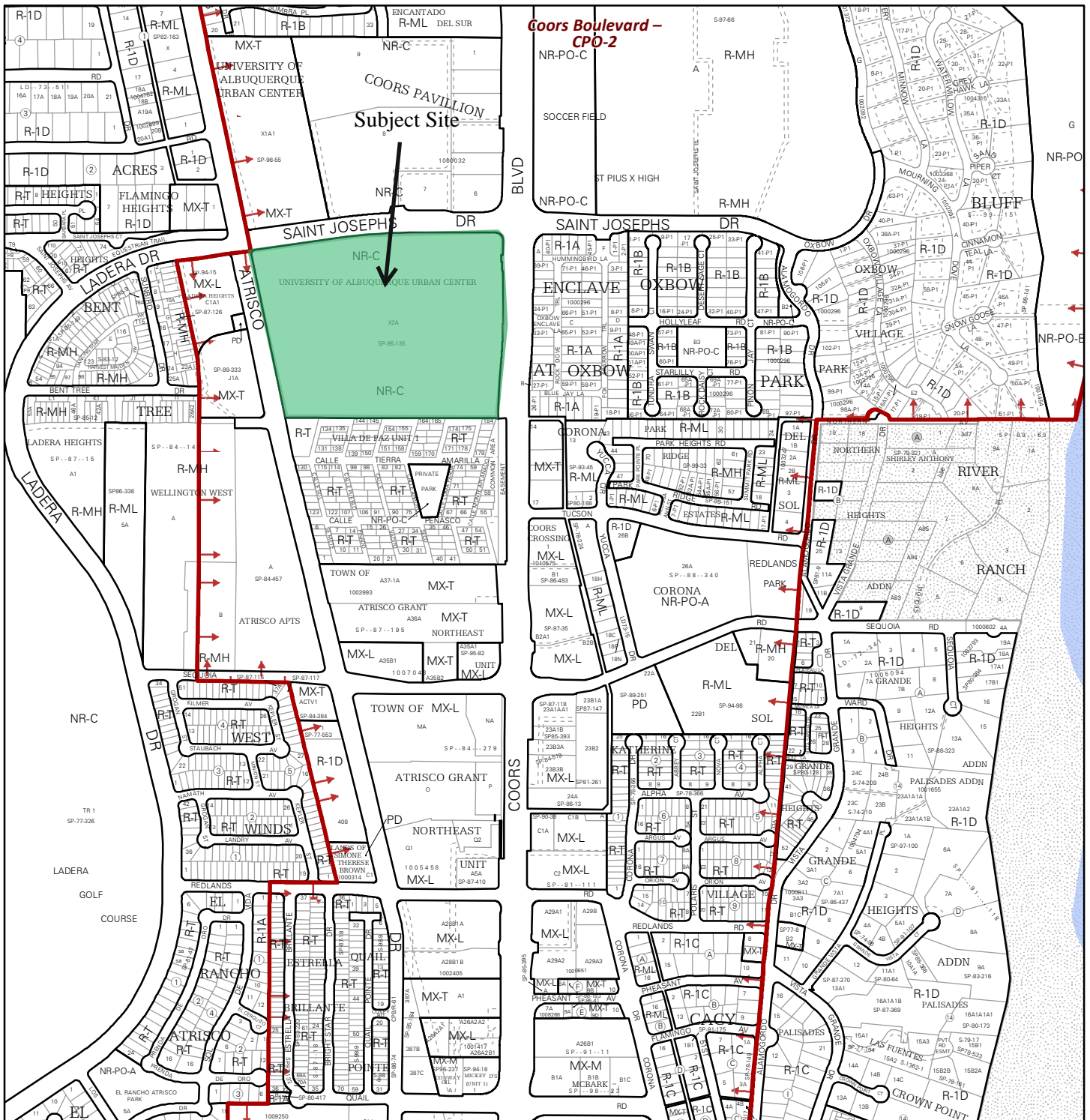
- Infrastructure Improvements Agreement (IIA\*)  Approved
- AGIS (DXF File)  Approved
- Fire Marshall Signature on the plan  Approved

**Signatures on Plat**

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

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

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



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

## IDO Zone Atlas May 2018

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

Zone Atlas Page:  
**G-11-Z**

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

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet



PLAT OF  
**LOTS 1 THRU 10**  
**THE UNIVERSITY OF ALBUQUERQUE**  
**URBAN CENTER**  
 WITHIN  
 THE TOWN OF ATRISCO GRANT  
 IN  
 PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2021

**LEGAL DESCRIPTION**

Tract "X-2-A" of the Amended Plat of Tracts X-2-A & X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said amended plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 10, 1995, in Plat Book 95C, page 250.

**FREE CONSENT AND DEDICATION**

SURVEYED and SUBDIVIDED and now comprising Lots 1 THRU 10, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, 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 grant the public and private 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**

Red Shamrock 12, LLC, a New Mexico limited liability company

By: *Joshua Skarsgard* 2-14-22  
 Joshua Skarsgard Date  
 Managing Member

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 14<sup>th</sup>  
 day of February, 2022, by Joshua Skarsgard.

*Kent Holland* My commission expires 04/01/24  
 Notary Public



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY**

- A. Plat entitled "PLAT OF TRACTS X-1-A1 AND X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 1998", filed March 12, 1998, in Volume 98C, Folio 68, records of Bernalillo County, New Mexico.
- B. Plat entitled "AMENDED PLAT OF TRACTS X-2-A AND X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1995", filed July 10, 1995, in Volume 95C, Folio 250, records of Bernalillo County, New Mexico.
- C. Plat entitled "REPLAT MAP FOR TRACT X A PORTION OF THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, NEW MEXICO, MAY, 1987", filed November 17, 1987 in Volume C35, Folio 29, records of Bernalillo County, New Mexico.
- D. Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. SP000104432, dated March 24, 2021.

**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."

**FLOOD ZONE DETERMINATION**

The subject property (as shown hereon) lies within Zone "X" (areas determined to be outside 0.2% annual chance flood plain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0329 H, Effective Date: 08/16/12.



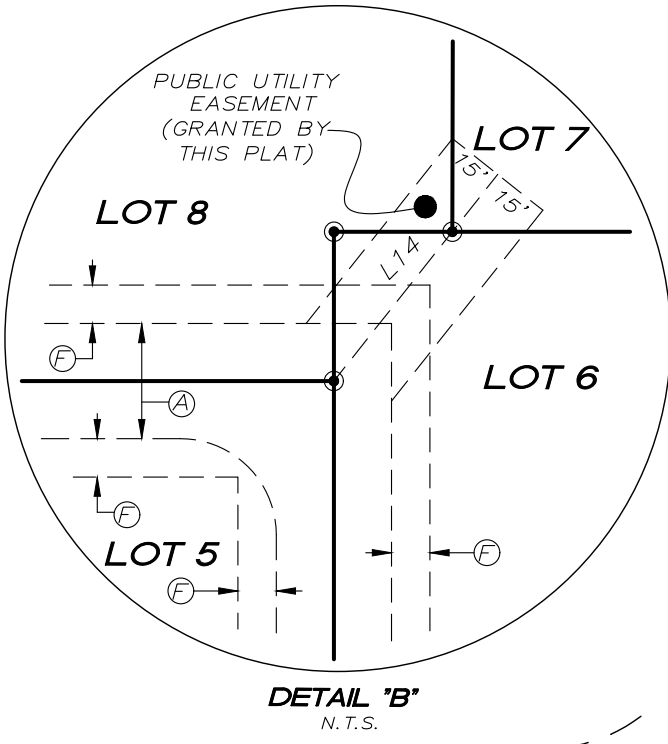
**PLAT OF**  
**LOTS 1 THRU 10**  
**THE UNIVERSITY OF ALBUQUERQUE**  
**URBAN CENTER**  
 WITHIN  
**THE TOWN OF ATRISCO GRANT**  
 IN  
**PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 NOVEMBER, 2021

LINE	LENGTH	BEARING
L1	71.53' (71.53')	S00°10'11"W (S00°10'11"W)
L2	8.53' (8.53')	N89°49'48"W (N89°49'48"W)
L3	36.00' (36.00')	S00°10'12"W (S00°10'12"W)
L4	6.38' (6.38')	S89°49'48"E (S89°49'48"E)
L5	32.00' (32.00')	S00°10'12"W (S00°10'12"W)
L6	60.88	S00°10'12"W
L7	152.37	S00°10'12"W
L8	103.62	S00°10'12"W
L9	83.51	S00°10'12"W
L10	42.00	S88°01'20"W
L11	42.00	S88°01'20"W
L12	84.00	S88°01'20"W
L13	15.50	N00°10'49"E
L14	68.66	N38°24'25"E
L15	38.88	N00°00'00"E

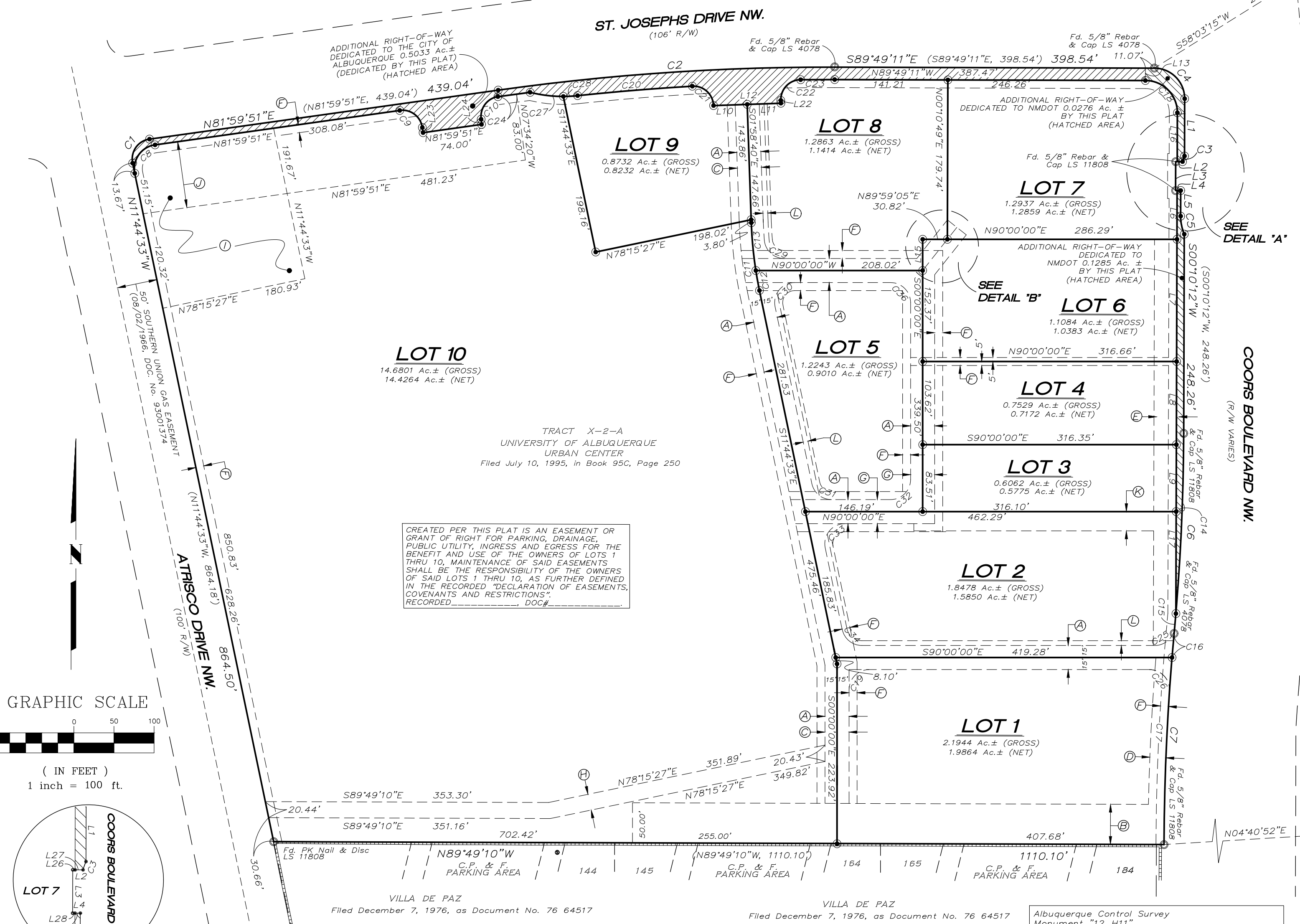
LINE	LENGTH	BEARING
L16	63.97	N00°10'06"E
L17	127.13	S00°10'12"W
L18	5.16	N89°49'47"W
L19	3.37	N89°49'49"W
L20	5.16	S89°47'24"E
L21	1.22	S90°00'00"E
L22	3.48	S1°58'40"E
L23	6.47	N8°00'09"W
L24	6.47	N8°00'09"W
L25	16.24	S22°30'00"E
L26	3.84	N89°49'48"W
L27	13.22	N89°49'48"W
L28	3.84	S89°49'48"E
L29	8.92	S89°49'48"E

**KEYED EASEMENTS:**

- (A) 30' PUBLIC ACCESS, PUBLIC WATER & SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
- (B) PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
- (C) 30' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
- (D) 20' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
- (E) 28' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
- (F) 20' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
- (G) 30' PUBLIC ACCESS, PUBLIC WATER & SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
- (H) 10' P.U.E. (GRANTED BY THIS PLAT)
- (I) 30' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
- (J) 20' PUBLIC WATER & SANITARY SEWER EASEMENT BENEFIT OF LOT 10 TO BE MAINTAINED BY OWNERS OF SAID LOT. (GRANTED BY THIS PLAT)
- (K) PUBLIC DRAINAGE EASEMENT TO BE MAINTAINED BY OWNERS OF LOT 10. (GRANTED BY THIS PLAT)
- (L) REVOCABLE AND TEMPORARY STORMWATER DRAINAGE LICENSE (APPROXIMATE LOCATION) (VACATED BY THIS PLAT)
- (M) 24' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
- (N) 6' PUBLIC ACCESS, PUBLIC WATER & SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)

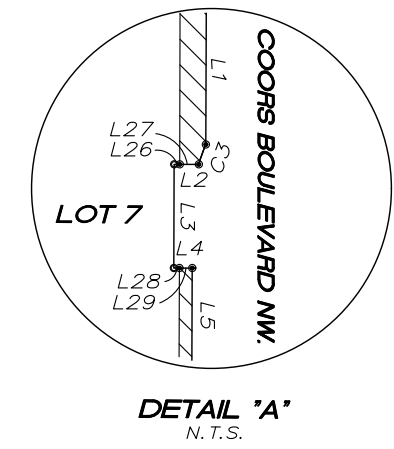
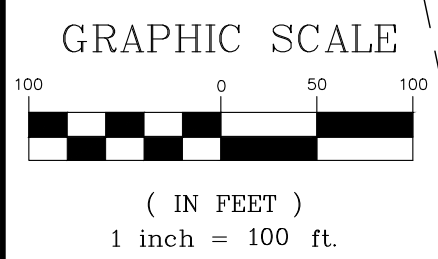


Albuquerque Control Survey Monument "8\_G11" New Mexico State Plane Coordinates, Central Zone (NAD 83) as published: N=1502236.625 U.S. SURVEY FEET E=1505431.887 U.S. SURVEY FEET Ground to grid factors= 0.999680082 Delta Alpha= -00°15'35.17" Elevation= 5116.009 U.S. SURVEY FEET (NAVD88)



Curve Table						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	40.91' (40.91')	25.00' (25.00')	26.70'	36.50' (36.50')	S35°07'10"W (S35°07'10"W)	93°45'42" (93°45'42")
C2	420.88' (420.88')	2947.00' (2947.00')	210.80'	420.52' (420.52')	S86°05'20"W (S86°05'20"W)	8°10'58" (8°10'58")
C3	7.37' (7.37')	56.63' (56.63')	3.69'	7.36' (7.36')	S19°45'40"W (S19°45'40"W)	7°27'06" (7°27'06")
C4	59.69' (59.69')	38.00' (38.00')	38.00'	53.74' (53.74')	N44°49'30"W (N44°49'30"W)	89°59'59" (89°59'59")
C5	23.05' (23.05')	56.62' (56.62')	11.69'	22.89' (22.89')	S11°29'21"E (S11°29'21"E)	23°19'26" (23°19'26")
C6	249.78' (249.78')	2786.79' (2786.79')	124.98'	249.70' (249.70')	N02°44'16"E (N02°44'16"E)	5°08'08" (5°08'08")
C7	263.71' (263.71')	2942.79' (2942.79')	131.95'	263.63' (263.62')	S02°44'22"W (S02°44'17"W)	5°08'04" (5°08'04")
C8	49.08	30.00	32.03	43.79	S35°07'39"W	93°44'24"
C9	39.27	25.00	25.00	35.36	N53°00'09"W	90°00'00"
C10	39.26	25.00	24.99	35.35	S36°59'12"W	89°58'42"
C11	85.21	500.00	42.71	85.11	S6°51'37"E	9°45'53"
C12	25.38	500.00	12.69	25.38	S10°17'18"E	2°54'30"
C13	59.83	500.00	29.95	59.80	S5°24'21"E	6°51'23"
C14	180.50	2786.79	90.28	180.47	N2°01'32"E	3°42'40"
C15	24.70	2786.79	12.35	24.70	N5°03'06"E	0°30'28"
C16	30.31	2942.79	15.16	30.31	S5°00'42"W	0°35'25"
C17	233.40	2942.79	116.76	233.34	S2°26'40"W	4°32'40"
C18	62.82	40.00	39.99	56.56	N44°49'29"W	89°59'23"
C19	39.27	25.00	25.00	35.36	S45°00'00"W	90°00'00"
C20	143.56	2928.00	71.79	143.54	S85°18'11"W	2°48'33"
C21	39.84	25.00	25.58	35.76	N47°38'06"W	91°18'52"
C22	39.85	25.00	25.59	35.76	S43°41'12"W	91°19'44"
C23	42.43	2931.50	21.22	42.43	S89°45'56"W	0°49'45"
C24	23.43	2939.00	11.71	23.43	S82°11'58"W	0°27'24"
C25	37.02	25.00	22.85	33.73	N47°34'29"E	84°51'02"
C26	40.97	25.00	26.76	36.54	N43°02'56"W	93°54'08"
C27	41.85	169.10	21.03	41.74	S82°58'25"E	14°10'48"
C28	17.82	169.10	8.92	17.81	N86°55'03"E	6°02'17"
C29	37.27	25.00	23.07	33.91	S47°17'37"E	85°24'46"
C30	44.39	25.00	30.73	38.79	S39°07'44"W	101°44'33"
C31	34.15	25.00	20.34	31.55	S50°52'16"E	78°15'27"
C32	39.27	25.00	25.00	35.36	N45°00'00"E	90°00'00"
C33	44.39	25.00	30.73	38.79	S39°07'44"W	101°44'33"
C34	34.15	25.00	20.34	31.55	S50°52'16"E	78°15'27"
C36	39.27	25.00	25.00	35.36	N45°00'00"W	90°00'00"

CREATED PER THIS PLAT IS AN EASEMENT OR GRANT OF RIGHT FOR PARKING, DRAINAGE, PUBLIC UTILITY, INGRESS AND EGRESS FOR THE BENEFIT AND USE OF THE OWNERS OF LOTS 1 THRU 10, MAINTENANCE OF SAID EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF SAID LOTS 1 THRU 10, AS FURTHER DEFINED IN THE RECORDED "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS", RECORDED \_\_\_\_\_, DOC# \_\_\_\_\_



Albuquerque Control Survey Monument "12\_H11" New Mexico State Plane Coordinates, Central Zone (NAD 83) as published: N=1497519.02 U.S. SURVEY FEET E=1505414.361 U.S. SURVEY FEET Ground to grid factors= 0.999680622 Delta Alpha= -00°15'34.84" Elevation= 5104.854 U.S. SURVEY FEET (NAVD88)

**SURV TEK**  
 Consulting Surveyors  
 Albuquerque, New Mexico

**PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946**

## **OFFICIAL NOTIFICATION OF DECISION**

Red Shamrock 12 LLC  
8220 San Pedro Dr. NE Suite 500  
Albuquerque, NM 87113

**Project# PR-2021-005597**  
**Application#**  
**SD-2022-00026 PRELIMINARY PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOT X2A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned **NR-C**, located at **3901 COORS BLVD NW** between **COORS BLVD** and **ST. JOSEPHS** containing approximately **26.5** acre(s). **(G-11)**

On September 28, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. This Preliminary Plat subdivides an existing tract (Tract X-2-A of the University of Albuquerque Urban Center) a total of 26.4992 acres in size into 10 lots, dedicates 0.6318-acres of right-of-way as depicted on the Plat, and grants easements as depicted and noted on the Plat.
2. The property is zoned NR-C. Future development must be consistent with the underlying zone districts.
3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to the acceptance and processing of the Final Plat and placement on a DRB agenda.

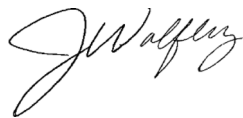
4. Per 6-6(L)(2)(g) 1. of the IDO, within 1 year after DRB approval of a Preliminary Plat, the applicant shall submit a Final Plat that meets all standards and requirements in the DPM.
5. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 13 , 2022**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Jolene Wolfley  
DRB Chair

JW/jr

Modulus Architects, 100 Sun Ave. NE, Suite 600, Albuquerque, NM 87109



**INFRASTRUCTURE IMPROVEMENTS AGREEMENT**  
**(Procedure B)**

**AGREEMENT TO CONSTRUCT**  
**PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS**

**Project Name: Oxbow Center**  
**Project Number: 622386**

THIS AGREEMENT is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Red Shamrock 12, LLC** ("Developer"), a **New Mexico limited liability company**, whose email address is **trish@retailsouthwest.com**, whose address is **P.O. Box 92558, Albuquerque, NM 87199**, and whose telephone number is **(505) 998-9093**, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. **Recital.** The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as: **TRACT X-2-A OF THE AMENDED PLAT OF TRACTS X-2-A & X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER** recorded on **July 10, 1995**, attached, page **250**, as Document No. **Plat Book 95C** in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property"). The Developer certifies that the Developer's Property is owned by **Red Shamrock 12, LLC** ("Owner").

The Developer has submitted, and the City has approved, a Preliminary Plat or Site Plan identified as **Oxbow Center / LOTS 1 THRU 10, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER** describing Developer's Property ("Developer's Property"). If this Agreement is for a "Phase" as identified on the Infrastructure List, then the Phase shall be added to the Preliminary Plat or Site Plan identified above.

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

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

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

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

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

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

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

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

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

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

provided by the Developer. If the Developer or the City determines that the Contractor failed to faithfully construct or maintain the specified and warranted work, the Developer and the City shall each have standing to make claim on the applicable bonds.

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

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

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

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

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

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the Developer must provide the City with a financial guaranty in an amount of not less than 125% of

the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

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

Type of Financial Guaranty: Letter of Credit

Amount: \$ **4,404,143.79**

Name of Financial Institution or Surety providing Guaranty: Sandia Laboratory Federal Credit Union

Date City first able to call Guaranty (Construction Completion Deadline): January 31, 2025.

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: June 30, 2025.

Additional information: \_\_\_\_\_  
-----

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

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

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

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

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the

Financial Guaranty, the Developer must follow the procedures and meet the requirements detailed in the DPM, Chapter 2.

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

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

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

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

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

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

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

13. Release. If the Developer's Property or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and



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

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

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

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

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

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

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

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

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

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

DEVELOPER: Red Shamrock 12, LLC

By [Signature]:

Name: Joshua Skarsgard

Title: Managing Member

Dated:


Feb. 28, 2023

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on this 28 day of February 2023, by Joshua Skarsgard, Managing Member of Red Shamrock 12, LLC, a New Mexico limited liability company.

STATE OF NEW MEXICO  
NOTARY PUBLIC  
Charlene C. Gutierrez  
Commission No. 1083638  
August 09, 2025

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 8/9/2025



# CITY OF ALBUQUERQUE



## FINANCIAL GUARANTY AMOUNT

November 18, 2022

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

Project Description:

Project ID #: 622386 Oxbow Center

Requested By: Sheldon Greer

Approved Estimate Amount: \$ 2,737,232.61

Contingency Amount: 10.00% \$ 273,723.26

Subtotal: \$ 3,010,955.87

PO Box 1293

NMGRT: 7.750% \$ 233,349.08

Subtotal: \$ 3,244,304.95

Albuquerque

Engineering Fee: 6.60% \$ 214,124.13

NM 87103

Testing Fee: 2.00% \$ 64,886.10

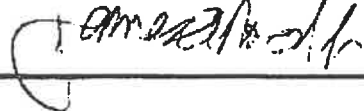
Subtotal: \$ 3,523,315.18

www.cabq.gov

FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ 4,404,143.79

APPROVAL:

  
\_\_\_\_\_

DATE:

Nov 18, 2022  
\_\_\_\_\_

Notes: Plans not yet approved.

LETTER OF CREDIT



February 28, 2023

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO.0010342524-2501  
AMOUNT: \$4,404,143.79

Chief Administrative Officer  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, NM 87103

Re: Letter of Credit for Red Shamrock 12, LLC  
City of Albuquerque Project No.: 622386  
Project Name: Oxbow Center

Dear Chief Administrative Officer:

This letter is to advise the City of Albuquerque (“City”) that, at the request of Red Shamrock 12, LLC (“Developer”), Sandia Laboratory Federal Credit Union in Albuquerque, New Mexico has established an Irrevocable Letter of Credit in the sum of Four Million, Four Hundred and Four Thousand, One Hundred and Forty-Three Dollars and Seventy-Nine Cents (\$4,404,143.79) (“Letter of Credit”) for the exclusive purpose of providing the financial guarantee, which the City requires Red Shamrock 12, LLC to provide for the installation of the improvements, which must be constructed at Tract X-2-A Of the Amended Plat Of Tracts X-2-A & X-2-B, The University of Albuquerque Urban Center, Project No. 622386 (“Project”). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Integrated Development Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Developer in the records of the Clerk of Bernalillo County, New Mexico.

A draft or drafts for any amount up to, but not in excess of Four Million, Four Hundred and Four Thousand, One Hundred and Forty-Three Dollars and Seventy-Nine (\$4,404,143,79) is/are available certified mail at the option of the City of Albuquerque or at sight at Sandia Laboratory Federal Credit Union 7412 Jefferson St NE, Albuquerque, New Mexico between February 28, 2023 and June 30, 2025.

When presented for negotiation, the draft(s) is/are to be accompanied by the City's notarized certification stating: “1) Red Shamrock 12, LLC has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement.”

We hereby agree with the drawer of draft(s) drawn under and in compliance with the terms of this credit that such draft(s) will be duly honored upon presentation to the drawee if negotiated between February 28, 2023 and June 30, 2025.

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

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of Red Shamrock 12, LLC's failure to comply with the terms of the Agreement, and payment by Certified Check from Sandia Laboratory Federal Credit Union to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date June 30, 2025; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Financial Officer.

This Letter of Credit will terminate at 5 o'clock p.m., New Mexico time, June 30, 2025.

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

Very truly yours,

Sandia Laboratory Federal Credit Union

By:   
Print Name: Katja Fitz  
Title: Commercial Lender  
Date: 2/28/2023

ACCEPTED:

CITY OF ALBUQUERQUE

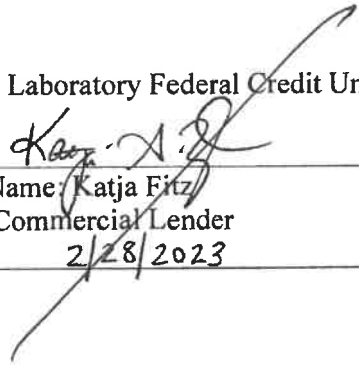
By: \_\_\_\_\_  
Chief Administrative Officer

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_


Very truly yours,

Sandia Laboratory Federal Credit Union

By:   
Print Name: Katja Fitz  
Title: Commercial Lender  
Date: 2/28/2023

ACCEPTED:

CITY OF ALBUQUERQUE

DocuSigned by:  
By:   
Chief Administrative Officer

Print Name: Lawrence Rael

Date: 3/9/2023 | 2:51 PM MST



Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: September 23, 2022

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: PR-2021-005597  
DRB Application No.: SD-2022-00028

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

**LOTS 1 THRU 10, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**TRACT X-2-A OF THE AMENDED PLAT OF TRACTS X-2-A & X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER  
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 Crst Engineer
		<u>PAVING</u>							
		11' WIDTH	ARTERIAL PAVING FOR ADDITIONAL SB LT LANE W/ TRANSITIONS	COORS BLVD	580' + TRANS NORTH OF ST. JOSEPHS BLVD	ST JOSEPHS BLVD	/	/	/
		11' WIDTH	ARTERIAL PAVING W/ C&G FOR SB RT LANE	COORS BLVD	NORTH PROPERTY BOUNDARY OF LOT 1	343' + TRANS NORTH	/	/	/
		11' WIDTH	ARTERIAL PAVING FOR ADDITIONAL NB LT LANE W/ TRANSITIONS	COORS BLVD	507' + TRANS SOUTH OF ST JOSEPHS BLVD	ST JOSEPHS BLVD	/	/	/
		10' WIDTH	PCC SIDEWALK (WEST SIDE ONLY)	COORS BLVD	SOUTH PROPERTY BOUNDARY	ST JOSEPHS BLVD	/	/	/
		8' WIDTH	ARTERIAL PAVING FOR BIKE LANE	COORS BLVD	ST JOSEPHS	SOUTH PL LOT 1	/	/	/
		11' WIDTH	ARTERIAL PAVING W/ C&G FOR BUS BAY	COORS BLVD	SOUTH OF ST JOSEPHS		/	/	/
			RELOCATE STREET LIGHTS AS REQUIRED BY ROAD IMPROVEMENTS	COORS BLVD	SOUTH PROPERTY BOUNDARY	ST JOSEPHS BLVD	/	/	/
			SIGNALIZATION IMPROVEMENTS AS REQD BY TIS	COORS BLVD & ST. JOSEPHS BLVD	INTERSECTION W/ ST JOSEPHS BLVD		/	/	/
			MEDIAN MODIFICATIONS	COORS BLVD	580' NORTH OF ST JOSHEPHS W/ TRANS	507' SOUTH OF ST JOSEPHS BLVD W/ TRANS	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	11' WIDTH	ARTERIAL PAVING FOR 1 ADDITIONAL- EB THRU LANE	ST JOSEPHS BLVD	ATRISCO DR	WEST ENTRANCE	/	/	/
<input type="text"/>	<input type="text"/>	11' WIDTH	ARTERIAL PAVING FOR 1 ADDITIONAL- EB THRU LANE	ST JOSEPHS BLVD	WEST ENTRANCE	EAST ENTRANCE	/	/	/
<input type="text"/>	<input type="text"/>	11' WIDTH	ARTERIAL PAVING FOR 1 ADDITIONAL- EB THRU LANE	ST JOSEPHS BLVD	EAST ENTRANCE	177' + TRANS WEST OF EAST ENTRANCE	/	/	/
<input type="text"/>	<input type="text"/>	11' WIDTH	ARTERIAL PAVING FOR 1 ADDITIONAL- EB THRU LANE	ST JOSEPHS BLVD	EAST ENTRANCE	COORS BLVD.	/	/	/
<input type="text"/>	<input type="text"/>		MEDIAN MODIFICATIONS	ST JOSEPHS BLVD	ATRISCO DR	COORS BLVD	/	/	/
<input type="text"/>	<input type="text"/>	11' WIDTH	ARTERIAL PAVING FOR 2 500' LENGTH ADDITIONAL EB LT LANES W/ TRANS	ST JOSEPHS BLVD	EAST ENTRANCE	COORS BLVD	/	/	/
<input type="text"/>	<input type="text"/>		ARTERIAL PAVING FOR 2 500' LENGTH ADDITIONAL EB LT LANES W/ TRANS	ST JOSEPHS BLVD	EAST ENTRANCE	COORS BLVD	/	/	/
<input type="text"/>	<input type="text"/>	11' WIDTH	ARTERIAL PAVING W/ TRANS EB LT LANE	ST JOSEPHS BLVD	COORS BLVD	179' + TRANS WEST OF COORS BLVD.	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>	11' WIDTH	ARTERIAL PAVING W/ TRANS WB LT LANE	ST JOSEPHS BLVD	WEST ENTRANCE	114' + TRANS EAST OF EAST ENTRANCE	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>	11' WIDTH	ARTERIAL PAVING W/ TRANS WB LT LANE	ST JOSEPHS BLVD	EAST ENTRANCE	221' + TRANS EAST OF EAST ENTRANCE	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst
							Inspector	P.E.	Engineer
<input type="text"/>	<input type="text"/>	11' WIDTH	ARTERIAL PAVING W/ TRANS EB LT LANE	ST JOSEPHS BLVD	EAST ENTRANCE	112' + TRANS WEST OF EAST ENTRANCE	/	/	/
<input type="text"/>	<input type="text"/>	11' WIDTH	ARTERIAL PAVING W/ TRANS EB LT LANE	ST JOSEPHS BLVD	WEST ENTRANCE	150' + TRANS WEST OF WEST ENTRANCE	/	/	/
<input type="text"/>	<input type="text"/>	11' WIDTH	ARTERIAL PAVING W/ TRANS EB RT LANE	ST JOSEPHS BLVD	COORS BLVD.	417' + TRANS WEST OF COORS BLVD.	/	/	/
<input type="text"/>	<input type="text"/>	11' WIDTH	ARTERIAL PAVING W/ TRANS EB RT LANE	ST JOSEPHS BLVD	EAST ENTRANCE	177' + TRANS WEST OF EAST ENTRANCE	/	/	/
<input type="text"/>	<input type="text"/>	11' WIDTH	ARTERIAL PAVING W/ TRANS EB RT LANE	ST JOSEPHS BLVD	WEST ENTRANCE	169' + TRANS WEST OF WEST ENTRANCE	/	/	/
<input type="text"/>	<input type="text"/>	6' WIDTH	EB BIKE LANE	ST JOSEPHS BLVD	ATRISCO DR	COORS BLVD	/	/	/
<input type="text"/>	<input type="text"/>	10' WIDTH	PCC SIDEWALK (SOUTH SIDE ONLY)	ST JOSEPHS BLVD	ATRISCO DR	COORS BLVD	/	/	/
<input type="text"/>	<input type="text"/>		SIGNALIZATION IMPROVEMENTS AS REQD BY TIS	ST JOSEPHS BLVD @ EAST ENTRANCE			/	/	/
<input type="text"/>	<input type="text"/>	11' WIDTH	COLLECTOR PAVING FOR NB RT LANE	ATRISCO DR	SOUTH ENTRANCE	150' SOUTH W/TRANS	/	/	/
<input type="text"/>	<input type="text"/>	6' WIDTH	PCC C&G AND SIDEWALK	ATRISCO DR	ST JOSEPHS BLVD	SOUTH PROPERTY BOUNDARY	/	/	/
<input type="text"/>	<input type="text"/>	6' WIDTH	INTERNAL PEDESTRIAN ACCESS	W BOUNDARY OF LOT 8, 5 & 2 & S BOUNDARY OF LOT 2	ST JOSEPHS BLVD	COORS	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	30' WIDTH	INTERNAL PRIVATE ACCESS	INTERNAL TO PROPERTY	ST JOSEPHS BLVD	180' SOUTH OF LOT 1 NORTH PL	/	/	/
<input type="text"/>	<input type="text"/>	30' WIDTH	INTERNAL PRIVATE ACCESS	INTERNAL TO PROPERTY	NW CORNER LOT 1	COORS BLVD	/	/	/
<input type="text"/>	<input type="text"/>	30' WIDTH	INTERNAL PRIVATE ACCESS	INTERNAL TO PROPERTY/S, E, N OF LOT 5	SW CORNER OF LOT 5	NW CORNER OF LOT 5	/	/	/
<input type="text"/>	<input type="text"/>	30' WIDTH	INTERNAL PRIVATE ACCESS	INTERNAL TO PROPERTY/S, E, N OF LOT 5	SW CORNER OF LOT 5	NW CORNER OF LOT 5	/	/	/
<input type="text"/>	<input type="text"/>	<b>DRAINAGE</b> TYPE "C"	INLET W/ NEC. RCP SD, MH's, & LATERALS	ST JOSEPHS BLVD	EAST OF INTERSECTION W/ ATRISCO DR		/	/	/
<input type="text"/>	<input type="text"/>		PUBLIC DETENTION POND	NORTHWEST CORNER OF LOT 10			/	/	/
<input type="text"/>	<input type="text"/>	<b>SEWER</b> 8" DIA.	SANITARY SEWER W/ NEC. MH's & LATERALS	COORS BLVD	SE CORNER LOT 1	SE CORNER LOT 6	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	SANITARY SEWER W/ NEC. MH's & LATERALS	ST JOSEPHS BLVD	ST JOSEPHS BLVD	NW CORNER LOT 5	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	SANITARY SEWER W/ NEC. MH's & LATERALS	N LOT 5	N LOT 5	APPROX. 60' E OF NW CORNER OF LOT 5	/	/	/
<input type="text"/>	<input type="text"/>	<b>WATER</b> 8" DIA.	WATERLINE W/ NEC. FH's, MJ's, RJ's, & LATERALS	W OF LOT 8, 5, 2 & 1	ST. JOSEPHS	APPROX. 115' SOUTH OF NW CORNER OF LOT 1	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	WATERLINE W/ NEC. FH's, MJ's, RJ's, & LATERALS	LOT 10	APPROX. 115' SOUTH OF NW CORNER OF LOT 1	ATRISCO DR.	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	WATERLINE W/ NEC. FH's, MJ's, RJ's, & LATERALS	N BOUNDARY OF LOT 1	NW CORNER OF LOT 1	425' WEST OF NW CORNER OF LOT 1	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	WATERLINE W/ NEC. FH's, MJ's, RJ's, & LATERALS	S, E, N OF LOT 5	SW CORNER OF LOT 5	NW CORNER LOT 5	/	/	/



**Bernalillo County, NM**  
415 Silver Ave. SW, 2nd Floor  
P.O. Box 542  
Albuquerque, NM 87102

**Receipt: 1421233**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
AGRE	Agreement	\$25.00
	# Pages	18
	Document #	2023014870
	# Of Entries	0
<b>Total</b>		<b>\$25.00</b>

Tender (Check) \$25.00  
Check# 233

Paid By TRISHA A KVERN BRET  
W KVERN

Phone # 505-988-9093

Thank You!

**3/13/23 2:49 PM moniqueo**

**Regina Okoye**

---

**From:** Kent Holland <kent@survtek.com>  
**Sent:** Thursday, March 23, 2023 11:14 AM  
**To:** Trish Kvern; Cate Stansberry; Randy Asselin; Sheldon Greer; Renee Regal  
**Cc:** Regina Okoye; Angela Williamson  
**Subject:** FW: DXF File for approval SD2022-00026

Good morning,

PDF approval below.

***Kent R. Holland***

*General Manager*

***SurvTek***

*3816 Carlisle Blvd NE Ste C*

*Albuquerque, NM 87107*

*Phone (505) 897-3366*

*[kent@survtek.com](mailto:kent@survtek.com)*

---

**From:** Muzzey, Devin P. [mailto:dmuzzey@cabq.gov]  
**Sent:** Thursday, March 23, 2023 11:12 AM  
**To:** Kent Holland <kent@survtek.com>; Planning Plat Approval <platgisreview@cabq.gov>  
**Cc:** Rodenbeck, Jay B. <jrodenbeck@cabq.gov>  
**Subject:** RE: DXF File for approval SD2022-00026

Hi Kent,

Thank you for attaching the corresponding project number.

The DXF for PR-2021-005597 – University of Albuquerque Urban Center, Lots 1 thru 10 – has been approved. This email will notify the DHO office.

Have a great day!

Devin Muzzey



**Devin Muzzey**  
gis specialist  
[e dmuzzey@cabq.gov](mailto:dmuzzey@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Kent Holland <[kent@survtek.com](mailto:kent@survtek.com)>  
**Sent:** Thursday, March 23, 2023 7:56 AM  
**To:** Muzzey, Devin P. <[dmuzzey@cabq.gov](mailto:dmuzzey@cabq.gov)>; Planning Plat Approval <[platgisreview@cabq.gov](mailto:platgisreview@cabq.gov)>  
**Cc:** Cate Stansberry <[Cate@survtek.com](mailto:Cate@survtek.com)>; Randy Asselin <[Randy@survtek.com](mailto:Randy@survtek.com)>  
**Subject:** RE: DXF File for approval SD2022-00026

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

---

**From:** Kent Holland  
**Sent:** Wednesday, March 22, 2023 12:14 PM  
**To:** Muzzey, Devin P. <[dmuzzey@cabq.gov](mailto:dmuzzey@cabq.gov)>; Planning Plat Approval <[platgisreview@cabq.gov](mailto:platgisreview@cabq.gov)>  
**Cc:** Cate Stansberry <[Cate@survtek.com](mailto:Cate@survtek.com)>; Randy Asselin <[Randy@survtek.com](mailto:Randy@survtek.com)>  
**Subject:** RE: DXF File for approval SD2022-00026

Hi Devin,

The project number is PR-2021-005597

***Kent R. Holland***  
*General Manager*  
**SurvTek**  
*3816 Carlisle Blvd NE Ste C*  
*Albuquerque, NM 87107*  
*Phone (505) 897-3366*  
[kent@survtek.com](mailto:kent@survtek.com)

---

**From:** Muzzey, Devin P. [<mailto:dmuzzey@cabq.gov>]  
**Sent:** Wednesday, March 22, 2023 11:48 AM  
**To:** Kent Holland <[kent@survtek.com](mailto:kent@survtek.com)>; Planning Plat Approval <[platgisreview@cabq.gov](mailto:platgisreview@cabq.gov)>  
**Subject:** RE: DXF File for approval SD2022-00026

Hi Kent,

For this DXF submittal, can you please attach the corresponding project number?

Thank you,  
Devin Muzzey



**Devin Muzzey**  
gis specialist  
e [dmuzzey@cabq.gov](mailto:dmuzzey@cabq.gov)



**From:** Kent Holland <[kent@survtek.com](mailto:kent@survtek.com)>  
**Sent:** Wednesday, March 22, 2023 10:39 AM  
**To:** Planning Plat Approval <[platgisreview@cabq.gov](mailto:platgisreview@cabq.gov)>  
**Cc:** Randy Asselin <[Randy@survtek.com](mailto:Randy@survtek.com)>; Cate Stansberry <[Cate@survtek.com](mailto:Cate@survtek.com)>  
**Subject:** DXF File for approval SD2022-00026

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Good morning,

Please find attached the DXF file and plat for SD2022-00026 for your approval

Thank you,

***Kent R. Holland***  
*General Manager*  
**SurvTek**  
*3816 Carlisle Blvd NE Ste C*  
*Albuquerque, NM 87107*  
*Phone (505) 897-3366*  
[kent@survtek.com](mailto:kent@survtek.com)

City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**RE: AGENT AUTHORIZATION NOTICE – SW CORNER OF COORS BLVD & ST. JOSEPH DR. - 3801 COORS  
BLVD NW ALBUQUERQUE NM 87120**

To Whom It May Concern,

Red Shamrock 12, LLC c/o Josh Skarsgard, Managing Partner, hereby authorizes Angela Williamson, CEO with Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the all matters regarding the project, located on the SW Corner of Coors BLVD & St. Joseph Dr. legally describe as:

TR X-2-A AMENDED PLAT OF TRS X-2-A & X-2-B THE UNIVERSITY OFALBUQUERQUE URBAN CENTER CONT  
26.4990 AC M/L

This authorization is valid until further written notice from Red Shamrock 12, LLC or Angela Williamson, CEO with Modulus Architects & Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Developmental Review Board.

Sincerely,

DocuSigned by:  


Red Shamrock 12, LLC  
c/o Josh Skarsgard, Managing Partner  
8220 San Pedro NE, Suite 500  
Albuquerque, NM 87113  
[Josh@retailsouthwest.com](mailto:Josh@retailsouthwest.com)



Development Hearing Officer (DHO)  
City of Albuquerque  
Plaza Del Sol, 600 Second NW  
Albuquerque, New Mexico 87102

May 2, 2023

**RE: DHO Subdivision of Land – Major Subdivision Final Plat Approval – 3801 COORS BLVD NW – Albuquerque, NM 87120**

Development Hearing Officer,

Modulus Architects, Inc., hereafter referred to as the “Agent” for the purpose of this request, represents Red Shamrock 4 LLC, hereafter referred to as the “Applicant”. We, “Agent” is requesting approval of a Major Subdivision of Land Final Plat. This request would create 10 new lots from one existing tract.

The parcel (the “subject site”) is +/- 26.4776 acres in size, zoned NR-C and is located southwest corner of Coors Blvd and St. Josephs Dr. This site is legally described as TR X-2-A AMENDED PLAT OF TRS X-2-A & X-2-B THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER CONT 26.4990 AC M/L. The site is current vacant. The site is located in in Ladera Activity Center, within a Major transit Corridor, and within the Coors Blvd CPO-2 overlay zone.

This purpose of this request for a Major Subdivision Final Platting approval is to create 10 new lots from one existing tract. As well as, dedicate additional right of way and easements as shown on the plat.

The sketch plat was heard by the DRB on 6/23/2022 (Project No: PR-2021-005597, PS-2021-00070). The Preliminary Plat was approved on 9.29.2022 (Project Number: PR-2021-005597, SD-2022-00026). The approval was a delegated until and IIA was recorded based on the approved IL.

This request is in compliance with IDO Section 14-16-6-6(L) Subdivision of Land – Major. All subsequent plans complies with all IDO and DPM regulations. This submittal includes all items of the Form S. There is an approved IIA attached the application. All other items on the NOD have been addressed.

If you have any additional questions or concerns regarding this submittal please feel free to contact me directly at (505) 338-1499 or email me at: [rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com).

**Best regards,**

**REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER**  
**MODULUS ARCHITECTS & LAND USE PLANNING, INC.**  
100 Sun Avenue NE, Suite 600  
Albuquerque, NM 87109  
Office 505.338.1499 (Ext. 1003)  
Mobile + Text 505.267.7686  
Email: [rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)  
Website: [www.modulusarchitects.com](http://www.modulusarchitects.com)  
Join us on Facebook: [Modulus Architects on Facebook](#)  
New Mexico | Texas | Arizona | Colorado | Oklahoma



April 25, 2023

**Chair**

Eric C. Olivas  
County of Bernalillo  
Commissioner, District 5

**Vice Chair**

Tammy Fiebelkorn  
City of Albuquerque  
Councilor, District 7

Barbara Baca  
County of Bernalillo  
Commissioner, District 1

Adriann Barboa  
County of Bernalillo  
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Trudy E. Jones  
City of Albuquerque  
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Timothy M. Keller  
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Mayor

*Ex-Officio Member*  
Gilbert Benavides  
Village of Los Ranchos  
Board Trustee

*Executive Director*  
Mark S. Sanchez

*Website*  
www.abcwua.org

Sheldon Greer  
RESPEC  
7770 Jefferson Street NE, Suite 200  
Albuquerque, NM 87109

**RE: Water and Sanitary Sewer Availability Statement #230338**  
**Project Name: Oxbow / University of Albuquerque Urban Center**  
**Project Address: 3801 Coors Boulevard NW, Albuquerque, NM 87120**  
**Legal Description: Lots 1 thru 10, The University of Albuquerque Urban Center**  
**UPC: 101106018038720705**  
**Zone Atlas Map: G-11**

Dear Mr. Greer:

**Project Description:** The subject site is located at southwestern corner of Coors Boulevard and Saint Joseph's Drive within the City of Albuquerque. The proposed development consists of approximately 26.5 acres and the property is currently zoned NR-C for non-residential, commercial. The property lies within the Pressure Zone 2WR in the College Trunk. The request for availability indicates plans to subdivide into ten lots intended for commercial development.

**Existing Conditions:**

Water infrastructure in the area consists of the following:

- Eight-inch PVC distribution line (project #26-6588.92-16) along St. Joseph's Drive.
- Ten-inch PVC distribution line (project #26-3720-89) along Atrisco Drive.
- Ten-inch cast iron distribution line (project #03-008-66) along Coors Boulevard.
- 16-inch concrete cylinder distribution line (project #09-012-76) along St. Joseph's Drive.
- 36-inch ductile iron San Juan Chama transmission line (project #26-6811.03-06) along Atrisco Drive.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC sanitary sewer collector (project #26-6223.81-01) along St. Joseph's Drive.
- Eight-inch vitrified clay sanitary sewer collector (project #01-164-72) along Coors Boulevard.

**Water Service:** New metered water service to the property can be provided contingent upon a developer funded project to extend an eight-inch loop from the eight-inch main along St. Joseph Drive and the ten-inch main along Atrisco Drive. The Fire One Plan called out an additional six-inch water main extending from St. Joseph Drive between lots 10 and 9. However this was not shown in the utility plan and is not part of the existing infrastructure list. This proposed line should instead be a private fire line with the associated hydrants coming off it being private. It is prohibited for this fire line to be

connected into the public system at more than one point by looping. Upon completion of the infrastructure construction, the development may receive service via routine connection to the proposed eight-inch distribution main interior to the site. The distribution main internal to the site shall remain in an alignment that is both conducive to operations and maintenance of the public infrastructure and minimizes the amount of public infrastructure on site. Connection to the 16-inch distribution line for metered service is prohibited. The engineer is responsible for determining pressure losses and sizing of the service line(s) downstream of the public water line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and collar removed.

Please note that the proposed property is adjacent to the San Juan Chama transmission line. Any construction in the vicinity of this transmission main shall adhere to the Water Authority Administrative Instruction Number 9.

**Non-Potable Water Service:** Currently, there is no non-potable infrastructure available to serve the subject property.

**Sanitary Sewer Service:** New sanitary sewer service to the property can be provided contingent upon a developer funded project to extend the following:

- Eight-inch collector internal to the site from a proposed manhole west of G11-123 on the eight-inch collector along St. Joseph's Drive.
- Eight-inch collector along Coors Boulevard from manhole G11-341 on the eight-inch collector along Coors Boulevard.
- The above alignments are consistent with what was proposed in the proposed utility plan, presented as supplemental material to the request.

No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development. All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

Please note that the proposed property is adjacent to the San Juan Chama transmission line. Any construction in the vicinity of this transmission main shall adhere to the Water Authority Administrative Instruction Number 9.

**Fire Protection:** From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 3,750 GPM gallons-per-minute. Four fire hydrants are required. There are zero existing hydrants available and seven new hydrants are proposed with this project. As modeled using InfoWater™ computer software, the fire flow can be met by applying the required fire flow to the system as shown in the

information provided by the requestor. Analysis was performed by simulating the required fire flow at the four most eastern proposed hydrants.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

**Cross Connection Prevention:** Per the Cross Connection Prevention and Control Ordinance, all new non-residential premises must have a reduced pressure principal backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the reduced principal backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker or a reduced pressure principal backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection. All non-residential customers connected via piping to an alternative water source or an auxiliary water supply and the public water system shall install a containment reduced pressure principal backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceeds ANSI/NSF Standard 60.61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority recommends that all backflow (containment) devices be located above ground just outside the easement or road right-of-way, the containment backflow device can be installed within the building if there are no tees, branches or possible connection fittings or openings between the reduced principal backflow prevention assembly and the service connection unless protected by another reduced pressure backflow prevention assembly device. Contact Cross Connection at (505) 289-3465 for more information.

**Pretreatment – Fats, Oils and Greases:** The development is for commercial use and has the potential to discharge Fats, Oils, Grease and/or Solids (FOGS) to the sanitary sewer and/or falls under one of the applicable users in the SUO:

FOGS Applicability SUO Section 3-3-2 A.:

Users "...such as food service establishments, commercial food processors, automotive shops, auto wash racks, car washes, vehicle fueling stations, septic tank pumpers, grease rendering facilities, breweries/distilleries, bottling plants, commercial and industrial laundries, slaughterhouses & meat packing establishments (fish, fowl, meat, curing, hide curing), oil tank firms and transporters..."

Such Users must comply with all FOGS discharge requirements defined in SUO Section 3-3-2 and FOGS Policy including but not limited to:

1. Installation of an adequately sized Grease Interceptor (GI) approved by the appropriate code enforcement authority (City of Albuquerque, and/or Bernalillo County)
  - a. Interceptors and/or Separators are required for dumpsters pads and outdoor washdown areas that have the potential to discharge grease, sand, solids, flammable liquids to the sanitary sewer. Pad shall be installed at an elevation higher than surrounding grade. It is not required for dumpster pads to have a sewer connection.
  - b. Placement of Interceptors in drive-thru or traffic lanes is not allowed.
2. All FOGS source within the facility are plumbed to the GI as required by the appropriate plumbing code.
3. Long term Best Management Practices (BMP), and GI maintenance such as pumping and manifest requirements.
4. Unobstructed access to inspections of the facility and records.

A copy of the Sewer Use and Wastewater Control Ordinance and FOGS Policy can be found on the Pretreatment page of the Water Authority Website:

<https://www.abcwua.org/sewer-system-industrial-pretreatment-overview/>

Contact the Industrial Pretreatment Engineer, Travis Peacock, at (505) 289-3439 or [pretreatment@abcwua.org](mailto:pretreatment@abcwua.org) for coordination or clarification of any of the above requirements.

**Easements and Property:** Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated Rights-of-Way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service. A Warranty Deed shall be required when a property will be transferred to the Water Authority for the installation of Water Authority owned facilities such as pump stations, reservoirs, wells, lift stations, or any other facility.



Required public water and/or sanitary sewer easements shall be for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

**Pro Rata:** Pro Rata has been assessed for this property in the amount of \$25,265.09 for Sewer infrastructure for a total amount of \$25,265.09. The project(s) that assessed the subject property pro rata is under project #622381. These charges are assessed to the property due to its ability to benefit from and/or take service from the previously installed infrastructure. Payment will be required as a condition of approvals from the Water Authority.

It should be noted that there is an additional pro rata to be assessed to the subject property for water extension as performed in project #26-6588.92-16. This project is still considered closed but the pro rata assessment is still pending. If the pro rata assessment is completed prior to the completion of this proposed project, then the subject site will owe additional charges.

**Design and Construction:** Design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the City of Albuquerque via the Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be performed by a licensed and bonded public utility contractor.

**Utility Expansion Charge (UEC):** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter.

UECs associated with multi-family are determined by the criteria set forth in the Water Authority Rate Ordinance, which is amended from time to time. These specific UECs take into account the number of units within the multi-family development. If the multi-family development includes other amenities such as a clubhouse, fitness center or leasing office that will be metered separately, UECs for these amenities will not be charged as they are included in the multi-family UEC calculation. UECs associated with irrigation meters are not included in the multi-family calculation and shall be paid accordingly.

The Rate Ordinance does provide an opportunity for UEC discounts for low income housing developments. If the development qualifies for these discounts, the developer will be required to provide documentation as stated in the Rate Ordinance. Furthermore, if the development includes both low income and market rate apartments, the same requirements set forth in the Rate Ordinance shall be adhered to. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding UECs.

**Water Use:** All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at [kcadena@abcwua.org](mailto:kcadena@abcwua.org) if you have questions regarding the information presented herein or need additional information.

Sincerely,

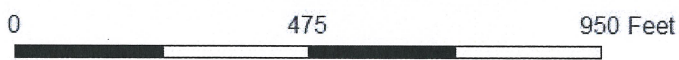


Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps

f/ **Availability Statement #230338**

# 230338 - Water



## Legend

- Hydrant
- Proposed Public Hydrant (6)

## Water Pipe

### Subtype

- Distribution Line
- Hydrant Leg

## San Juan Chama Line

- San Juan Chama Line

- Base Map City
- Project Location

## Fire Flow Analysis Points

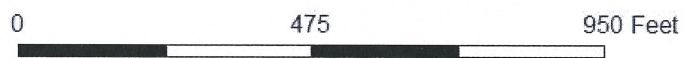
- Analysis Point - Fire Line Connection (1)
- Analysis Point - Existing Hydrant (2)

## --- General Map Keyed Notes

- 1 - Proposed Public Water Line
- 2 - Proposed Lot Lines



# 230338 - Sanitary Sewer



## Legend

Sewer Manhole

Proposed Manhole

### Sewer Pipe

#### Subtype

COLLECTOR

Base Map City

Project Location

--- General Map Keyed Notes

1 - Proposed Public Sanitary Sewer

2 - Proposed Lot Lines





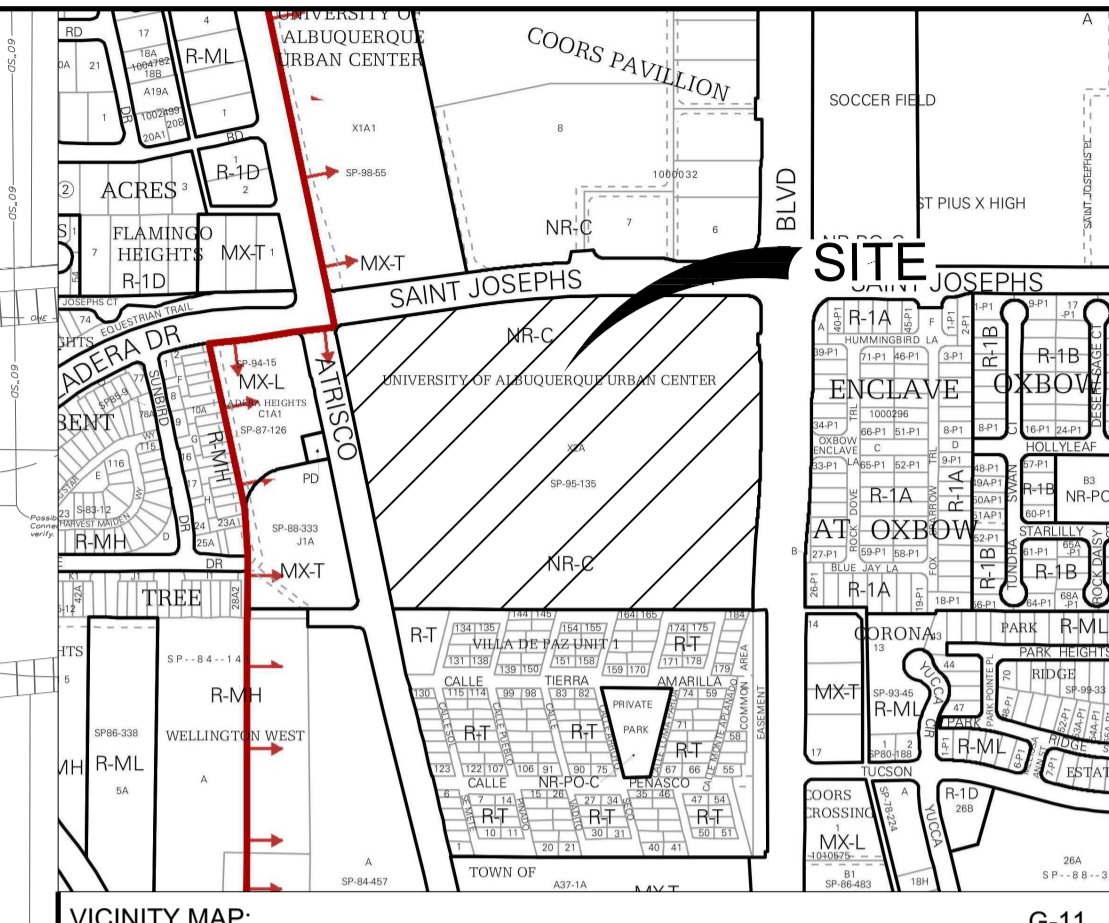
ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE PLANS  
CHECKING DIVISION  
**PERMIT**  
PERMIT NUMBER: FP 21-007792  
APPROVED DATE: 04/11/23  
**APPROVED**

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.  
FIRE FLOW: 3750 GPM 4 HYDRANTS, 122910 SQFT IIB

LOT 7  
BOORS PAVILION

LOT 8  
BOORS PAVILION

TRACT X-1-A1  
UNIVERSITY OF ALBUQUERQUE  
URBAN CENTER



PROPERTY LEGAL DESCRIPTION:  
TRACTS X-1-A2 AND X-2-A, UNIVERSITY OF ALBUQUERQUE  
URBAN CENTER (XX.XX AC)

**FIRE ONE NOTES:**

- BUILDING ENT-1 TYPE SHALL BE IIB, AND HAVE 122,910 SF (SEE TABLE BELOW FOR THE ALL REMAINING BUILDINGS TYPES AND SQUARE FOOTAGES).
- BUILDING ENT-1 WILL BE 59' HIGH. ALL OTHER BUILDINGS WILL BE 24' TO ROOF DECK.
- ALL PROPOSED BUILDINGS SHALL BE FULLY SPRINKLED.
- THE PARKING LOT SURFACE SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
- THE MINIMUM DRIVE AISLE WIDTH SHALL BE 24' UNLESS OTHERWISE SPECIFIED.
- BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET.
- ALL DRIVING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.
- FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED WITHIN 100' OF A HYDRANT AND BE UNOBSTRUCTED FOR ANY OBJECT FOR A MINIMUM DISTANCE OF 3'.
- INDICATOR VALVES SHALL BE PROVIDED PER NFPA 13.
- ALL FIRE HYDRANT SUPPLY LINES THAT BRANCH OFF FROM THE WATER MAINS SHALL BE 6" DIA. UNLESS OTHERWISE NOTED ON THE PLANS.
- WORK SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. APPROVED WET STAMPED SHOP DRAWING SHALL BE ON SITE FOR INSPECTIONS.
- SEE TABLE BELOW FOR BUILDING TYPE AND SQUARE FOOTAGE.
- KEY BOX: A KEY BOX (KNOX BOX) IS REQUIRED IF ACCESS TO THE BUILDING IS NECESSARY FOR LIFE SAFETY OR FIREFIGHTING PURPOSES. ALL KEY BOXES SHALL BE MOUNTED BETWEEN 4 & 6 FEET ABOVE GRADE. THE KEY BOXES SHALL BE ILLUMINATED SO AS TO BE IMMEDIATELY VISIBLE TO FIRE PERSONNEL UPON APPROACH. ONE KEY BOX SHALL BE LOCATED AT THE MAIN ENTRANCE.

**PROJECT SUMMARY**

THE SITE WILL BE A MULTI-USE DEVELOPMENT THAT WILL CONTAIN A MOVIE THEATER, OFFICE SPACE, RESTAURANT, AND RETAIL PADS.

BUILDING	BUILDING TYPE	AREA (SF)
P1 CS-1	V-B	3860
P2 F-4	V-B	7818
P3 F-3	V-B	863
P4 F-5	V-B	3300
P5 S-2	II-B	5400
P6 F-2	V-B	3300
P7 F-1	V-B	3695
P8 BANK	V-B	4525
P9 S-3	II-B	5200
P10 ENT-1	II-B	122910

LEGEND

PROPOSED PRIVATE FIRE LINE	6" FL
PROPERTY BOUNDARY	---
PROPOSED 6" PUBLIC WATER MAIN	8" W
EXISTING 16" WATERLINE	16" W
PROPOSED 6" PUBLIC WATER MAIN	6" W
PROPOSED MARKED FIRE LANE	---



DESIGNED	RESPEC
DRAWN	RESPEC
CHECKED	SEG
DATE	4.10.2023

STAMP

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED



PROJ. #: W0007.0004

PROJECT NAME

FIRE ONE PLAN

REVIEW

SHEET NUMBER:  
**F-100**

NAME: N:\Projects\W0007 Skarsgard\W0007 0004 Skarsgard Oxbow Center3\_CAD\OnSite Design\OnSite Plans\W0007 0004 Fire One Plan 2023.dwg PLOT DATE: Apr 10, 2023 12:55pm