

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 21, 2013

Project# 1001725

13DRB-70733 MAJOR - 2YEAR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (2YR SIA)

BOHANNAN HUSTON INC agents for UNIVERSITY OF NEW MEXICO request the referenced/ above action for **UNM GIBSON COMMERCIAL DISTRICT** zoned SU-1 FOR C-2, located on the north side of GIBSON BLVD SE between UNIVERSITY BLVD SE and I-25 containing approximately 45.44 acres. (L-15)

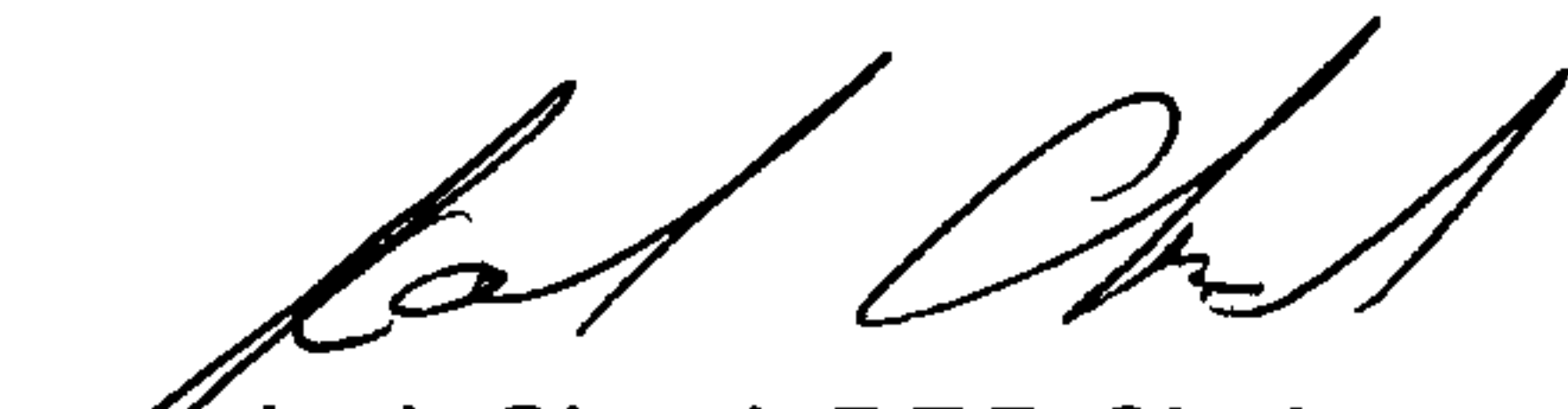
At the November 21, 2013 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by December 6, 2013, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, DRB Chair

Cc: BOHANNAN HUSTON INC
Marilyn Maldonado
File

Current DRG
Project No.

ORIGINAL

Figure 12
INFRASTRUCTURE LIST
EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
UNM GIBSON COMMERCIAL DISTRICT

Date Submitted: 11/8/11
Date Site Plan for Bldg. Permit Approved: 11-7-11
Date Site Plan for Sub. Approved: 11-9-12
Date Preliminary Plat Approved: 11-9-12
Date Preliminary Plat Expires: 1001725
DRB Project No.

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 DRG Chair determines that applicant items and/or unforeseen items have not been included in the infrastructure listing, the DRG Chair may include those items in the listing and related financial guarantee. Likewise, if the DRG Chair determines that applicant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. All such revisions require approval by the DRG Chair, the User Department and applicant. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which 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.

Sequence #	SIA Project #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
			PAVING							
			22' F-F EACH DIRECTION	1-12' LANE, 1-11' LANE, 1-6' BIKE LANE, IN EACH DIRECTION, MEDIAN C&G, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK (BOTH SIDES)	ALUMNI DRIVE	GIBSON BLVD	300' NORTH OF GIBSON PLUS TRANSITION	/	/	/
				SINGLE LANE ROUNDABOUT	INTERSECTION OF ALUMNI DRIVE AND VARSITY AVENUE			/	/	/
			18' F-F EACH DIRECTION	1-12' LANE, 1-6' BIKE LANE, IN EACH DIRECTION, MOUNTABLE MEDIAN C&G, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK (BOTH SIDES)	ALUMNI DRIVE	300' SOUTH OF ROUNDABOUT	TRACT & ENTRANCE	/	/	/
			36' F-F	2-12' LANES, 2-6' BIKE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK (BOTH SIDES)	ALUMNI DRIVE	TRACT & ENTRANCE	EXISTING TERMANUS OF WEST ROAD	/	/	/
				2-12' LANES, 2-6' BIKE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK (BOTH SIDES)	Varsity Avenue	ROUNDABOUT (ALUMNI DRIVE)	UNIVERSITY BLVD	/	/	/
			12' FACE TO EDGE	75' NB LEFT TURN LANE WITH TRANSITION, MEDIAN C&G	ALUMNI DRIVE	NORTH PL. OF TRACT 2	APPROX. 75' SOUTH OF NORTH PL. OF TRACT 2	/	/	/
				100' NB LEFT TURN LANE WITH TRANSITION, MEDIAN C&G	UNIVERSITY BLVD	Varsity Avenue	APPROX. 100' SOUTH OF Varsity Avenue	/	/	/
				160' SB RIGHT TURN LANE WITH TRANSITION, STANDARD C&G	UNIVERSITY BLVD	Varsity Avenue	APPROX. 160' NORTH OF Varsity Avenue	/	/	/
				118' (OR MAX POSSIBLE) WB RIGHT TURN LANE WITH TRANSITION, STANDARD C&G	GIBSON BLVD	ALUMNI DRIVE	APPROX. 118' EAST OF ALUMNI DRIVE	/	/	/
				200' EB LEFT TURN LANE WITH TRANSITION, MEDIAN C&G	GIBSON BLVD	ALUMNI DRIVE	APPROX. 200' WEST OF ALUMNI DRIVE	/	/	/
				150' WB RIGHT TURN LANE WITH TRANSITION, STANDARD C&G	GIBSON BLVD	MULBERRY STREET	APPROX. 150' EAST OF MULBERRY STREET	/	/	/
				50' WB LEFT TURN LANE WITH TRANSITION, MEDIAN C&G	GIBSON BLVD	MULBERRY STREET	APPROX. 50' EAST OF MULBERRY STREET	/	/	/
				RESTRIPE TO PROVIDE 2ND SB LEFT TURN LANE	UNIVERSITY BLVD	GIBSON BLVD	APPROX. 130' NORTH OF GIBSON BLVD	/	/	/
				6' SIDEWALK	UNIVERSITY BLVD	NORTH PL.	SOUTH PL.	/	/	/
				6' SIDEWALK	GIBSON BLVD	WEST PL.	EAST PL.	/	/	/
			53,000 CY	CUT VOLUME APPROX 12,000 CY, FILL VOLUME APPROX 42,000 CY EARTHWORK ALONG ALUMNI DRIVE AND VARSITY AVENUE				/	/	/

		PUBLIC WATER							
		12"	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	ALUMNI DRIVE	EXISTING WATER LINE IN GIBSON BLVD.	EXISTING WATER LINE IN LOBO VILLAGE (CPN #566582)	/	/	/
		8"-10"	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	VARSITY AVENUE	EXISTING WATER LINE IN UNIVERSITY BLVD.	100' EAST OF ALUMNI DRIVE	/	/	/
		SANITARY SEWER							
		8"-10"	SANITARY SEWER LINE W/ NEC. MHS & SERVICES	ALUMNI DRIVE	EXISTING SANITARY SEWER LINE IN GIBSON BLVD.	100' SOUTH OF ROUNDABOUT	/	/	/
		8"	SANITARY SEWER LINE W/ NEC. MHS & SERVICES	VARSITY AVENUE	100' WEST OF UNIVERSITY BLVD	ROUNDABOUT	/	/	/
		8"-10"	SANITARY SEWER LINE W/ NEC. MHS & SERVICES	ALUMNI DRIVE	ROUNDABOUT	800' NORTH TO EXISTING SANITARY SEWER MH	/	/	/
		STORM DRAIN							
		78"	RCP STORM DRAIN LINE W/ LATERALS, MH & INLETS	VARSITY AVENUE	UNIVERSITY BLVD	POINT OF CONNECTION TO EXISTING AT THE WEST SIDE OF ALUMNI DRIVE	/	/	/
		30"	RCP STORM DRAIN LINE W/ MH & INLETS	ALUMNI DRIVE	ROUNDABOUT	APPROX. 190' NORTH OF ROUNDABOUT	/	/	/
		35"	RCP STORM DRAIN LINE W/ MH & INLETS	ALUMNI DRIVE	ROUNDABOUT	APPROX. 225' SOUTH OF ROUNDABOUT	/	/	/
		42"	RCP STORM DRAIN LINE W/ MH & INLETS	ALUMNI DRIVE	20' NORTH OF THE NORTHWEST CORNER OF TRACT 8	APPROX. 120' SOUTH OF THE NORTHWEST CORNER OF TRACT 8	/	/	/
		36"	RCP STORM DRAIN LINE W/ LATERALS, MH & INLETS	ALUMNI DRIVE	APPROX. 120' SOUTH OF THE NORTHWEST CORNER OF TRACT 8	APPROX. 330' SOUTH OF THE NORTHWEST CORNER OF TRACT 8	/	/	/
		48"	RCP STORM DRAIN LINE W/ MH & INLETS	APPROX. 250' SOUTH OF SUNSHINE TERRACE AVENUE	ALUMNI DRIVE	SOUTH DIVERSION CHANNEL	/	/	/
			STORM DRAIN JUNCTION BOX OR MANIFOLD	WEST OF UNIVERSITY BLVD	APPROX. 80' SOUTH OF VARSITY AVENUE		/	/	/
			DEMO OF EXISTING CONCRETE CHANNEL	GENIEVA'S ARROYO	UNIVERSITY BLVD	TERMINUS OF CONCRETE CHANNEL APPROX. 740' WEST OF UNIVERSITY BLVD	/	/	/
			DEMO OF EXISTING 48" STORM DRAIN	NORTH SIDE OF GENIEVA'S ARROYO	UNIVERSITY BLVD	EXISTING AMAFCA CONCRETE BAFFLE RUNDOWN	/	/	/
			DEMO OF EXISTING 54" STORM DRAIN	EXIST. EASEMENT ON TRACT 1	EXISTING AMAFCA CONCRETE BAFFLE RUNDOWN	GIBSON BLVD	/	/	/
			WATER QUALITY MANHOLE	NEAR DOWNSTREAM TERMINUS OF 78" STORM DRAIN			/	/	/
			WATER QUALITY MANHOLE	NEAR DOWNSTREAM TERMINUS OF 48" STORM DRAIN			/	/	/
			ENERGY DISSIPATION DEVICE	AT DOWNSTREAM TERMINUS OF 78" STORM DRAIN			/	/	/
							/	/	/
		MISC							
			TRAFFIC SIGNAL	GIBSON BLVD AND ALUMNI DRIVE			/	/	/
			LOMR FOR GENIEVA'S ARROYO FLOODPLAIN (FINANCIAL GUARANTEE AMOUNT = \$40,000) THE FINANCIAL GUARANTEE WILL NOT BE RELEASED UNTIL THE LOMR IS APPROVED BY FEMA				/	/	/

AGENT OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

BRIAN C. PATTERSON
PREPARED BY:

[Signature]
DATE 11-9-11

BOHANNAN HUSTON INC
FIRM:

[Signature]
DATE 11-09-11

MAXIMUM TIME ALLOWED TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

TRANSPORTATION DEVELOPMENT
[Signature]
DATE 11/09/11

ENGINEER'S CERTIFICATION OF THE GRADING PLAN IS REQUIRED FOR RELEASE OF THE SIX AND FINANCIAL GUARANTEE

AMARCA
[Signature]
DATE 11-9-11

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT OWNER

No. of Lots: _____

Nearest Major Streets: _____

FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)**

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 14th day of December, 2011, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and The Regents of the University of New Mexico ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] body corporate, on behalf of THE UNIVERSITY OF NEW MEXICO, a constitutionally created educational institution of the State of New Mexico, whose address is 2811 Campus Blvd, MSC 3595 Albuquerque, NM 87131 and whose telephone number is 505-277-4620, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:]

- Tracts A and B of, Ever Ready Subdivision, recorded on February 18, 1982 in the records of the Bernalillo County Clerk at Book C19, page 93
- Tracts 4 & 5, Gibson Tracts, recorded on January 23, 1996 in the records of the Bernalillo County Clerk at Book 96C, page 36
- Tract A, 40/25 Associates Subdivision, recorded on May 1, 1975 in the records of the Bernalillo County Clerk at Book 95C, pages 149

(Collectively, the "Subdivision")

The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] The Regents of the University of New Mexico ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as UNM Gibson Commercial District describing Subdivider's Property.

The City and the Subdivider have entered into a Memorandum of Understanding ("MOU") dated October 11, 2011 for the development of the Subdivision. In the event of a conflict between the terms of the MOU and the terms of this Agreement, the parties shall attempt to reconcile the conflict. If the parties are unable to reconcile the conflict then the terms of the MOU shall control. The Subdivision Ordinance ("S.O.") and/or the Zoning Code,

Doc# 2011116006

12/15/2011 11:15 AM Page 1 of 11
AGRE R \$25 00 M Toulouse Oliver, Bernalillo County



Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, 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 Development Plan for the Subdivision

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in the Request for Financial Guaranty Requirement, as and if amended by the Financial Guaranty Amount (the "Improvements"), to the reasonable satisfaction of the City, on or before the 9th day of November, 2013 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 566587.

Exhibit A attached hereto and on

ljk.
12/14/11
J/D
12/14/11

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) 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 Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order pursuant to the City's Development Process Manual after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance, issued by State Risk Management, in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured general liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain or cause to be maintained the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider 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:

LOBO DEVELOPMENT CORPORATION

801 University Blvd. SE, Suite 207
Albuquerque NM 87106-4345

Phone: 505/272-7118
Fax: 505/272-7072

8 March 2012

Marilyn Maldonado, Project Administrator
City of Albuquerque
Design Review/Construction Section
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: **UNM Gibson Commercial District, Phase 1**
DRB # 1001725 CPN# 566578
WCI File: 1160004500 87

Dear Marilyn:

Lobo Development Corporation, an affiliate of the University of New Mexico and the Regents of the University of New Mexico, respectfully requests that changes be made to the Figure 12 SIA (Procedure B) dated 14 December 2011 and filed 12/15/2011 Document# 2011116006.

In paragraph 4. Surveying and Inspection, we request the following changes:

- A. Construction Surveying. Please change 'performed by Bohannan Huston, Inc.' to 'performed by Surv-Tek, Inc
NMPLS# 9750'
- B. Construction Inspection Methods. Please change 'performed by Bohannan Huston, Inc.' to 'performed by Wilson & Company, Inc.'

Thank you for your time.

Sincerely,



Kim D. Murphy, Associate VP
LOBO DEVELOPMENT CORPORATION

<u>Type of Fee</u>	<u>Amount</u>
Engineering Fee	3.25% of Actual Construction Cost as required per City-approved estimate.
Excavation and Sidewalk Ordinance, Street Restoration Fees	(Figure 7)

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

4. 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 Bohannan Huston, Inc., and construction surveying of the private Improvements shall be performed by Bohannan Huston, Inc. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider 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 Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City at Subdivider's request or as reasonably deemed necessary by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Bohannan Huston, Inc., and inspection of the private Improvements shall be performed by Bohannan Huston, Inc., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider 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 Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City at Subdivider's request or as reasonably deemed necessary by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Associates, and field testing of the private Improvements shall be performed by Vinyard & Associates, 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 Subdivider 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 Subdivider

shall pay the City a reasonable fee for any field testing performed by the City at Subdivider's request or as reasonably deemed necessary 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 Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested prior to construction of the Subdivision, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated remaining 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 Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following Financial Guaranty:

Type of Financial Guaranty: Municipal Lien

Amount: \$ 4,888,620.32

Name of Financial Institution or Surety providing Guaranty:

Date City first able to call Guaranty: November 9, 2013

[Construction Completion Deadline]: November 9, 2013

If Guaranty other than a Bond, last day City able to call Guaranty is:

January 9, 2013

Additional information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) 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 Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. 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 Subdivider will convey to the City all real

and personal property rights which the City reasonably deems associated with the 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 of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider 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 Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

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 subdivider 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 Subdivision Ordinance.

(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.

10. Subdivider Responsibility. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. Subdivider shall be responsible for claims, damages, liabilities or damages arising from personal injury or damage to persons or tangible property to the extent they result from the negligent act or failure to act of Subdivider or its employees pursuant to this Agreement, except that Subdivider liabilities shall be subject to the immunities and limitations of the Tort Claims Act § 41-4-1, et. seq., NMSA, 1978, as amended. By entering into this Agreement, Subdivider and its employees as defined in the New Mexico Tort Claims Act do not waive sovereign immunity, do not waive any defense, and/or do not waive any limitation of liability pursuant to law. No provision of this Agreement modifies or waives any provision of the New Mexico Tort Claims Act. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider 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.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider'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.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, and such failure continues for thirty (30) days after written notice of such failure from City to Subdivider, 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 Subdivider shall be jointly and severally liable to pay to the City for the actual cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential which the City may incur as a result of Subdivider'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 Subdivider 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. Notwithstanding anything set forth or implied herein to the contrary, in no event shall either the City or the Subdivider be liable under this Agreement for (and each party hereby waives the right to claim or sue for) any indirect, speculative or punitive damages.

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

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider'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.

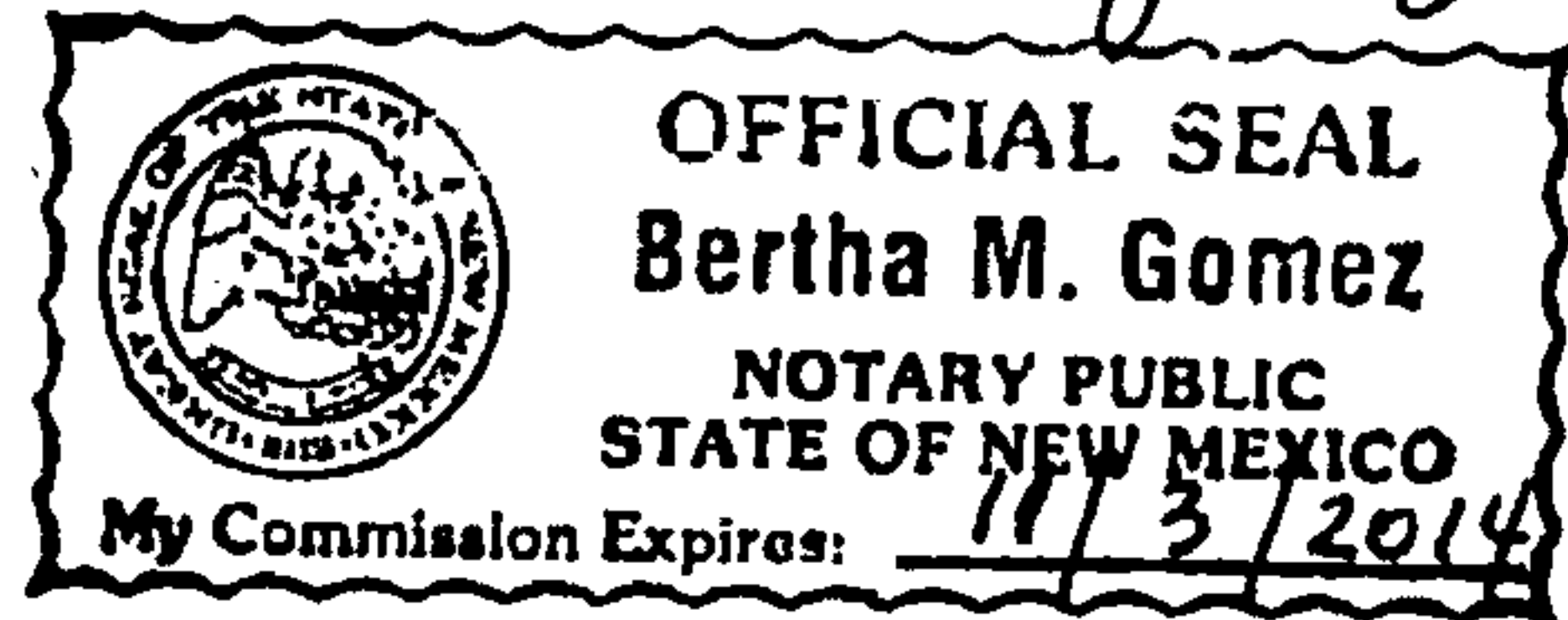
16. Entire Agreement. This Agreement and the AMAFCA License Agreement for the Alumni Road Crossing contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

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

New Mexico on behalf of the Regents of the University of New Mexico, a body corporate of the University of New Mexico.

Bertha M Gomez
Notary Public

My Commission Expires:
11/3/2014



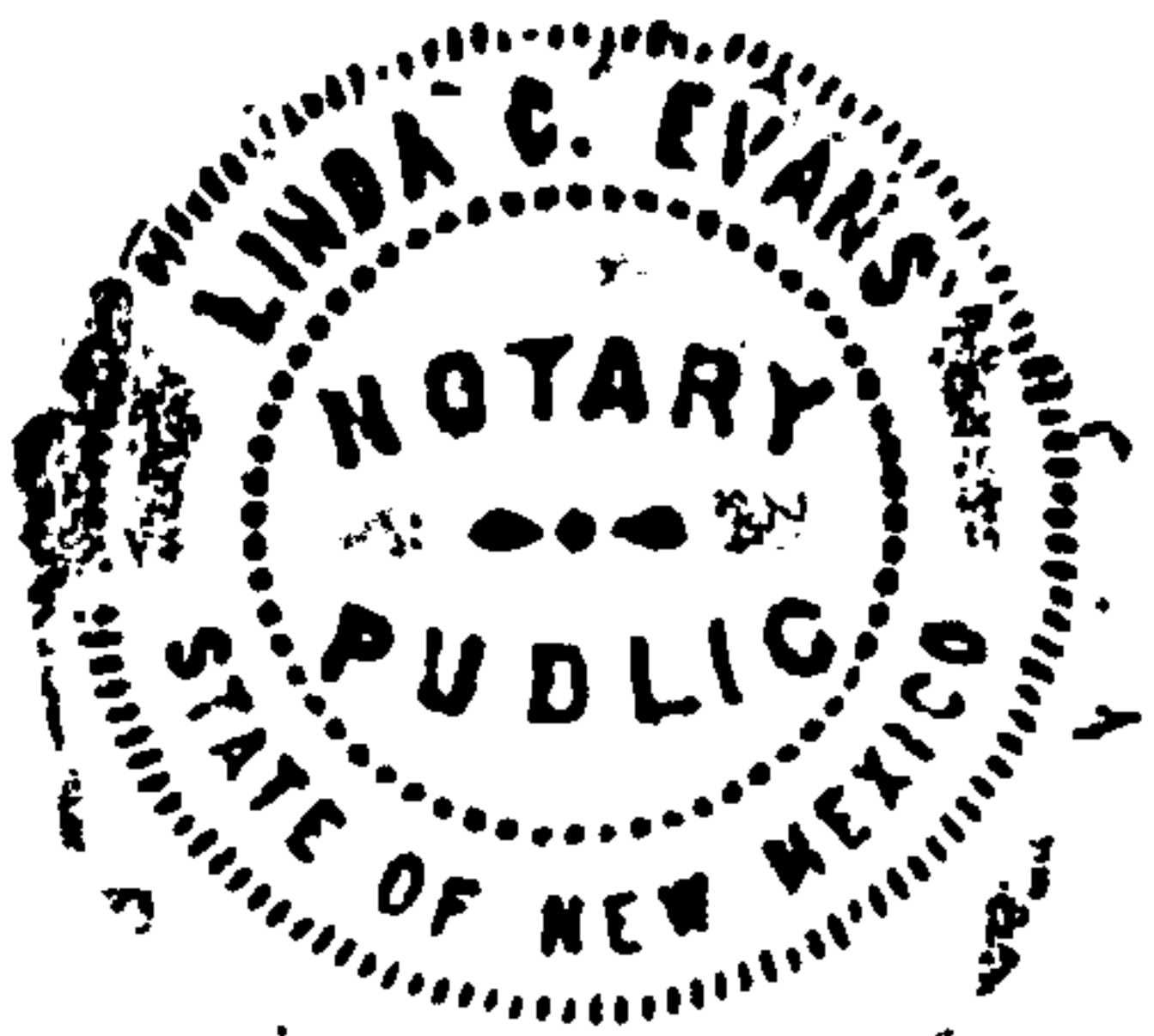
CITY'S NOTARY

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

This instrument was acknowledged before me on 1st day of December, 2011 by Richard Duarte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Linda C. Evans
Notary Public

My Commission Expires:
10-07-13



Current DRG Project No.

ORIGINAL

Figure 12
INFRASTRUCTURE LIST
EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.P.B.) REQUIRED INFRASTRUCTURE LIST
UNM GIBSON COMMERCIAL DISTRICT

Date Submitted: 11/8/11
 Date Site Plan for Bldg Permit Approved: 11-7-11
 Date Site Plan for Sub. Approved: 11-7-11
 Date Preliminary Plat Approved: 11-9-12
 Date Preliminary Plat Expires: 11-9-12
 DRB Project No. 1001725

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 DRG Chair determines that applicant items have not been included in the infrastructure listing, the DRG Chair may include those items in the listing and retained financial guarantee. Likewise, if the DRG Chair determines that applicant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of its financial guarantee. All such revisions require approval by the DRG Chair, the User Department and signatories. 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.

Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Chnl Engineer
		20' F-F EACH DIRECTION	1-12 LANE, 1-11' BIKE LANE, 1-8' BIKE LANE, IN EACH DIRECTION, MEDIAN C&G, STANDARD C&G, ARTERIAL PAVEMENT, 8' SIDEWALK (BOTH SIDES)	ALUMNI DRIVE	GIBSON BLVD	300' NORTH OF GIBSON PLUS TRANSITION	/	/	/
		18' F-F EACH DIRECTION	SINGLE LANE ROUNDABOUT	INTERSECTION OF ALUMNI DRIVE AND VARSITY AVENUE			/	/	/
		36' F-F	1-12 LANE, 1-8' BIKE LANE, IN EACH DIRECTION, MOUNTABLE MEDIAN C&G, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK (BOTH SIDES)	ALUMNI DRIVE	300' SOUTH OF ROUNDABOUT	TRACT 8 ENTRANCE	/	/	/
		36' F-F	2-12 LANES, 2-8' BIKE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK (BOTH SIDES)	ALUMNI DRIVE	TRACT 8 ENTRANCE	EXISTING TERMINUS OF WEST ROAD	/	/	/
		36' F-F	2-12 LANES, 2-8' BIKE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK (BOTH SIDES)	Varsity Avenue	ROUNDABOUT (ALUMNI DRIVE)	UNIVERSITY BLVD	/	/	/
		12' FACE TO EDGE	75' NB LEFT TURN LANE WITH TRANSITION, MEDIAN C&G	ALUMNI DRIVE	NORTH PL OF TRACT 2	APPROX. 75' SOUTH OF NORTH PL OF TRACT 2	/	/	/
		12' FACE TO EDGE	100' NB LEFT TURN LANE WITH TRANSITION, MEDIAN C&G	UNIVERSITY BLVD	Varsity Avenue	APPROX. 100' SOUTH OF VARSITY AVENUE	/	/	/
		12' FACE TO EDGE	150' SB RIGHT TURN LANE WITH TRANSITION, STANDARD C&G	UNIVERSITY BLVD	Varsity Avenue	APPROX. 150' NORTH OF VARSITY AVENUE	/	/	/
		12' FACE TO EDGE	115' (OR MAX POSSIBLE) WB RIGHT TURN LANE WITH TRANSITION, STANDARD C&G	GIBSON BLVD	ALUMNI DRIVE	APPROX. 115' EAST OF ALUMNI DRIVE	/	/	/
		12' FACE TO EDGE	200' EB LEFT TURN LANE WITH TRANSITION, MEDIAN C&G	GIBSON BLVD	ALUMNI DRIVE	APPROX. 200' WEST OF ALUMNI DRIVE	/	/	/
		12' FACE TO EDGE	150' WB RIGHT TURN LANE WITH TRANSITION, STANDARD C&G	GIBSON BLVD	MULBERRY STREET	APPROX. 150' EAST OF MULBERRY STREET	/	/	/
		12' FACE TO EDGE	50' WB LEFT TURN LANE WITH TRANSITION, MEDIAN C&G	GIBSON BLVD	MULBERRY STREET	APPROX. 50' EAST OF MULBERRY STREET	/	/	/
		12' EDGE TO EDGE	RESTRIPE TO PROVIDE 2ND SB LEFT TURN LANE	UNIVERSITY BLVD	GIBSON BLVD	APPROX. 130' NORTH OF GIBSON BLVD	/	/	/
			6' SIDEWALK	UNIVERSITY BLVD	NORTH PL	SOUTH PL	/	/	/
			6' SIDEWALK	GIBSON BLVD	WEST PL	EAST PL	/	/	/
		63,000 CY	CUT VOLUME APPROX 12,000 CY, FILL VOLUME APPROX 42,000 CY EARTHWORK ALONG ALUMNI DRIVE AND VARSITY AVENUE				/	/	/

AGENTOWNER

BRIAN C. PATTERSON
PREPARED BY

11/2/2011
DATE

BOHANNAN HUSTON INC
FIRM

BCH
SIGNATURE

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Carl S. Dumont
PARKS & RECREATION SERVICES Recreation

11-9-11
DATE

Alan Carter
TRANSPORTATION DEVELOPMENT

11-09-11
DATE

Chris A. Chas
AIA/PCA
CITY ENGINEER

11-9-11
DATE

ENGINEER'S CERTIFICATION OF THE GRADING PLAN IS REQUIRED FOR RELEASE OF THE SIA AND FINANCIAL GUARANTEE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DESIGN REVIEW COMMITTEE REVISIONS		USER DEPARTMENT	AGENTOWNER
REVISION	DATE	DIRC CHAIR	

FINANCIAL GUARANTY AMOUNT

11/22/2011

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 566587, UNM Gibson Commercial District, Phase/Unit #: 1

Requested By: **Brian Patterson**

Approved estimate amount:		\$3,059,637.80
Contingency Amount:	10.00%	\$305,963.78
Subtotal:		\$3,365,601.58
NMGRT	7.00%	\$235,592.11
Subtotal:		\$3,601,193.69
Engineering Fee	6.60%	\$237,678.78
Testing Fee	2.00%	\$72,023.87
Subtotal:		\$3,910,896.26
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$4,888,620.32</u>

APPROVAL:

DATE:

A Woodall

11-22-11

Notes: 10% contingency, final plans and engineers estimate have not been approved, LOMR and cert of G & D are required prior to release of FG.

CLAIM AND NOTICE OF LIEN

TITLE OF PROJECT: UNM Gibson Commercial District
SUBDIVIDER: The Regents of the University of New Mexico
CITY PROJECT NO.: 566587

The City of Albuquerque ("City") claims a lien ("City Lien") on the real property described below for 125% of the cost of construction of all infrastructure improvements ("Improvements") required in connection with the development of (name of subdivision) **UNM Gibson Commercial District**, said Improvements being more particularly described in that certain **Subdivision Improvements Agreement** ("Agreement") between the City and (name of owner and/or subdivider) **The Regents of the University of New Mexico**, and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book NA, at page NA, on December 15, 2011, as Document No. 201116006, as amended. This City Lien is established pursuant to Article 14-14-5-4 of the Revised Ordinances of Albuquerque, New Mexico, 1994, as amended and §§ 3-36-1 et seq. NMSA 1978 which provides that this lien is a first and prior lien subject only to the lien of general and state taxes and is claimed as assurance for the satisfactory completion of construction of the Improvements by the construction completion deadline as required by the Agreement.

OWNER: The Regents of the University of New Mexico
 2811 Campus Blvd, MSC 3595
 Albuquerque, NM 87131

LEGAL DESCRIPTION: UNM Gibson Commercial District, a replat of Tracts A & B, Ever Ready Subdivision, Tracts 4 & 5, Gibson Tracts, and Tract A, 40/25 Associates Subdivision; and Unplatted Land in Section 28, T10N, R3E, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on _____, in Book _____, page _____ as Document No. _____.

FORMER LEGAL DESCRIPTION:

Tract A Ever Ready Oil Company Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 22, 1972, in Book C9, page 2, and

Tract B of the Amended Summary Plat of Tract B, Ever Ready Subdivision filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 19, 1982, in Book C19, page 93 as Document No. 829033, and

Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts filed in the Office of the County Clerk of Bernalillo County, New Mexico, on January 23, 1996 in Book 96C, page 36 as Document No. 96008104, and

Tract A of the Replat of Tracts A& B of 40/25 Associates Subdivision filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 10, 1995, in Book 95C, page 149 as Document No. 95042667, and

unplatted land in Section 28, T10N, R3E

Doc# 201116018

1 of 2

12/15/2011 11:18 AM Page 1 of 2
 LIEN R \$25.00 M. Toulouse Oliver, Bernalillo County





Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC Michael Balaskovits PHONE: 505.823.1000
 ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: mbalaskovits@bhinc.com

APPLICANT: University of New Mexico Real Estate Office PHONE: 505.277.4620
 ADDRESS: 2811 Campus Blvd NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87131 E-MAIL: _____

Proprietary interest in site: Owner List all owners: Regents of UNM

DESCRIPTION OF REQUEST: 2 YR SIA EXTENSION

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. TRACTS 1 - 10 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: UNM GIBSON COMMERCIAL DISTRICT
 Existing Zoning: SU-1 for C-2 Proposed zoning: SU-1 for C-2 MRGCD Map No _____
 Zone Atlas page(s): L-15 UPC Code: 101505615304532702 Tract 1
 (see attached for all 10 Tract UPC codes)

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX,Z_, V_, S_, etc.):
1001725

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? X
 No. of existing lots: 10 No. of proposed lots: 10 Total area of site (acres): 46.44
 LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Blvd.
 Between: University Blvd. and I-25

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE OCTOBER 24, 2013

(Print) MICHAEL BALASKOVITS/BHI Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers
13DRB - 70733

Action	S.F.	Fees
<u>SIA</u>	_____	\$ <u>50.00</u>
<u>APR</u>	_____	\$ <u>75.00</u>
<u>CMF</u>	_____	\$ <u>20.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
Total		\$ <u>145.00</u>

Hearing date Thursday Nov. 21, 2013

[Signature] 10-23-13
 Planner signature / date

Project # 1001725

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. NA
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

MICHAEL BALASOITS
Applicant name (print)
[Signature] 10/24/13
Applicant signature / date



Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
13DRB - 70733

[Signature] 10-25-13
Planner signature / date
Project # 1001725

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

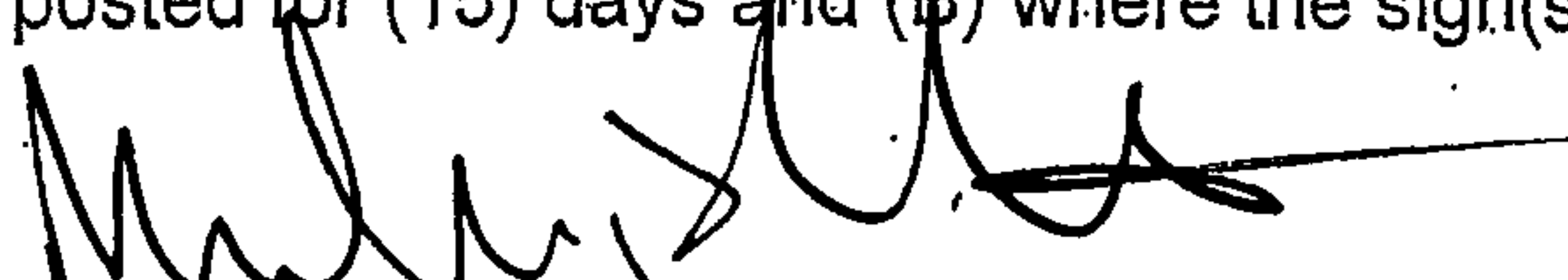
4. TIME

Signs must be posted from November 6, 2013 To November 21, 2013

5. REMOVAL

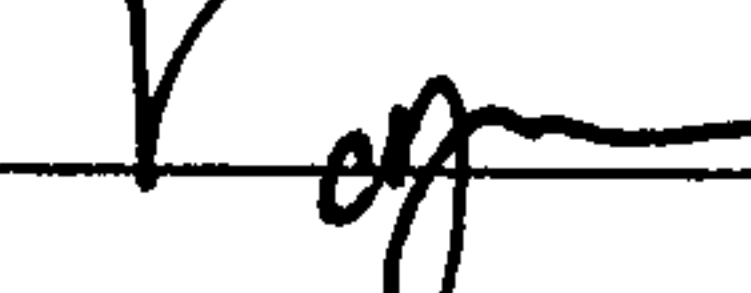
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

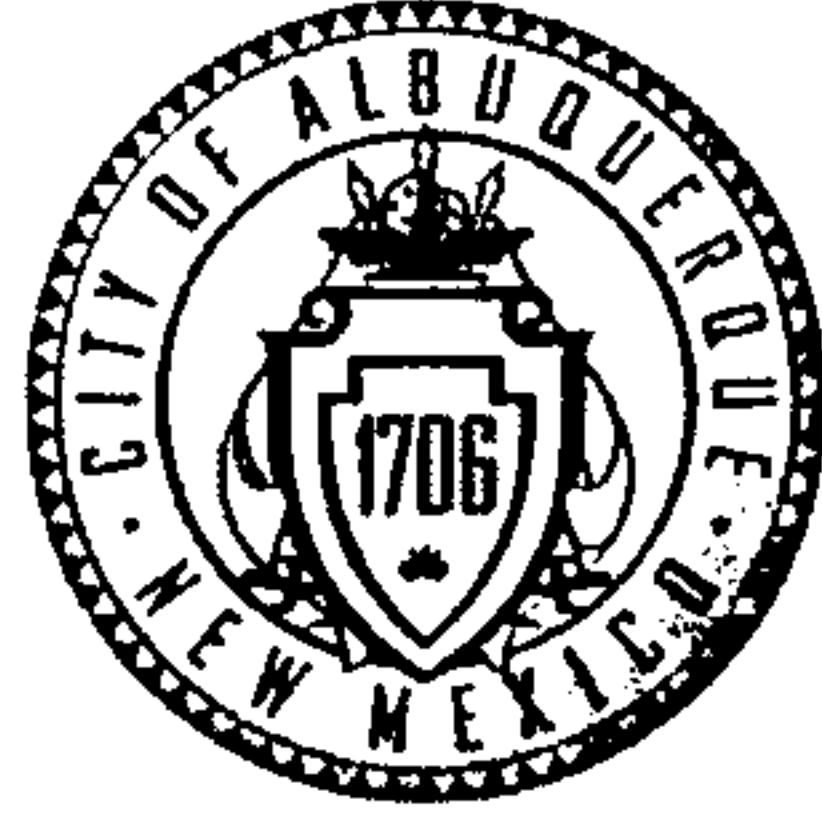


(Applicant or Agent)

10/25/13
(Date)

I issued _____ signs for this application, 10-25-13 
(Date) (Staff Member)

DRB PROJECT NUMBER: 1001725



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN -	Transportation Development
SHABIH RIZVI -	Transit & Parking Department
KENDRA WATKINS/	
ANDREW GINGERICH -	Council of Governments
LYNN MAZUR -	AMAFCA
STEVE SINK -	APD Crime Prevention
SUSANNAH ABBEY -	Open Space Division
ANTONIO CHINCHILLA -	Fire Department
DAVID KILPATRICK -	Zoning Enforcement Inspector
STEPHANI WINKLEPLECK -	Neighborhood Coordination
DANIEL ARAGON -	Public Service Company of New Mexico
PATRICK SANCHEZ -	New Mexico Gas Company
APRIL WINTERS -	Albuquerque Public Schools
MICHELE RAMIREZ -	CenturyLink
MIKE MORTUS -	Comcast Cable
RAY GOMEZ -	Middle Rio Grande
	Conservancy District (MRGCD)
SUZANNE BUSCH -	Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1001725

THURSDAY, November 21, 2013

Comments must be received by:

Monday, November 18, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests. **If you have any questions, please contact me at 924-3946 or agomez@cabq.gov**



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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 ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: mbalaskovits@bhinc.com

APPLICANT: University of New Mexico Real Estate Office PHONE: 505.277.4620
 ADDRESS: 2811 Campus Blvd NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87131 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Regents of UNM

DESCRIPTION OF REQUEST: 2 YR SIA EXTENSION

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. TRACTS 1 - 10 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: UNM GIBSON COMMERCIAL DISTRICT
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 Zone Atlas page(s): L-15 UPC Code: 101505615304532702 Tract 1
 (see attached for all 10 Tract UPC codes)

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1001725

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? X
 No. of existing lots: 10 No. of proposed lots: 10 Total area of site (acres): 46.44
 LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Blvd.
 Between: University Blvd. and I-25

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE OCTOBER 24, 2013

(Print) MICHAEL BALASKOVITS/BHI Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

ISDRB - 70233

Action

SIA

ADY

CMF

S.F. Fees

_____ \$ 30.00

_____ \$ 75.00

_____ \$ 20.00

_____ \$ _____

_____ \$ _____

Total

\$ 145.00

Hearing date Thursday Nov. 21, 2013

[Signature] 10-25-13
 Planner signature / date

Project # 1001725

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

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- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
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- List any original and/or related file numbers are listed on the cover application

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(Temporary sidewalk deferral extension use FORM-V)

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- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. MB
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- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Michael Balaskonts
Applicant name (print)
[Signature] 10/24/13
Applicant signature / date



Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
3DRB - 70733

[Signature] 10-25-13
Planner signature / date
Project # **1001725**

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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


4. TIME

Signs must be posted from November 6, 2013 To November 21, 2013

5. REMOVAL

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


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



(Applicant or Agent)

10/25/13

(Date)

I issued _____ signs for this application, 10-25-13 

(Date) (Staff Member)

DRB PROJECT NUMBER: 1001725

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 30, 2013

Jack Cloud, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

Re: Subdivision Improvements Agreement Extension (Procedure B)
UNM Gibson Commercial District – City Project # 566587 DRB#1001725

Dear Mr. Cloud:

Submitted for DRB review and approval is a request for an extension to the Subdivision Improvements Agreement for the above referenced project.

Enclosed is the following information:

- Applications for Development Review
- Reduced layout of Recorded Plat
- Zone Atlas sheet showing the project area
- Development Review Board – Action Sheet from 12/21/11
- Approved Infrastructure List
- Original SIA
- Neighborhood Notification information
- DRB Fee

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. The developer of this project is awaiting a finalized agreement with a possible anchor tenant and the construction of the infrastructure will be subsequent to this approval.

Please place this item on the DRB agenda to be heard on November 21st, 2013. If you have any questions, or require further information, please call me.

Sincerely,



Michael Balaskovits, P.E.
Project Engineer
Community Development and Planning

MB/kcp
Enclosures

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲



DEVELOPMENT REVIEW BOARD

Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

December 21, 2011 9:00 AM

MEMBERS:

Jack Cloud, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E., Transportation Development
Curtis Cherne, P.E., Hydrology**

**Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Carol Dumont, Parks/Municipal Development**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

- 1. Project# 1008787**
11DRB-70170 EPC APPROVED SDP
FOR BUILD PERMIT
11DRB-70345 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
11DRB-70171 EPC APPROVED SDP
FOR SUBDIVISION

DEKKER PERICH SABATINI agent(s) for CITY OF ALBUQUERQUE-DMD/CIP request(s) the above action(s) for all or a portion of Tract(s) C8,1 AND 4, **TOWN OF ATRISCO GRANT PIRPORT UNIT (C8) & LAVALAND ADN. (1 & 4)** zoned C-2, located on CENTRAL BETWEEN 57TH AND 58TH containing approximately 2.08 acre(s). (K-11)[*Deferred from 12/14/11*] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY SIGNATURE, AGIS DXF AND FOR PLANNING TO RECORD.**
- 2. Project# 1008786**
11DRB-70327 EPC APPROVED SDP
FOR BUILD PERMIT

DEKKER/PERICH/SABATINI agent(s) for CITY OF ALBUQUERQUE-DMD/CIP request(s) the above action(s) for all or a portion of Lot(s) A PORTION OF LOTS 4, 5, A, & B, **GIBSON TRACTS**, zoned SU-1 FOR C-2, located on GIBSON BETWEEN UNIVERSITY AND I-25 containing approximately 1.35 acre(s). (L-15)[*Deferred from 11/30/11, 12/14/11*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO BE FILED. 3 COPIES OF THE APPROVED SITE PLAN MUST BE PROVIDED TO THE PLANNING DEPARTMENT.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

3. **Project# 1001725**
11DRB-70264 MAJOR – AMENDED
PRELIMINARY PLAT APPROVAL
11DRB-70348 MAJOR - FINAL PLAT
APPROVAL

BOHANNAN HUSTON INC agent(s) for UNIVERSITY OF NEW MEXICO REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of **UNM/GIBSON COMMERCIAL DISTRICT**, zoned SU-1 FOR C-2, located on GIBSON BETWEEN UNIVERSITY AND GIBSON containing approximately 45.44 acre(s). (L-17) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF AND RECORDED EASEMENTS. PLANNING MUST RECORD PLAT. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION THAT LICENSE IN LIEU OF EASEMENT BE PROVIDED TO AMAFCA.**
4. **Project# 1002074**
11DRB-70332 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
11DRB-70355 SIDEWALK WAIVER
11DRB-70356 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS

BOHANNAN HUSTON INC agent(s) for GALBRETH LAND AND DEVELOPMENT COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) C-2-A-2, **SAVIGNON** zoned R-D, located on SAN ANTONIO BETWEEN LOWELL AND TENNYSON containing approximately .8561 acre(s). (E-22)**DEFERRED 1/4/12 AT THE AGENT'S REQUEST.**
5. **Project# 1002404**
11DRB-70353 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for request(s) the above action(s) for all or a portion of Lot(s) 1-B, 1-D,, **LADERA INDUSTRIAL CENTER** zoned SU-1 LIGHT INDUSTRIAL, located on ON UNSER BLVD BETWEEN VISTA ORIENTE ST AND OURAY ST containing approximately 7.0919 acre(s). (H-09) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO ADD EASEMENT FOR PIPE AND TO PLANNING TO ADD EASEMENT NOTE FOR CROSS LOT EASEMENT.**
6. **Project# 1008844**
11DRB-70239 MINOR FINAL PLAT
APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLES - FACILITIES, DESIGN & CONSTRUCT request(s) the above action(s) for all or a portion of Lot(s) UNPLATTED LANDS OF ALBUQUERQUE PUBLIC SCHOOLS, **PROPOSED TRACT A, SANDIA HIGH SCHOOL** zoned R-1, located on 7801 CANDELARIA RD NE containing approximately 51.3218 acre(s). (G-19) [*Deferred from 9/7/11*] **THE FINAL PLAT WAS APPROVED.**

7. **Project# 1009027**
11DRB-70354 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- DOUG SMITH agent(s) for DIANA TORRES request(s) the above action(s) for all or a portion of Lot(s) 6, 7, & 8, Block(s) 5, **PARKLAND HILLS ADDITION** zoned R-1, located on ON CARLISLE BLDV SE BETWEEN BURTON AVE SE & PERSHING AVE SE containing approximately .4649 acre(s). (L-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

8. **Project# 1009081**
11DRB-70349 SKETCH PLAT REVIEW
AND COMMENT
- INTEGRATED DESIGN & ARCHITECTURE agent(s) for DE ANZA DEVELOPER LLC / CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 1-17, Block(s) 004, **MESA GRAND ADDITION**, zoned CCR-2, located on CENTRAL AVE BETWEEN WASHINGTON AND GRACELAND containing approximately 2.08 acre(s). (K-17)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**
9. **Project# 1009082**
11DRB-70350 SKETCH PLAT REVIEW
AND COMMENT
- WILSON AND COMPANY INC request(s) the above action(s) for all or a portion of Lot(s) VARIOUS, **VOLCANO CLIFFS UNIT 26** located on ON PASEO DEL CALLE NORTENA BETWEEN CALLE PLATA AND RIDGEWAY containing approximately 32 acre(s). (C-11) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**
10. **Project# 1009083**
11DRB-70351 SKETCH PLAT REVIEW
AND COMMENT
- WILSON AND COMPANY INC request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS UNITS 14 & 15** zoned R-1, located on ON ATRISCO BETWEEN ROSA PARKS AND COMPASS containing approximately 12 acre(s). (D-09, D-10) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**
11. **Project# 1009084**
11DRB-70352 SKETCH PLAT REVIEW
AND COMMENT
- WILSON AND COMPANY INC request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS UNIT 19** located on ON CAMINO DEL OESTE BETWEEN URRACA AND RIO AGUILAR containing approximately 4 acre(s). (D-10) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**
12. Approval of the Development Review Board Minutes for June 2011.

Other Matters: None.

ADJOURNED: 10:30

UNM Gibson Commercial District UPC Codes

Track 1 – 101505615304532702

Track 2 – 101505606704232703

Track 3 – 101505619803730903

Track 4 – 101505616906232704

Track 5 – 101505619806830902

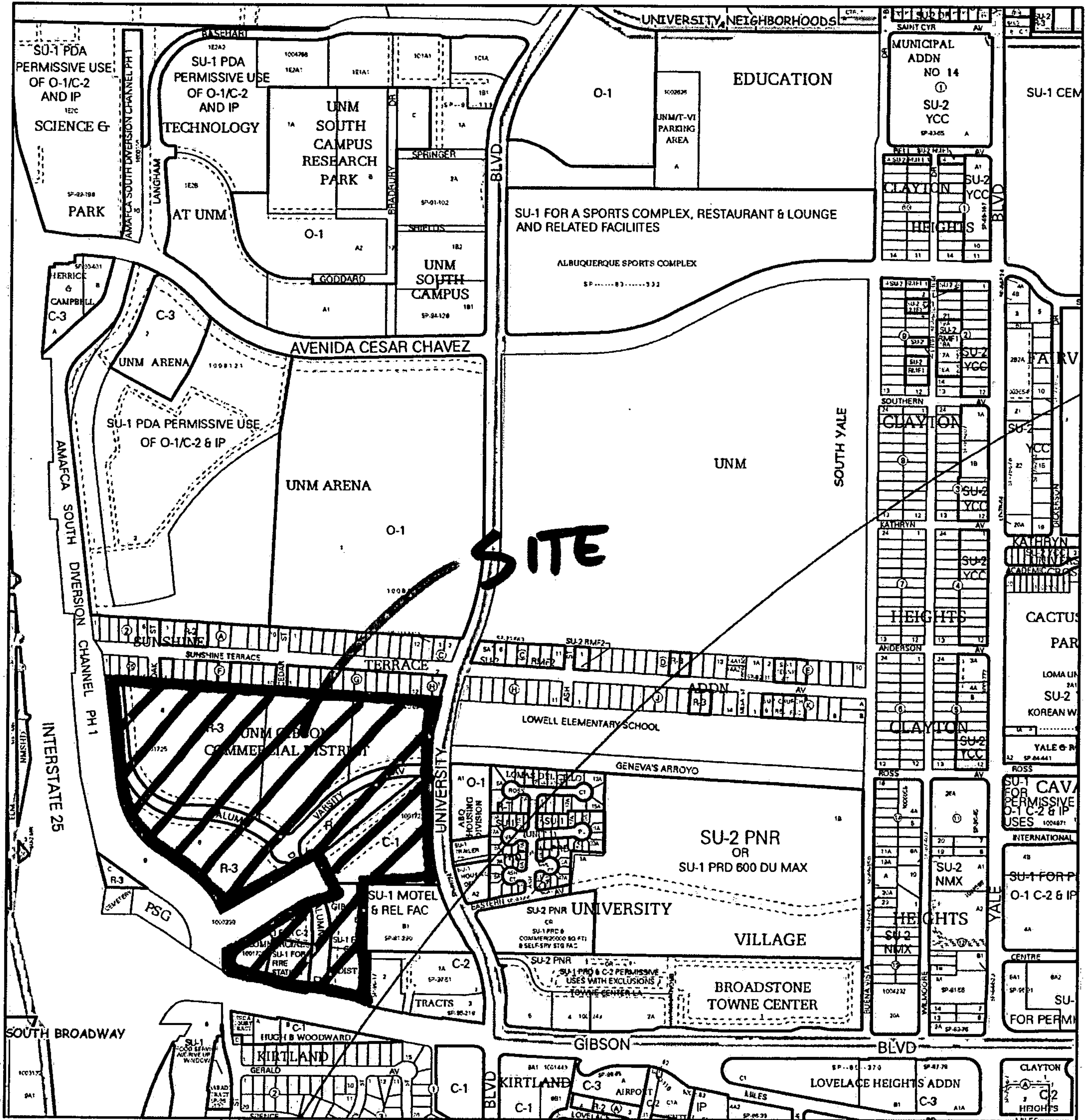
Track 6 – 101505612310032705

Track 7 – 101505621110930901

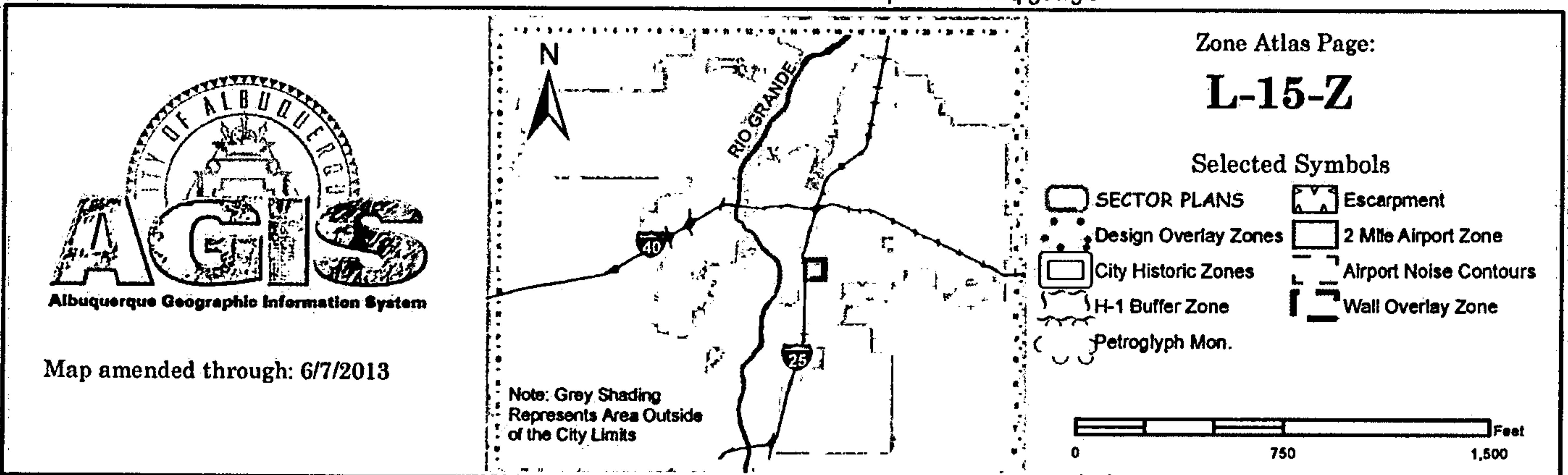
Track 8 – 101505611816030201

Track 9 – 101505617515930202

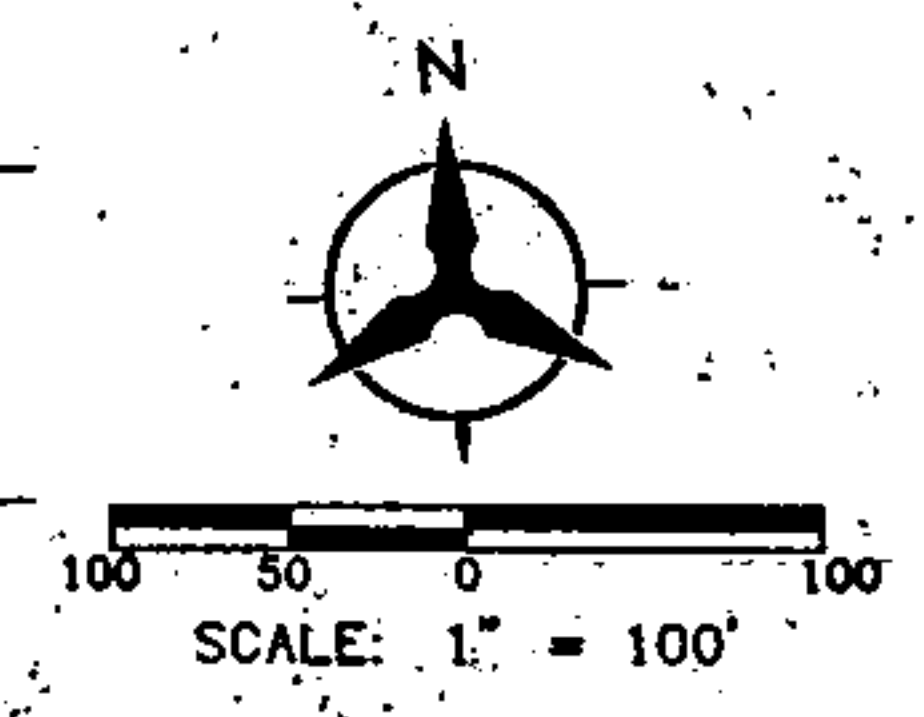
Track 10 – 101505622015830203



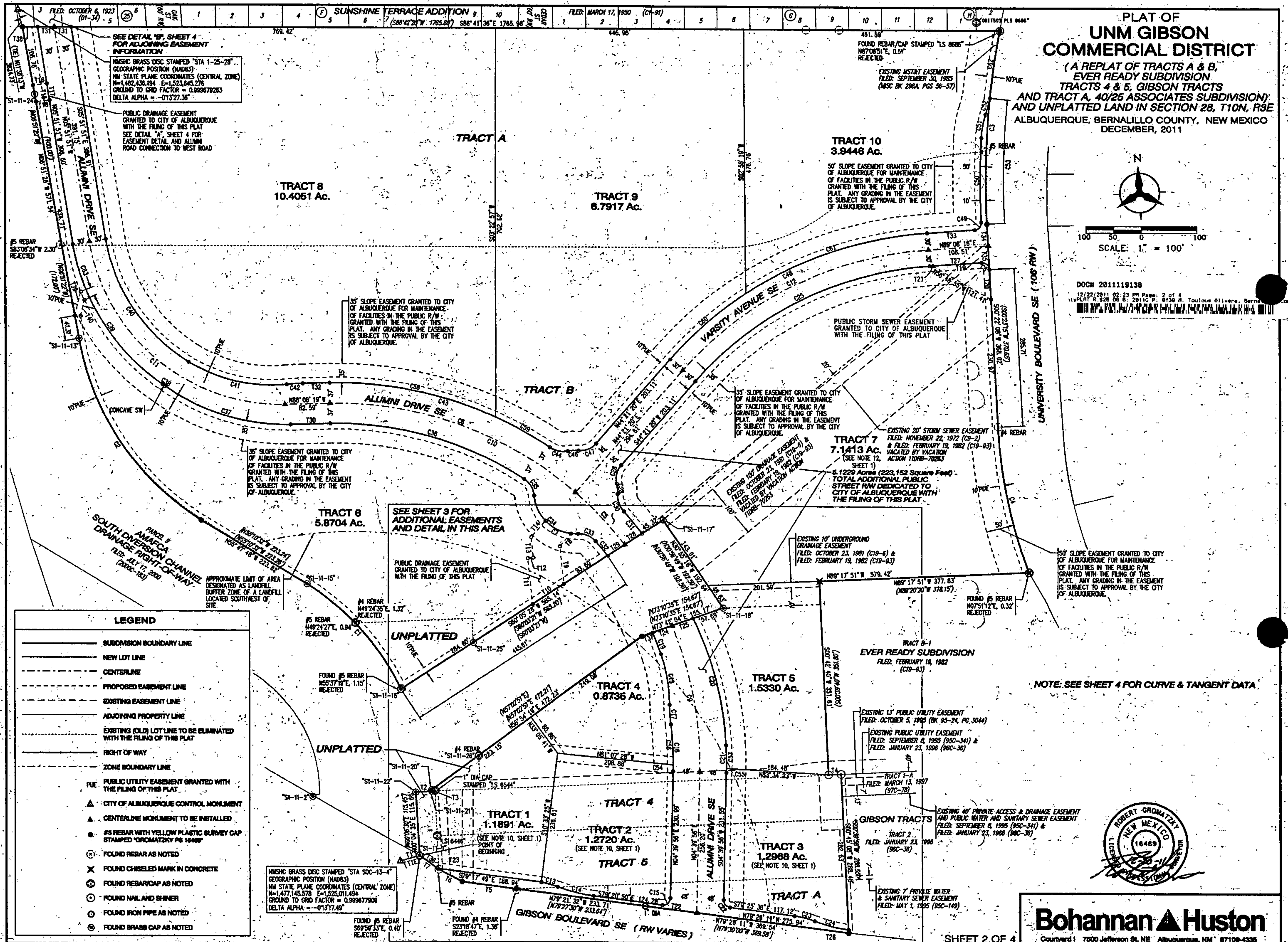
For more current information and details visit: <http://www.cabq.gov/gis>



PLAT OF UNM GIBSON COMMERCIAL DISTRICT
 (A REPLAT OF TRACTS A & B, EVER READY SUBDIVISION, TRACTS 4 & 5, GIBSON TRACTS AND TRACT A, 40/25 ASSOCIATES SUBDIVISION) AND UNPLATTED LAND IN SECTION 28, T10N, R3E ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DECEMBER, 2011



DOCH 2011119138
 12/22/2011 02:23 PM Page: 2 of 4
 PLAT R: 525.00 8: 2011C P: 0130 M: Toulouse Oliveira, Bern...



SEE DETAIL "B", SHEET 4 FOR ADJOINING EASEMENT INFORMATION
 MUSIC BRASS DISC STAMPED "STA 1-25-28"
 GEOGRAPHIC POSITION (NAD83)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 N=1,482,436.194 E=1,523,645.276
 GROUND TO GRID FACTOR = 0.999679263
 DELTA ALPHA = -01327.36"

PUBLIC DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT
 SEE DETAIL "A", SHEET 4 FOR EASEMENT DETAIL AND ALLUMNI ROAD CONNECTION TO WEST ROAD

35' SLOPE EASEMENT GRANTED TO CITY OF ALBUQUERQUE FOR MAINTENANCE OF FACILITIES IN THE PUBLIC R/W GRANTED WITH THE FILING OF THIS PLAT. ANY GRADING IN THE EASEMENT IS SUBJECT TO APPROVAL BY THE CITY OF ALBUQUERQUE.

35' SLOPE EASEMENT GRANTED TO CITY OF ALBUQUERQUE FOR MAINTENANCE OF FACILITIES IN THE PUBLIC R/W GRANTED WITH THE FILING OF THIS PLAT. ANY GRADING IN THE EASEMENT IS SUBJECT TO APPROVAL BY THE CITY OF ALBUQUERQUE.

SEE SHEET 3 FOR ADDITIONAL EASEMENTS AND DETAIL IN THIS AREA

PUBLIC DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

35' SLOPE EASEMENT GRANTED TO CITY OF ALBUQUERQUE FOR MAINTENANCE OF FACILITIES IN THE PUBLIC R/W GRANTED WITH THE FILING OF THIS PLAT. ANY GRADING IN THE EASEMENT IS SUBJECT TO APPROVAL BY THE CITY OF ALBUQUERQUE.

PUBLIC STORM SEWER EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

EXISTING 10' DRAINAGE EASEMENT
 FILED: OCTOBER 21, 199 (C9-9)
 FILED: FEBRUARY 19, 1992 (C19-9)
 VACATED BY VACATION ACTION 11088-70283 (SHEET 1)

5.1229 Acres (223,162 Square Feet) TOTAL ADDITIONAL PUBLIC STREET R/W DEDICATED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

EXISTING 10' UNDERGROUND DRAINAGE EASEMENT
 FILED: OCTOBER 23, 1991 (C19-6) & FILED: FEBRUARY 19, 1992 (C19-9)

50' SLOPE EASEMENT GRANTED TO CITY OF ALBUQUERQUE FOR MAINTENANCE OF FACILITIES IN THE PUBLIC R/W GRANTED WITH THE FILING OF THIS PLAT. ANY GRADING IN THE EASEMENT IS SUBJECT TO APPROVAL BY THE CITY OF ALBUQUERQUE.

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - NEW LOT LINE
 - - - CENTERLINE
 - - - PROPOSED EASEMENT LINE
 - - - EXISTING EASEMENT LINE
 - - - ADJOINING PROPERTY LINE
 - - - EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
 - - - RIGHT OF WAY
 - - - ZONE BOUNDARY LINE
 - PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
 - ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
 - ▲ CENTERLINE MONUMENT TO BE INSTALLED
 - #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY P8 16468"
 - FOUND REBAR AS NOTED
 - ✕ FOUND CHISELED MARK IN CONCRETE
 - FOUND REBAR/CAP AS NOTED
 - FOUND NAIL AND SHINER
 - FOUND IRON PIPE AS NOTED
 - FOUND BRASS CAP AS NOTED

MUSIC BRASS DISC STAMPED "STA 500-13-4"
 GEOGRAPHIC POSITION (NAD83)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 N=1,477,145.578 E=1,525,011.484
 GROUND TO GRID FACTOR = 0.999677908
 DELTA ALPHA = -01317.48"

NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA



Bohannon & Huston
 Surveyors
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87110-4335

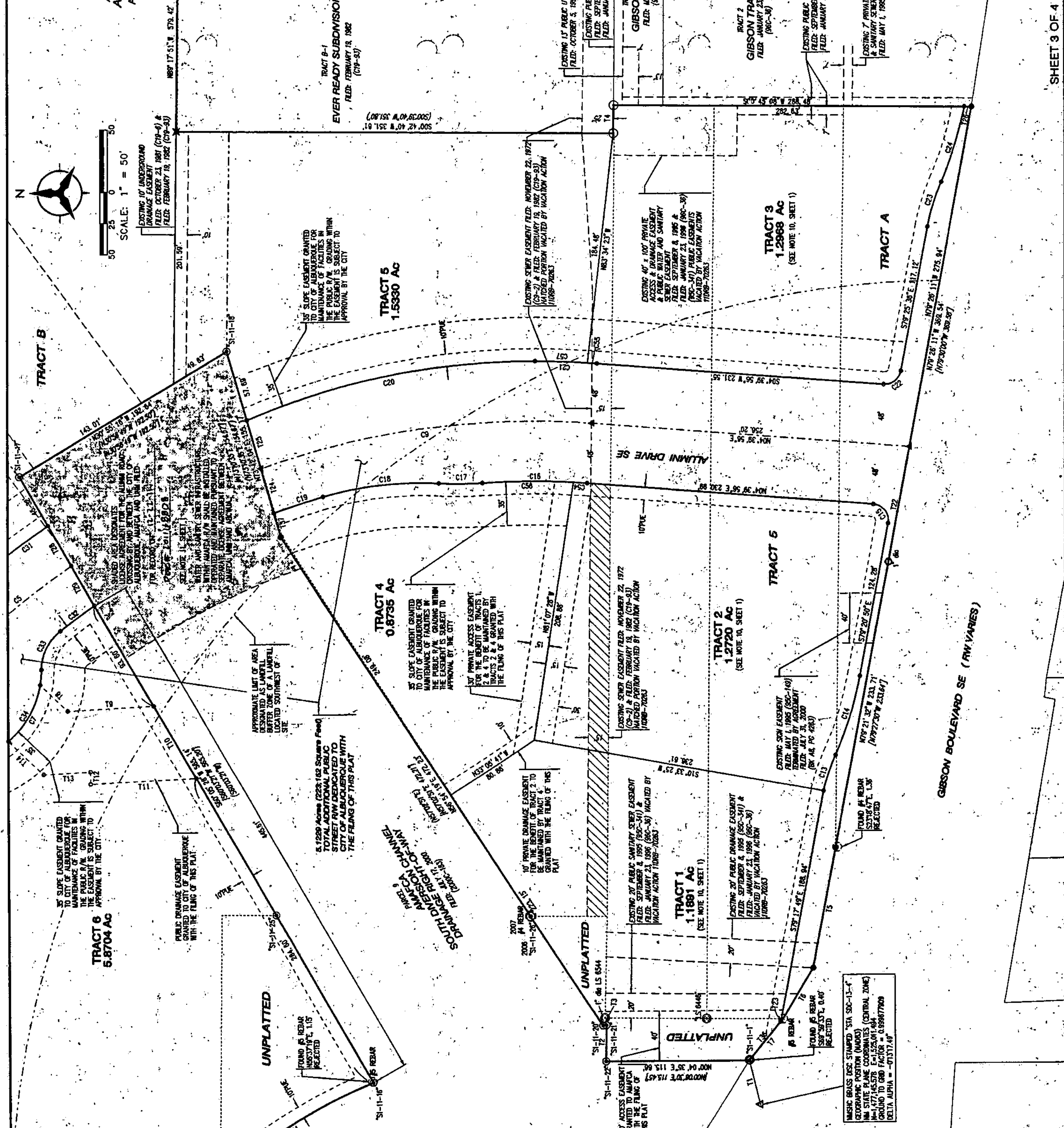
PLAT OF UNM GIBSON COMMERCIAL DISTRICT

(A REPLAT OF TRACTS A & B, EVER READY SUBDIVISION TRACTS 4 & 5, GIBSON TRACTS AND TRACT A, 40/25 ASSOCIATES SUBDIVISION AND UNPLATTED LAND IN SECTION 26, T10N, R3E ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DECEMBER, 2011



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
	RIGHT OF WAY
	ZONE BOUNDARY LINE
	PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GRONATZKY PG 1048"
	FOUND REBAR AS NOTED
	FOUND CHISELED MARK IN CONCRETE
	FOUND NAIL AND NIKER
	FOUND IRON PIPE AS NOTED
	FOUND BRASS CAP AS NOTED

NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA.

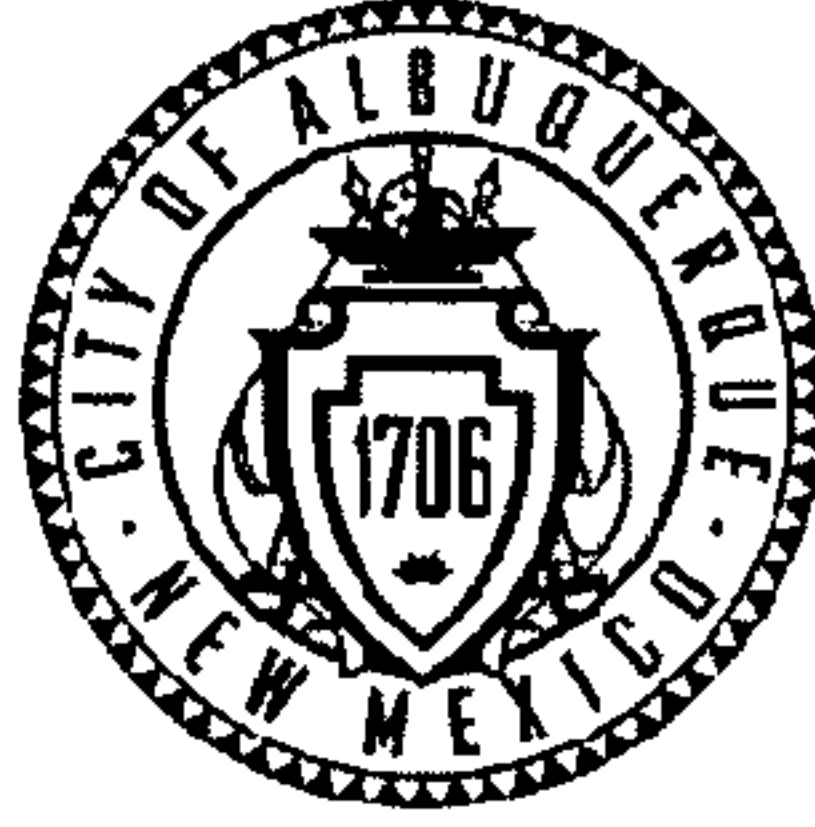


DOCS 2011119138
12/22/2011 02:22 PM Pgs: 3 of 4
11/14/11 11:24:55 B: 2011C P: 8136 A: Toulous Olivera, Bernalillo Co



Bohannon & Huston

County: 1, 7800 Jefferson St. NE, Albuquerque, NM, 87109-4328
P: 505.242.5471 FAX: 505.242.5472



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

October 23, 2013

Michael Balaskovits
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000/Fax: 505-798-7988
E-mail: mbalaskovits@bhinc.com

Dear Michael:

Thank you for your inquiry of **October 23, 2013** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) UNM GIBSON COMMERCIAL DISTRICT (A REPLAT OF TRACTS A AND BK EVER READY SUBDIVISION, TRACTS 4 AND 5K GIBSON TRACTS AND TRACT 4K 40/25 ASSOCIATES SUBDIVISION) AND UNPLATTED LAND IN SECTION 28, T10N R3E zone map L-15.**

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's – siw.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck

Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING DEPARTMENT SUBMITTAL

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **10/23/13** Time Entered: **1:30 p.m.** ONC Rep. Initials: **siw**

"ATTACHMENT A"

Michael Balaskovits
Bohannon Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000/Fax: 505-798-7988
E-mail: mbalaskovits@bhinc.com
Zone Map: L-15

CLAYTON HEIGHTS/LOMAS DEL CIELO N.A "R"

Isabel F. Cabrera
1720 Buena Vista SE/87106 242-4494 (h)

KIRTLAND COMMUNITY ASSOC. "R"

Kimberly Brown
1533 San Jose SE/87106 242-9439 (h)
Marcia Boyer
1624 Alamo SE/87106 246-0068 (h)

SAN JOSE N.A. "R"

***Annette Colbert**
479 Alamo Ave. SE/87102 463-5936 (c) 768-5158 (w)
Deanna Baca
408 Bethel Dr. SE/87102 261-3655 (c)

SOUTH BROADWAY N.A. "R"

***Lorraine Smith (co-chair)**
1123 William SE/87102 917-9356 (h)

***president of NA/HOA**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



91 7199 9991 7031 0468 6483

Lorraine Smith
1123 William SE
Albuquerque, NM 87102

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: <i>Lorraine Smith 1123 William SE Albuquerque, NM 87102</i>	B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label)	D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
PS Form 3811, February 2004	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
Domestic Return Receipt	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
102595-02-M-1540	91 7199 9991 7031 0468 6483	

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

October 24, 2013

Ms. Lorraine Smith
1123 William SE
Albuquerque, New Mexico 87102

RE: Subdivision Improvements Agreement Extension
UNM Gibson Commercial District – Project # 566587 DRB#1001725

Dear Ms. Smith:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the South Broadway Neighborhood Association.

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. The extension of the north bound right turn lane on Unser Blvd. to Los Volcanes Rd. will not be completed at this time; therefore we are requesting the approval of a two year extension.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Michael J. Balaskovits, P.E.
Project Engineer
Community Development and Planning

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Enclosures

Engineering ▲
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Advanced Technologies ▲

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



Annette Colbert
479 Alamo SE
Albuquerque, NM 87102

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Annette Colbert
479 Alamo SE
Albuquerque, NM 87102*

2. Article Number
(Transfer from service label)

91 7199 9991 7031 0468 6469

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from Item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

October 24, 2013

Ms. Annette Colbert
479 Alamo Ave SE
Albuquerque, New Mexico 87102

RE: Subdivision Improvements Agreement Extension
UNM Gibson Commercial District – Project # 566587 DRB#1001725

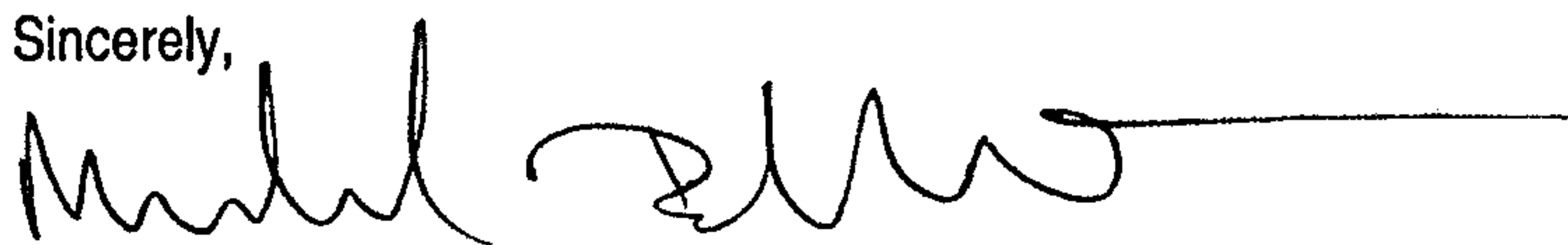
Dear Ms. Colbert:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the San Jose Neighborhood Association.

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. The extension of the north bound right turn lane on Unser Blvd. to Los Volcanes Rd. will not be completed at this time; therefore we are requesting the approval of a two year extension.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Michael J. Balaskovits, P.E.
Project Engineer
Community Development and Planning

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Spatial Data ▲
Advanced Technologies ▲

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Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



91 7199 9991 7031 0468 6452

Marcia Boyer
1624 Alamo SE
Albuquerque, NM 87106

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Marcia Boyer
1624 Alamo SE
Albuquerque, NM 87106*

2. Article Number

(Transfer from service label)

91 7199 9991 7031 0468 6452

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail

Registered Return Receipt for Merchandise

Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

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October 24, 2013

Ms. Marcia Boyer
1624 Alamo SE
Albuquerque, New Mexico 87106

RE: Subdivision Improvements Agreement Extension
UNM Gibson Commercial District – Project # 566587 DRB#1001725

Dear Ms. Boyer:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Kirtland Community Neighborhood Association.

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. The extension of the north bound right turn lane on Unser Blvd. to Los Volcanes Rd. will not be completed at this time; therefore we are requesting the approval of a two year extension.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Michael J. Balaskovits, P.E.
Project Engineer
Community Development and Planning

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Advanced Technologies ▲

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Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



91 7199 9991 7031 0468 6445

Kimberly Brown
1533 San Jose SE
Albuquerque, NM 87106

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">■ Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <input type="checkbox"/> Agent X <input type="checkbox"/> Addressee
1. Article Addressed to:	B. Received by (Printed Name) C. Date of Delivery
<p><i>Kimberly Brown</i> <i>1533 San Jose SE</i> <i>Albuquerque, NM 87106</i></p>	D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
2. Article Number (Transfer from service label)	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
91 7199 9991 7031 0468 6445	

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toll free: 800.877.5332

CERTIFIED MAIL
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October 24, 2013

Ms. Kimberly Brown
1533 San Jose SE
Albuquerque, New Mexico 87106

RE: Subdivision Improvements Agreement Extension
UNM Gibson Commercial District – Project # 566587 DRB#1001725

Dear Ms. Brown:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Kirtland Community Neighborhood Association.

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. The extension of the north bound right turn lane on Unser Blvd. to Los Volcanes Rd. will not be completed at this time; therefore we are requesting the approval of a two year extension.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Michael J. Balaskovits, P.E.
Project Engineer
Community Development and Planning

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Advanced Technologies ▲

Bohannon Huston

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

91 7199 9991 7031 0468 6438

Isabel F. Cabrera
1720 Buena Vista SE
Albuquerque, NM 87106

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.	<p>A. Signature <input type="checkbox"/> Agent X <input type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p><i>Isabel F. Cabrera 1720 Buena Vista SE Albuquerque, NM 87106</i></p>	<p>B. Received by (<i>Printed Name</i>) C. Date of Delivery</p>
<p>2. Article Number (<i>Transfer from service label</i>)</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
	<p>4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p>
<p>91 7199 9991 7031 0468 6438</p>	

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CERTIFIED MAIL
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October 24, 2013

Ms. Isabel F. Cabrera
1720 Buena Vista SE
Albuquerque, New Mexico 87106

RE: Subdivision Improvements Agreement Extension
UNM Gibson Commercial District – Project # 566587 DRB#1001725

Dear Ms. Cabrera:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Clayton Heights/Lomas Del Cielo Neighborhood Association.

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project as the improvements noted within the approved infrastructure list will not be constructed at this time.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Michael J. Balaskovits, P.E.
Project Engineer
Community Development and Planning

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Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



91 7199 9991 7031 0468 6476

DeAnna Baca
408 Bethel Dr SE
Albuquerque, NM 87102

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*DeAnna Baca
408 Bethel Dr SE
Albuquerque, NM 87102*

2. Article Number
(Transfer from service label)

91 7199 9991 7031 0468 6476

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

Bohannon Huston

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CERTIFIED MAIL
RETURN RECEIPT REQUESTED

October 24, 2013

Ms. Deanna Baca
408 Bethel Dr. SE
Albuquerque, New Mexico 87102

RE: Subdivision Improvements Agreement Extension
UNM Gibson Commercial District – Project # 566587 DRB#1001725


Dear Ms. Baca:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the San Jose Neighborhood Association.

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. The extension of the north bound right turn lane on Unser Blvd. to Los Volcanes Rd. will not be completed at this time; therefore we are requesting the approval of a two year extension.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Michael J. Balaskovits, P.E.
Project Engineer
Community Development and Planning

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Advanced Technologies ▲

November 21. 2013