



DEVELOPMENT REVIEW BOARD  
SUPPLEMENTAL SUBMITTAL

**(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)**

PROJECT NO. PR-2021-005597  
Application No. SD-2022-00026

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: 9/28/2022 HEARING DATE OF DEFERRAL: \_\_\_\_\_

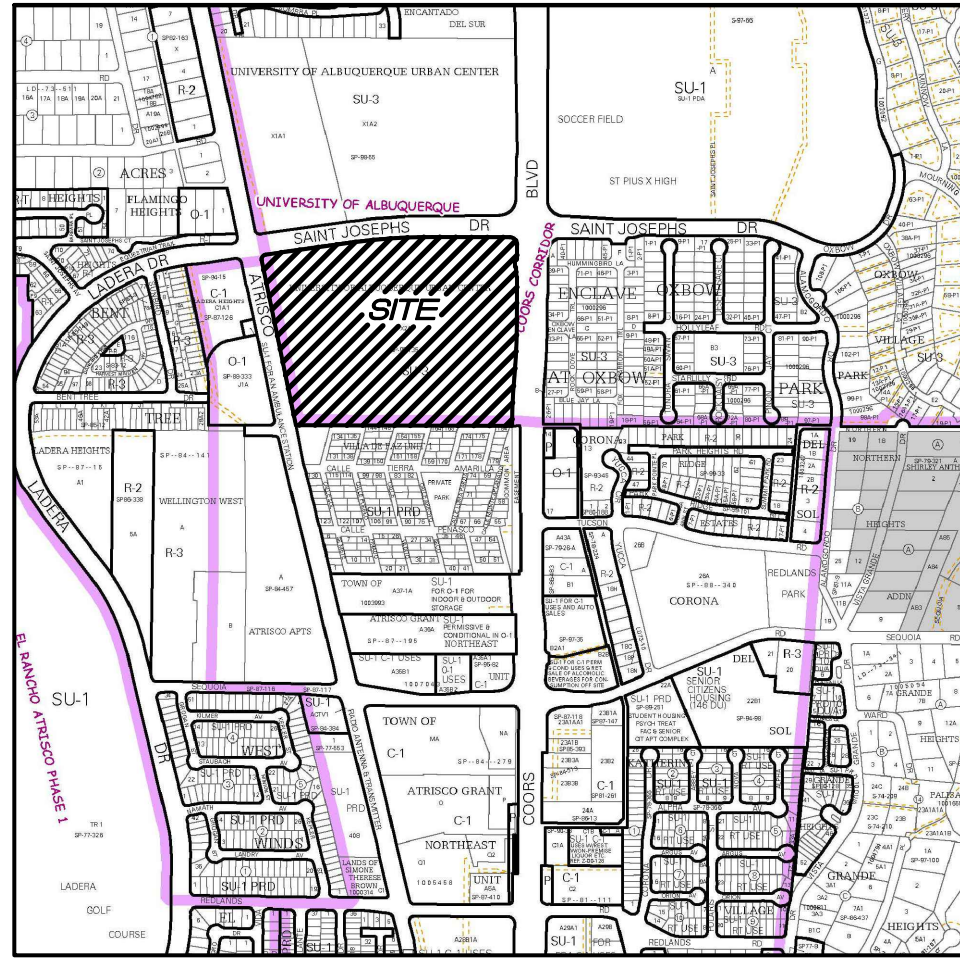
SUBMITTAL DESCRIPTION: This submittal address all commetns received from the DRB to include:

An updated Plat, Infrastructure List, Cross Sections, Conceptual Site Plan.

CONTACT NAME: Regina Okoye

TELEPHONE: 505.338.1499 (Ext. 1003) EMAIL: rokoye@modulusarchitects.com

**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



Zone Atlas G-11-Z

**VICINITY MAP**  
 Not To Scale

**GENERAL NOTES**

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground U.S. Survey Feet.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "8911" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "8911" or a concrete nail with brass disk stamped "8911" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page G-11-Z.

**SUBDIVISION DATA**

1. Total number of existing Tracts: 1
2. Total number of Lots created: 10
3. Total mileage of full width streets created: 0 miles
4. Gross Subdivision acreage: 26.4992 acres.
5. Total number of Tracts created: 0
5. Total Right-of-Way Dedicated: 0.6318

**PURPOSE OF PLAT:**

The purpose of this Plat is to:

1. Create 10 new Lots from One existing Tract as shown hereon.
2. Dedicate Additional Right-of-Way as shown hereon.

**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:

- A. 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.
- B. 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.
- C. Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. 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.

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

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**UTILITY APPROVALS:**

\_\_\_\_\_ 02/08/2022

Public Service Company of New Mexico \_\_\_\_\_ Date \_\_\_\_\_

Jeff Estvanko \_\_\_\_\_ Digitally signed by Jeff Estvanko \_\_\_\_\_  
Date: 2022.02.03 11:17:23 -07'00'

New Mexico Gas Company \_\_\_\_\_ Date \_\_\_\_\_

Abdul A Bhuayan \_\_\_\_\_ 2/11/2022

Qwest Corporation d/b/a CenturyLink QC. \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ 2-10-22

**CITY APPROVALS:**

Loren N. Risenhoover P.S. \_\_\_\_\_ 6/14/2021

City Surveyor \_\_\_\_\_ Date \_\_\_\_\_

Department of Municipal Development \_\_\_\_\_ Date \_\_\_\_\_

Code Enforcement \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCFA \_\_\_\_\_ Date \_\_\_\_\_

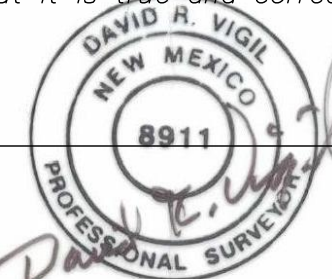
City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYORS CERTIFICATION**

I, David Vigil, New Mexico Professional Surveyor Number 8911, 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.

David Vigil  
NMPS No. 8911



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**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**

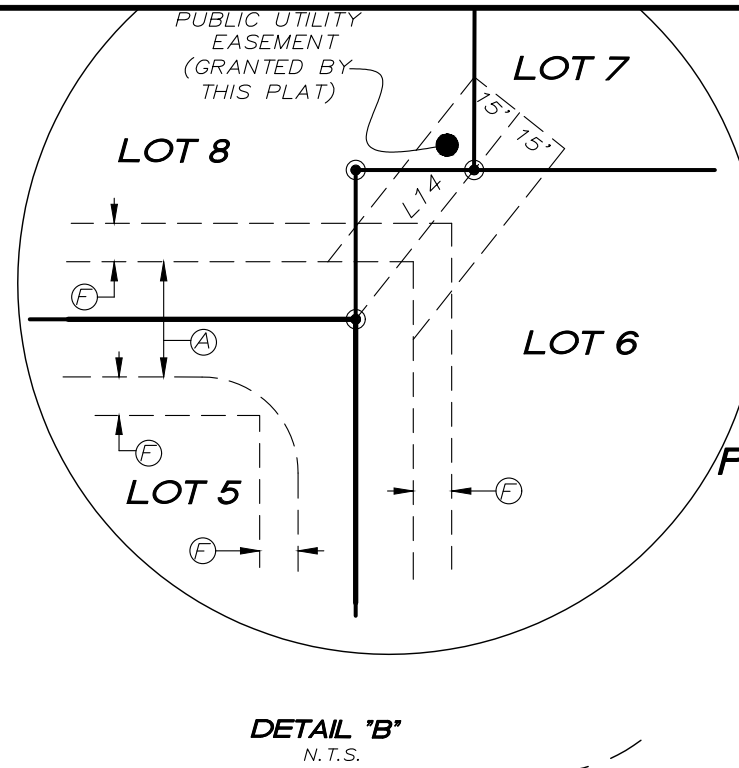
The subject property (as shown hereon) lies within Zone "X" (areas determined to be outside 0.2% annual chance flood plain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0329 H, Effective Date: 08/16/12.

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NOVEMBER, 2021**

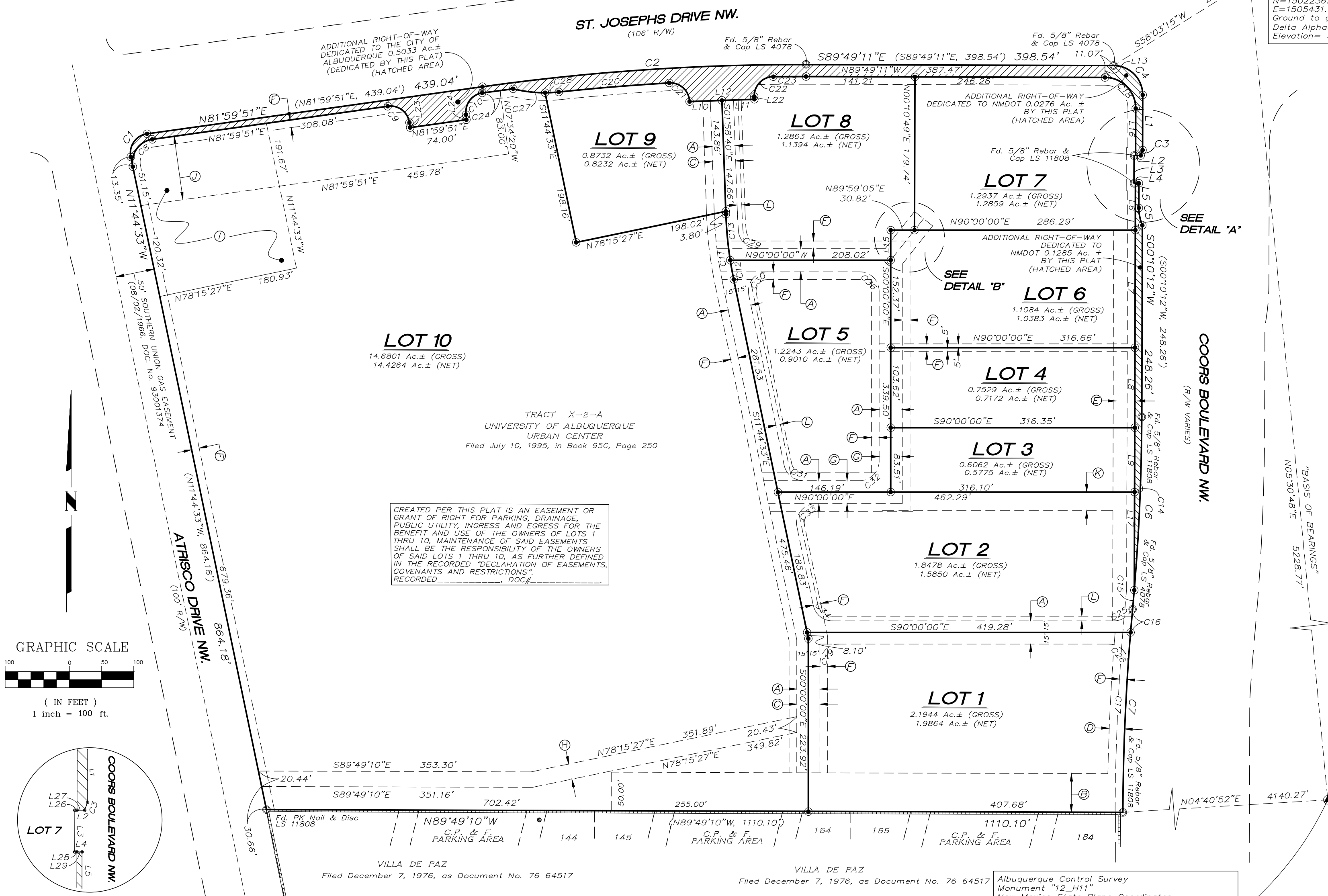
LINE	LENGTH	BEARING
L1	71.53' (71.53')	S00°10'11"W (S00°10'11"W)
L2	8.53' (8.53')	N89°49'48"W (N89°49'48"W)
L3	36.00' (36.00')	S00°10'12"W (S00°10'12"W)
L4	6.38' (6.38')	S89°49'48"E (S89°49'48"E)
L5	32.00' (32.00')	S00°10'12"W (S00°10'12"W)
L6	60.88	S00° 10' 12"W
L7	152.37	S00° 10' 12"W
L8	103.62	S00° 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

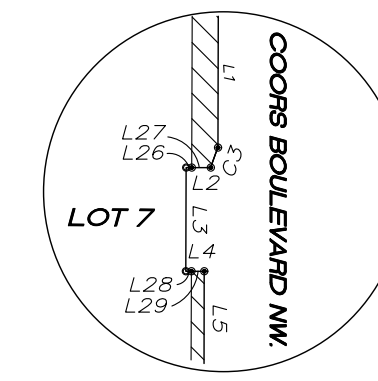
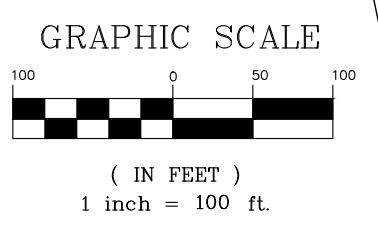
- KEYED EASEMENTS:**
- (A) 30' PUBLIC ACCESS, PUBLIC WATER & SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
  - (B) PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
  - (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) 10' P.U.E. (GRANTED BY THIS PLAT)
  - (G) 30' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
  - (H) 20' PUBLIC WATER & SANITARY SEWER EASEMENT BENEFIT OF LOT 10 TO BE MAINTAINED BY OWNERS OF SAID LOT. (GRANTED BY THIS PLAT)
  - (I) PUBLIC DRAINAGE EASEMENT TO BE MAINTAINED BY OWNERS OF LOT 10. (GRANTED BY THIS PLAT)
  - (J) REVOCABLE AND TEMPORARY STORMWATER DRAINAGE LICENSE (GRANTED BY THIS PLAT)
  - (K) 24' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
  - (L) 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	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"

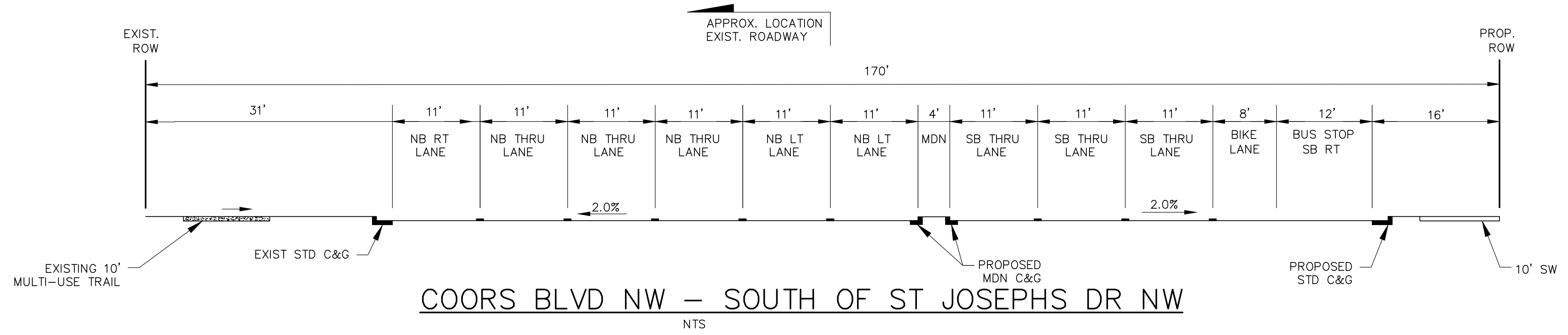


CREATED PER THIS PLAT IS AN EASEMENT OR GRANT OF RIGHT FOR PARKING, DRAINAGE, PUBLIC UTILITY, INGRESS AND EGRESS FOR THE BENEFIT AND USE OF THE OWNERS OF LOTS 1 THRU 10, MAINTENANCE OF SAID EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF SAID LOTS 1 THRU 10, AS FURTHER DEFINED IN THE RECORDED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

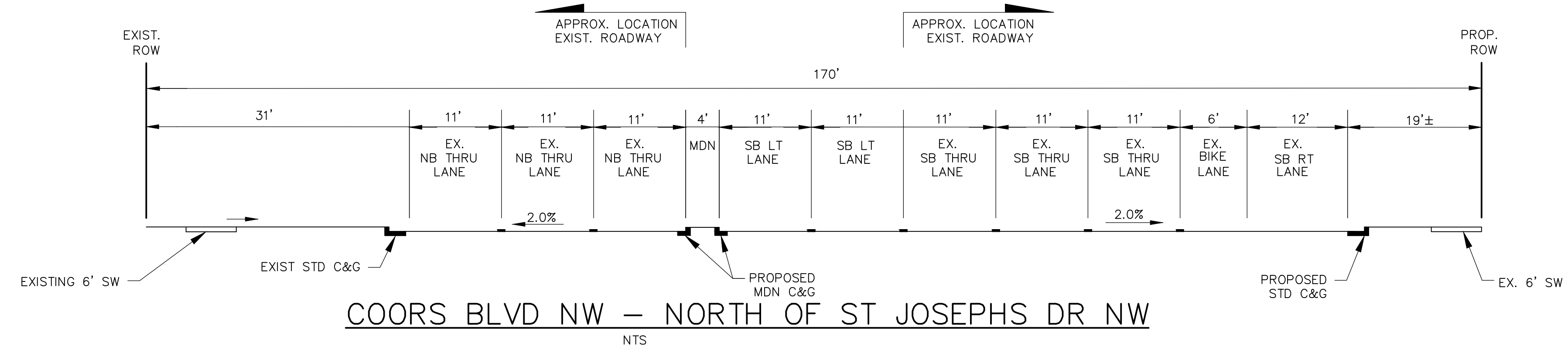
Albuquerque Control Survey Monument "12\_H11"  
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
N=1497519.02 U.S. SURVEY FEET  
E=1505414.361 U.S. SURVEY FEET  
Ground to grid factors= 0.999680622  
Delta Alpha= -00°15'34.84"  
Elevation= 5104.854 U.S. SURVEY FEET (NAVD88)

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

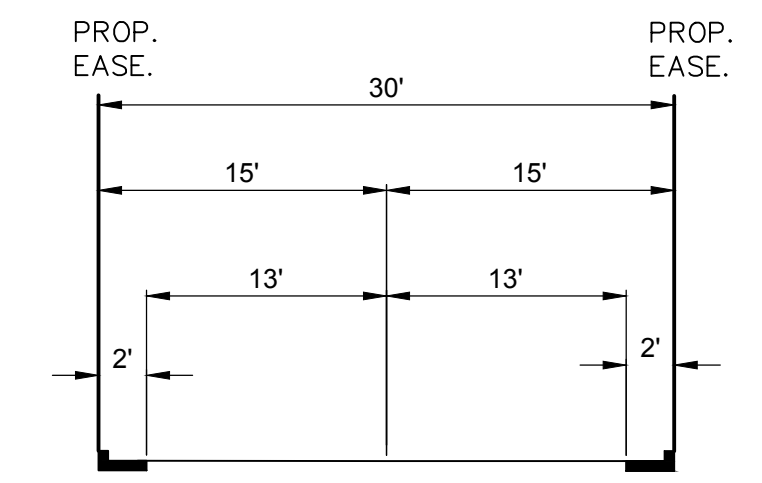
NAME: N:\Projects\W0007 Skansgard\W0007 0004 Skansgard\Oxbow Center\3\_CAD\W0007\_4 Road Section Exhibits 021722.dwg PLOT DATE: Sep 23, 2022 11:56am



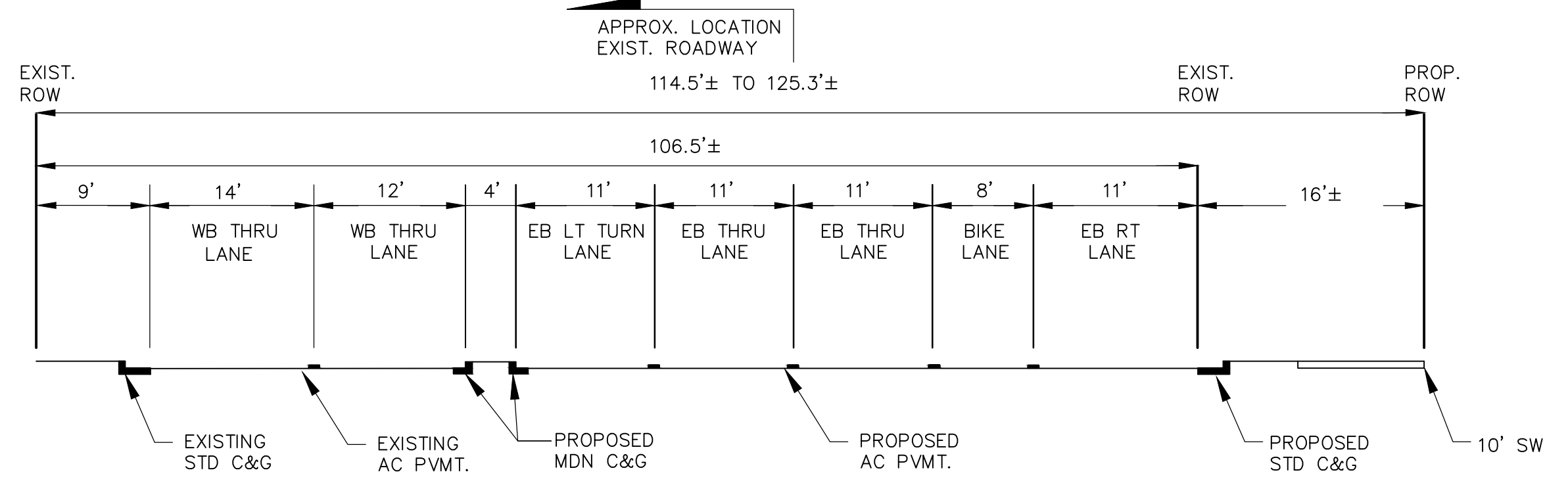
COORS BLVD NW – SOUTH OF ST JOSEPHS DR NW  
NTS



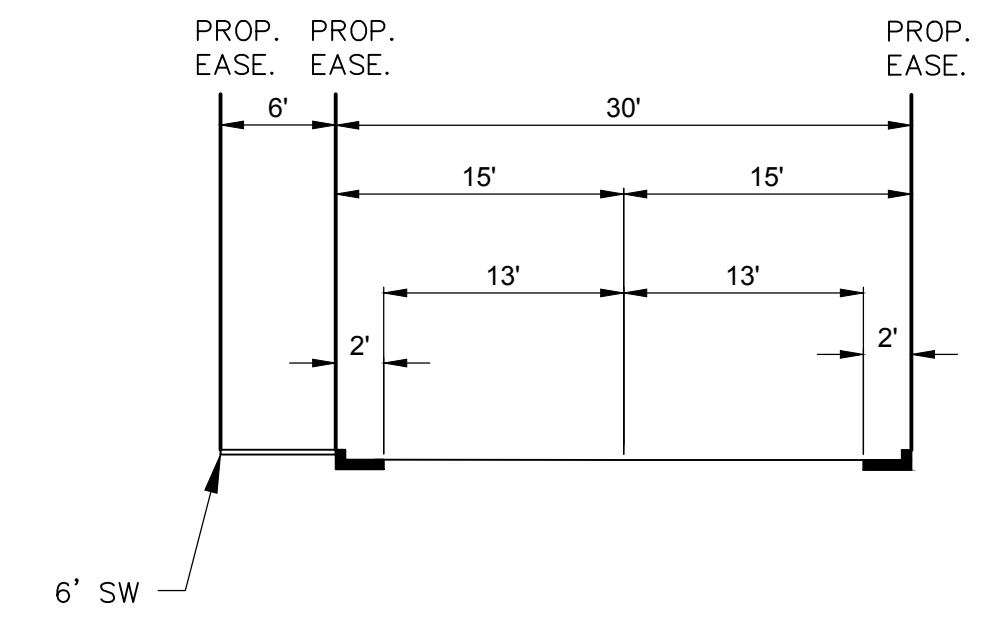
COORS BLVD NW – NORTH OF ST JOSEPHS DR NW  
NTS



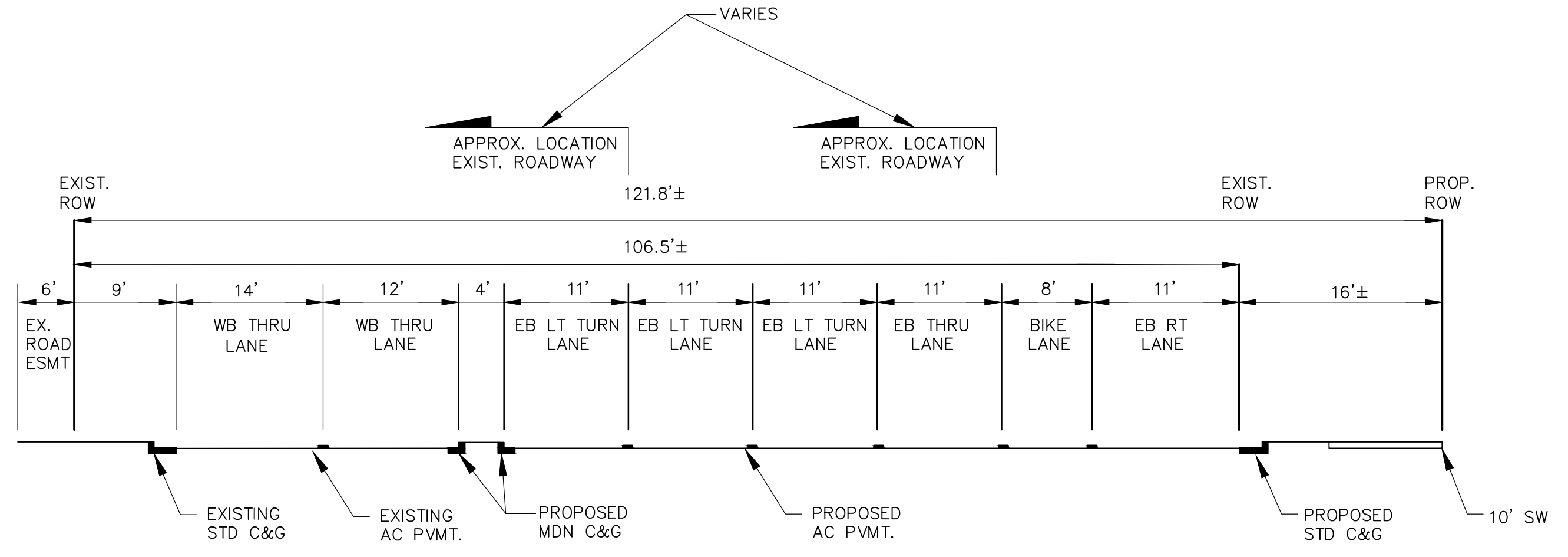
ONSITE DRIVE AISLE "A"  
NTS



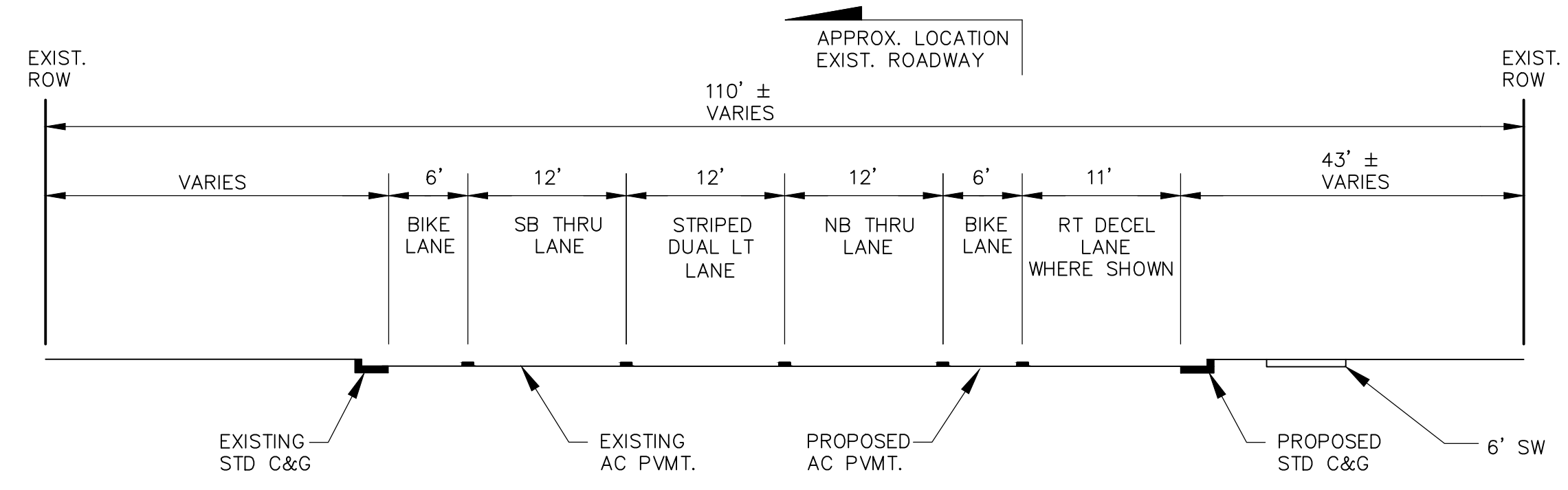
ST. JOSEPHS DR. NW – WEST OF MAIN ENTRANCE  
NTS



ONSITE DRIVE AISLE "B"  
NTS



ST. JOSEPHS DR. NW – EAST OF MAIN ENTRANCE  
NTS



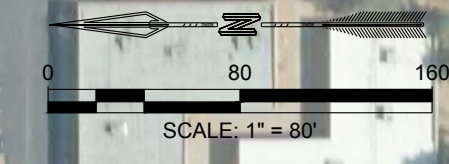
ATRISCO DR. NW  
NTS

DESIGNED BY DRAWN BY CHECKED BY DATE	REVISION
RESPEC 6971 Jefferson Street Suite 101 Aurora, Colorado 80016 Water and Natural Resources respec.com 303.253.9718	
STAMP	
PRELIMINARY NOT FOR CONSTRUCTION 9/2022 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED	
PROJECT NAME:	OXBOW CENTER
SHEET TITLE:	CONCEPTUAL ROAD CROSS SECTIONS
SUBMITTED FOR:	PRELIMINARY PLAN
SHEET NUMBER:	C-XX

NAME: N:\Projects\W0007 Skarsgard\W0007.0004 Skarsgard Oxbow Center\3\_CAD\Sheets\Oxbow Conceptual Offsite Road Plan 052522.dwg PLOT DATE: Sep 23, 2022 11:22am



**OXBOW OFFSITE  
ROAD IMPROVEMENT  
CONCEPT PLAN**  
September 23, 2022



**RESPEC**  
COMMUNITY DESIGN SOLUTIONS  
7770 JEFFERSON ST N.E. SUITE 200  
ALBUQUERQUE, NEW MEXICO 87109  
WWW.RESPEC.COM PHONE: (505) 253-9718

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

**FIGURE 12**

Date Submitted: September 8, 2022

**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.: \_\_\_\_\_  
DRB Application No.: \_\_\_\_\_

**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		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	<b>PAVING</b> 11' WIDTH	ARTERIAL PAVING FOR ADDITIONAL SB LT LANE W/ TRANSITIONS	COORS BLVD	500' NORTH OF ST. JOSEPHS BLVD	ST JOSEPHS BLVD	/	/	/
<input type="text"/>	<input type="text"/>	11' WIDTH	ARTERIAL PAVING W/ C&G FOR SB RT LANE	COORS BLVD	NORTH PROPERTY BOUNDARY OF LOT 1	385' NORTH W/TRANS	/	/	/
<input type="text"/>	<input type="text"/>	11' WIDTH	ARTERIAL PAVING FOR ADDITIONAL NB LT LANE W/ TRANSITIONS	COORS BLVD	500' SOUTH OF ST JOSEPHS BLVD	ST JOSEPHS BLVD	/	/	/
<input type="text"/>	<input type="text"/>	6' WIDTH	PCC SIDEWALK (WEST SIDE ONLY)	COORS BLVD	SOUTH PROPERTY BOUNDARY	ST JOSEPHS BLVD	/	/	/
<input type="text"/>	<input type="text"/>	8' WIDTH	ARTERIAL PAVING FOR BIKE LANE	COORS BLVD	ST JOSEPHS	SOUTH PL LOT 1	/	/	/
<input type="text"/>	<input type="text"/>		ARTERIAL PAVING W/ C&G FOR BUS BAY	COORS BLVD	SOUTH OF ST JOSEPHS		/	/	/
<input type="text"/>	<input type="text"/>		RELOCATE STREET LIGHTS AS REQUIRED BY ROAD IMPROVEMENTS	COORS BLVD	SOUTH PROPERTY BOUNDARY	ST JOSEPHS BLVD	/	/	/
<input type="text"/>	<input type="text"/>		SIGNALIZATION IMPROVEMENTS AS REQD BY TIS	COORS BLVD & ST. JOSEPHS BLVD	INTERSECTION W/ ST JOSEPHS BLVD		/	/	/
<input type="text"/>	<input type="text"/>		MEDIAN MODIFICATIONS	COORS BLVD	500' NORTH OF ST JOSHEPHS W/ TRANS	500' SOUTH OF ST JOSEPHS BLVD W/ TRANS	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #
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Size	Type of Improvement	Location	From	To
11' WIDTH	ARTERIAL PAVING FOR 1-EB THRU LANES	ST JOSEPHS BLVD	ATRISCO DR	EAST ENTRANCE
11' WIDTH	ARTERIAL PAVING FOR 1-EB THRU LANE	ST JOSEPHS BLVD	EAST ENTRANCE	COORS BLVD
11' WIDTH	ARTERIAL PAVING FOR 2 ADDITIONAL EB LT LANES W/ TRANS	ST JOSEPHS BLVD	EAST ENTRANCE	COORS BLVD
11' WIDTH	ARTERIAL PAVING FOR EB RT & WB LT LANES	ST JOSEPHS BLVD	WEST ENTRANCE	
11' WIDTH	ARTERIAL PAVING FOR EB RT & WB LT LANES	ST JOSEPHS BLVD	EAST ENTRANCE	
11' WIDTH	ARTERIAL PAVING FOR EB RT LANE	ST JOSEPHS BLVD	EAST ENTRANCE	COORS BLVD
6' WIDTH	EB BIKE LANE	ST JOSEPHS BLVD	ATRISCO DR	COORS BLVD
6' WIDTH	PCC SIDEWALK (SOUTH SIDE ONLY)	ST JOSEPHS BLVD	ATRISCO DR	COORS BLVD
	SIGNALIZATION IMPROVEMENTS AS REQD BY TIS	ST JOSEPHS BLVD @ EAST ENTRANCE		
11' WIDTH	COLLECTOR PAVING FOR NB RT LANE	ATRISCO DR	SOUTH ENTRANCE	150' SOUTH
6' WIDTH	PCC C&G AND SIDEWALK	ATRISCO DR	ST JOSEPHS BLVD	SOUTH PROPERTY BOUNDARY

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

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	City Cnst P.E. 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**

**SHELDON GREER**  
NAME (print)

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**RESPEC**  
FIRM

 9/8/22  
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

Coors Pavilion

FUTURE SIGNAL

ST JOSEPHS DRIVE NW

INTERSECTION

Main Driveway

Main Driveway

Driveway "C"

Driveway "D"

Driveway "B"

ATRISCO DR. NE

COORS BOULEVARD NW

Reserved for Smith's Gas Pumps  
(14 Fueling Position)

P11  
6K  
Retail

P9  
5,200 SF.

Lot 9  
43,629 SF. (1.001 AC)

P8  
4,525 SF.

Lot 8  
48,321 SF. (1.108 AC)

Lot 7  
43,989 SF. (1.009 AC)  
BUILDING  
3,695 sq.ft.

Lot-6  
46,760 SF. (1.073 AC)  
P6 BUILDING  
3,300 sq.ft.

Lot-4  
51,225 SF. (1.317 AC)  
P4 BUILDING  
3,300 sq.ft.

Lot 5  
4,931 SF. (1.4901 AC)  
P5  
5,400 SF.  
PLAZA

Lot-3  
31,753 SF. (.7289 AC)

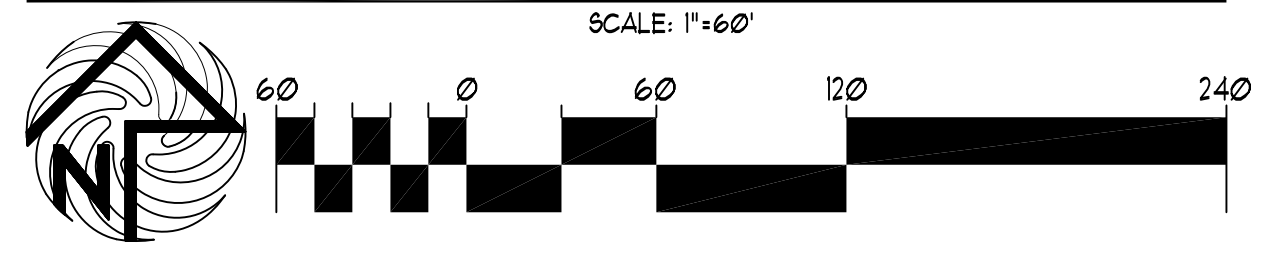
P-2 BUILDING  
Olive Garden  
Restaurant  
7K

Lot-2  
75,403 SF. (1.731 AC)

Lot-1  
95,579 SF. (2.184 AC)  
P-1 BUILDING  
3,860 SF.  
84 indoor

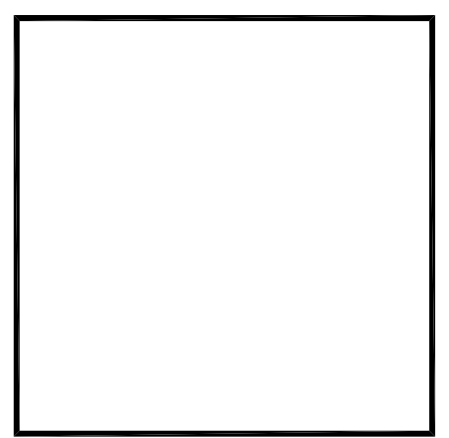
P12  
BUILDING AREA  
123,722 SF  
Lot-10  
646,717 SF. (14.8465 AC)

VILLA DE PAZ  
CONCEPTUAL SITEPLAN-SUBJECT CHANGE/GOVERNMENTAL APPROVAL



REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

**MODULUS ARCHITECTS**  
 100 SUN AVE. N.W. SUITE 600  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE OXBOW DEVELOPMENT S.W. OF COORS BLVD. AND ST. JOSEPHS DR. ALBUQUERQUE, NEW MEXICO	JOB NO. J6-CF2	DRAWN BY SD
PROJECT MANAGER STEPHEN DUNBAR, AIA	SHEET TITLE CONCEPTUAL SITE PLAN	

DATE: 03/02/21	Sheet
SCALE: RR: SCALE	1" = 60'