

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 APROVED 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.**

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1001725 Application #: 11DRB-70348
Project Name: UNM / Gibson Commercial District
Agent: Bohannon Huston Inc. Phone #:

Your request was approved on 12-21-11 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

- TRANSPORTATION: _____
- ABCWUA: _____
- CITY ENGINEER / AMAFCA: _____
- PARKS / CIP: _____
- PLANNING (Last to sign): 1 copy if recorded easement

PLATS:

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.



#3

DRB PUBLIC HEARING SIGN IN SHEET

Project #: 1001725

Date: 11-2-11

NAME: Michael Rardon ADDRESS: City of Albuquerque ZIP: 87103

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

HEARING DATE: 12-21-11(F-F)

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input checked="" type="checkbox"/> for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)	D	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan		APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
STORM DRAINAGE (Form D)		
<input type="checkbox"/> Storm Drainage Cost Allocation Plan		

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): Bohannon Huston, Inc. PHONE: (505) 823-1000
 ADDRESS: 7500 Jefferson NE FAX: (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: bpatterson@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
 Proprietary interest in site: owner List all owners: University of New Mexico

DESCRIPTION OF REQUEST: Final Plat

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

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

Lot or Tract No. A certain tract of land situate within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract B of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, 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, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, 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, together with all of Tract A of the Replat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 95C, page 149 as Document No. 95042667, together with all of lots 1 thru 4, Block 2 and Lots 2 thru 4, Block 25, Sunshine Terrace Addition as the same is shown and designated on the plat thereof recorded in the Office of the County Clerk of Bernalillo County, New Mexico on October 6, 1923 in Book D1, page 34.

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: 101505614016530912, 101505616512030911, 101505615404530903, 101505615403830902, 101505617002930901

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill?
 No. of existing lots: _____ No. of proposed lots: 10 Total area of site (acres): 45.44
 LOCATION 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 12/9/2011
 (Print) Brian C. Patterson Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11 - DRB - 70348</u>	<u>FP</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 20.00</u>

Hearing date Dec. 21, 2011

[Signature] 12-9-11
 Planner signature / date

Project # 1001725

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

- 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, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Brian C. Patterson
 Applicant name (print)
[Signature] 12/9/11
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
11 - DRB - 70348

[Signature] 12-9-11
 Planner signature / date
 Project # 1001725

December 9, 2011

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Final Plat Approval, DRB #1001725
UNM Gibson Commercial District

Dear Mr. Cloud:

This submittal for Final Plat approval for the above referenced projects is for commercial development. Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Six (6) copies of the Final Plat
- Zone Atlas Map showing the location of the property
- DRB Fee

Please place this item on the DRB Agenda for hearing on December 21, 2011. If you have any questions or require further information, please contact me.

Sincerely,



Brian C. Patterson, P.E.
Project Engineer
Community Development and Planning

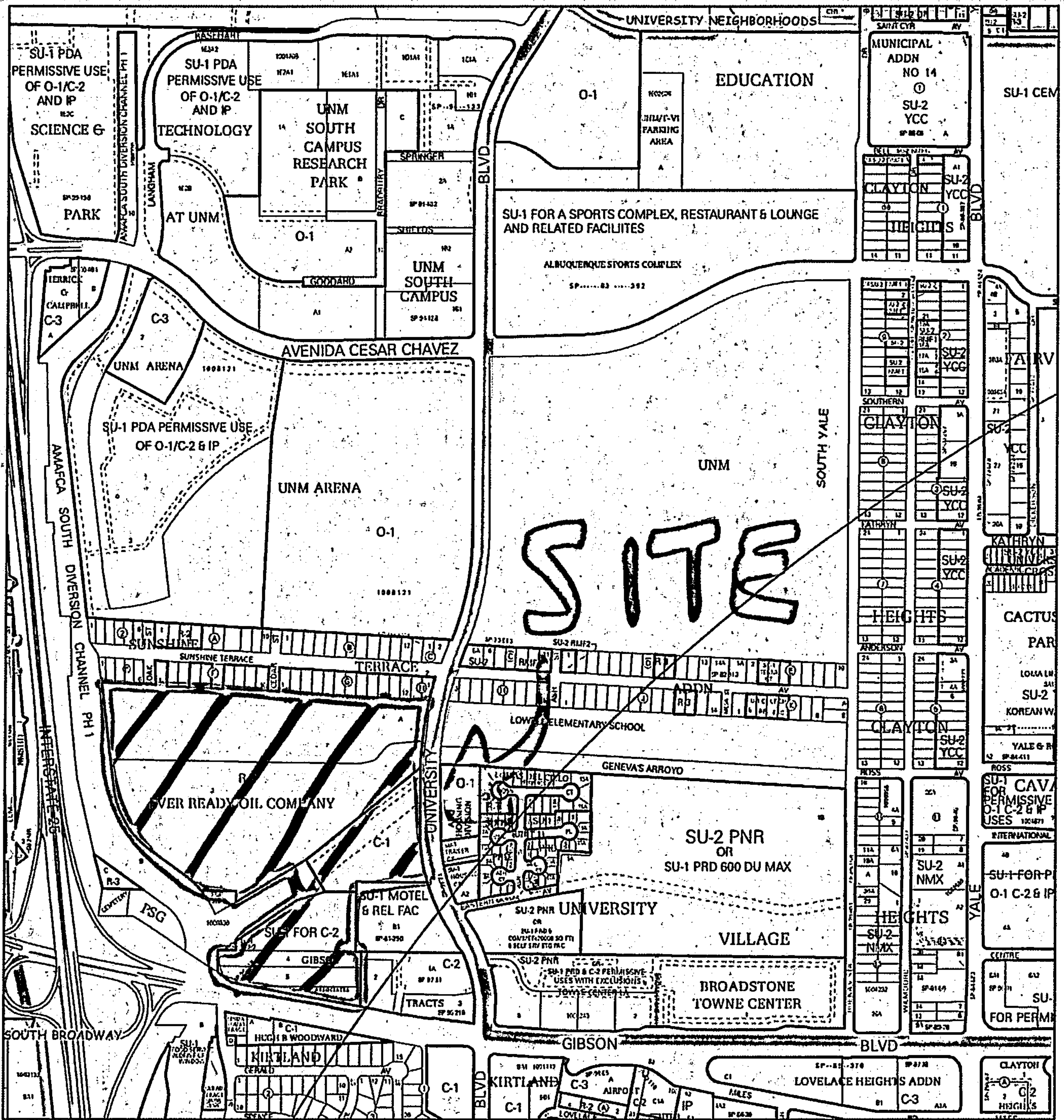
BCP/tm
Enclosures

cc: Kim Murphy, UNM Real Estate Office
Bruce Stidworthy, BHI

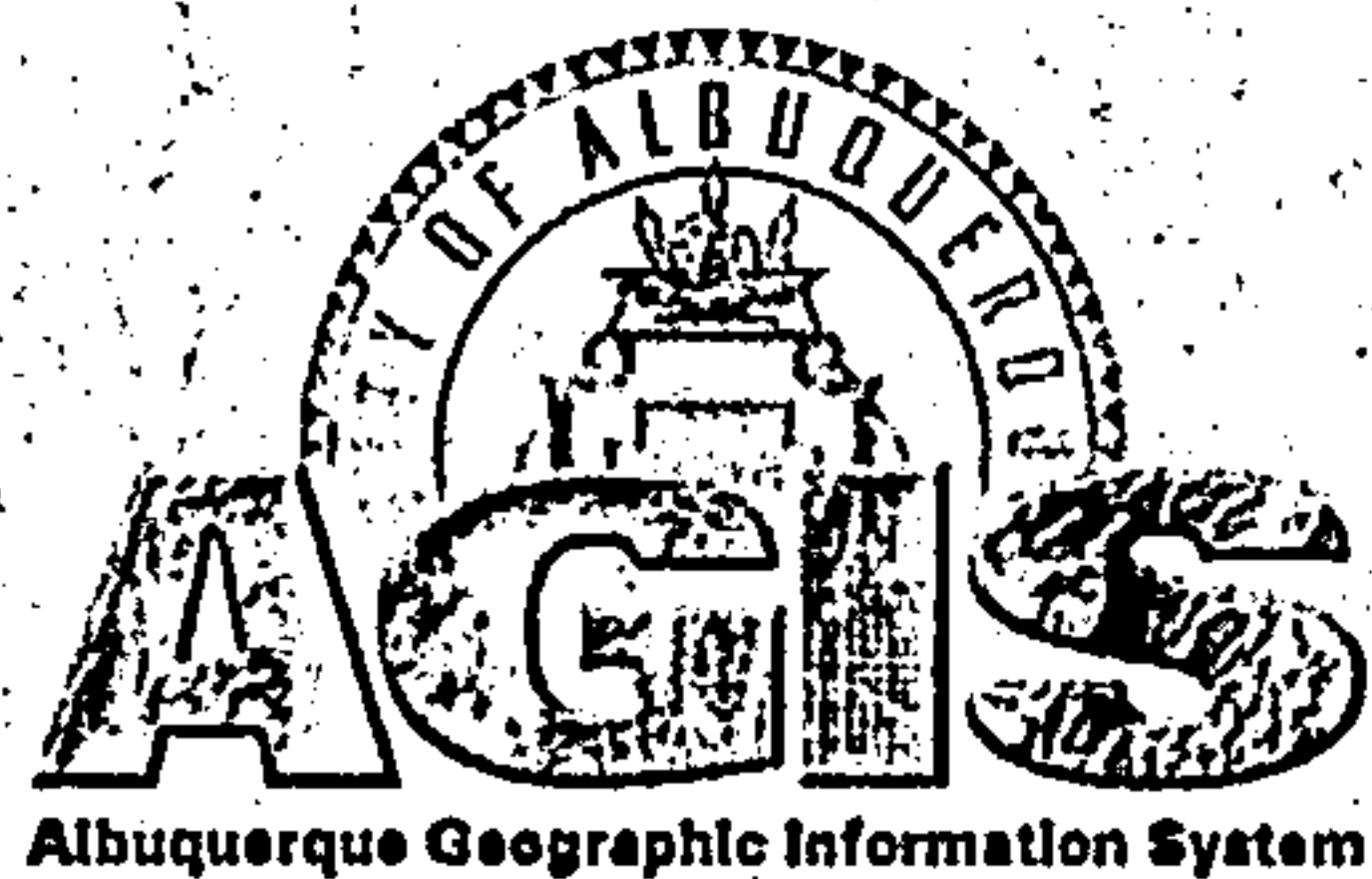
Engineering ▲

Spatial Data ▲

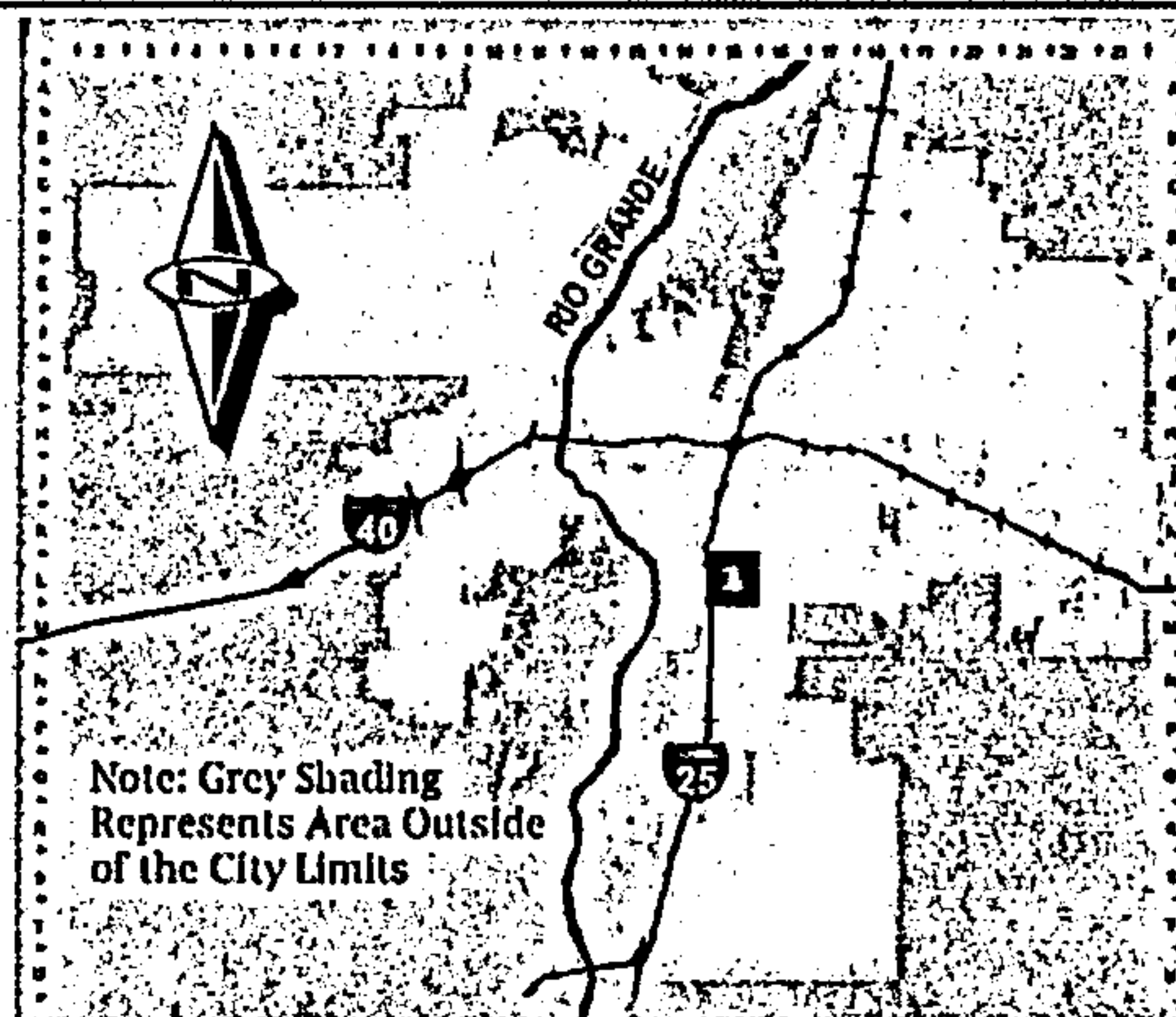
Advanced Technologies ▲



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



Map amended through: 1/24/2011

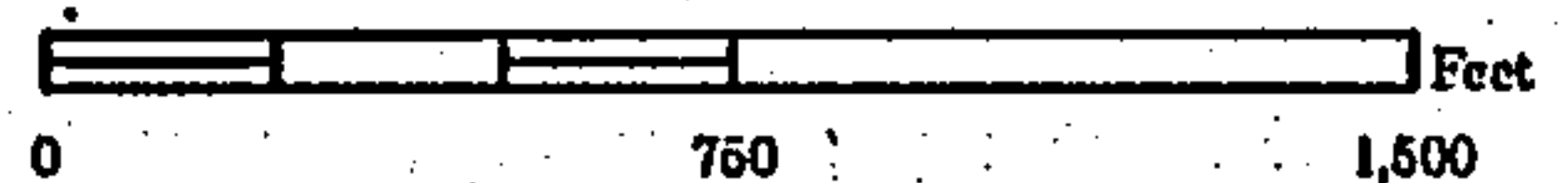


Zone Atlas Page:

L-15-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Current DRC 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 Approv: _____
 Date Site Plan for Sub. Approved: _____
 Date Preliminary Plat Approved: 11-7-11
 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 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 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer		
		PAVING									
		29' 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 8 ENTRANCE	/	/	/		
		36' F-F	2-12' LANES, 2-6' 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, 2-6' 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	/	/	/		
		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	/	/	/		
		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 FH'S, MJS & RJS	ALUMNI DRIVE	EXISTING WATER LINE IN GIBSON BLVD.	EXISTING WATER LINE IN LOBO VILLAGE (CPN #586582)	/	/	/			
		8"-10"	WATERLINE W/ NEC. VALVES FH'S, 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. 180' NORTH OF ROUNDABOUT	/	/	/			
		36"	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. 280' 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 GENEIVAS ARROYO FLOODPLAIN (FINANCIAL GUARANTEE AMOUNT = \$40,000) THE FINANCIAL GUARANTEE WILL NOT BE RELEASED UNTIL THE LOMR IS APPROVED BY FEMA							/	/	/

AGENT/OWNER

BRIAN C. PATTERSON
 PREPARED BY: 11/8/2011
 DATE

BOHANNAN HUSTON INC
 FIRM:

SIGNATURE *[Signature]*

MAXIMUM TIME ALLOWED TO CONSTRUCT
 IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 11-9-11
 DRB CHAIR DATE

[Signature] 11-09-11
 TRANSPORTATION DEVELOPMENT DATE

[Signature] 11/09/11
 ABCWUA DATE

[Signature] 11-9-11
 PARKS & GENERAL SERVICES Recreation DATE

[Signature] 11-9-11
 AMAFCA DATE

[Signature] 11-9-11
 CITY ENGINEER DATE

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud
DRB Chair

Requested by: Brian Patterson

Date: 12-9-11

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow

Phone:
Job No.: 20120122

Job Name: UNM Gibson Commercial District

DELIVERY VIA

- Courier Federal Express
 Mail UPS
 Other

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Final Plat Submittal Package

COMMENTS / INSTRUCTIONS

REC'D BY: _____ DATE: _____ TIME: _____

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

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud
DRB Chair

Requested by: Brian Patterson

Date: 12-9-11

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow _____

Phone:

Job No.: 20120122

Job Name: UNM Gibson Commercial District

DELIVERY VIA

- Courier Federal Express
 Mail UPS
 Other

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Final Plat Submittal Package

COMMENTS / INSTRUCTIONS

REC'D BY: _____ DATE: _____ TIME: _____

**MEMORANDUM OF UNDERSTANDING
PERTAINING TO THE UNIVERSITY OF NEW MEXICO
GIBSON COMMERCIAL DISTRICT DEVELOPMENT**

This Memorandum of Understanding (the "**Memorandum of Understanding**") pertaining to the University of New Mexico Gibson Commercial District Development is entered into by and between the City of Albuquerque, a New Mexico municipal corporation (the "**City**") and the Regents of the University of New Mexico, a constitutionally created educational institution of the State of New Mexico (the "**University**" or "**UNM**") (collectively, the "**Parties**").

RECITALS

WHEREAS, the University owns approximately 45.77 acres of land, including approximately 0.35 acres of land owned by Albuquerque Metropolitan Arroyo Flood Control Authority ("**AMAFCA**"), which UNM intends to acquire from AMAFCA prior to final plat approval, (the "**UNM Gibson Commercial District**") located within the City limits highlighted in yellow on **Exhibit A** attached hereto, upon which the University intends to develop commercial, retail, and fire station uses; and

WHEREAS, the University and the City have entered into a Land Exchange Agreement (the "**Land Exchange Agreement**"), executed on September 13, 2011, whereby the University has agreed to convey certain property to the City for a fire station ("**Fire Station Site**").

WHEREAS, the University wishes to undertake the necessary efforts to plan the development, plat the parcels, and develop the related and necessary infrastructure for the UNM Gibson Commercial District including the Fire Station Site, in order to enable the subsequent construction of commercial, retail, and fire stations uses in the UNM Gibson Commercial District; and

WHEREAS, the University will retain ownership of all the land, including the subsequently platted parcels within the UNM Gibson Commercial District, except for the Fire Station Site, which will be conveyed, in fee simple, to the City pursuant to the terms of the Land Exchange Agreement; and

WHEREAS, UNM wishes to make available to the UNM Gibson Commercial District, certain infrastructure and services so that the University can commence development of the UNM Gibson Commercial District in the year 2011 and comply with the Land Exchange Agreement; and

WHEREAS, the Parties wish to reach an agreement regarding the design, approval, permitting, construction, and installation of the infrastructure necessary to access and service the UNM Gibson Commercial District, including, but not

limited to, access to City streets, paving, curbs, gutters, sidewalks and storm drainage.

NOW, THEREFORE, the Parties agree that:

UNDERSTANDING

1. The Recitals are hereby restated and incorporated herein as part of this Memorandum of Understanding.
2. The University will take the necessary steps to commence the development of the UNM Gibson Commercial District in November/December 2011, or as soon thereafter as possible, which will, among other things, implement the Land Exchange Agreement.
3. The rezoning, subdivision, permitting and subsequent conveyance of Parcel 2 to the City and the construction of West Road and related infrastructure must occur in accordance with the timelines in the Land Exchange Agreement. In the event that the subdivision and infrastructure identification and approval of the entire UNM Gibson Commercial District as shown on Exhibit A, cannot be completed in accordance with those timelines, the Parties agree that the rezoning subdivision and infrastructure construction of Parcel 2 will be completed independent of the remainder of the UNM Gibson Commercial District Property.
4. The University will bind its successors, assigns and/or replacement parties, if any, to the terms of this Memorandum of Understanding, except for those that necessarily remain with the University.
5. The University will retain title to the land comprising the UNM Gibson Commercial District, except for (1) the Fire Station Site, which is to be conveyed, in fee simple, to the City for the construction of a City fire station and (2) any right-of-way that may be dedicated to the City or any other governmental entity. In the event UNM conveys title to any of the parcels within the Gibson Commercial District to a private entity, the City's normal development approval process shall thereafter apply to the parcel or parcels conveyed.
6. Because the UNM Gibson Commercial District is property of the University, a constitutionally created educational institution of the State of New Mexico, it is not subject to the land use, zoning, platting, or permitting jurisdiction of the City. Consequently, except for the fire station site:
 - a. City zoning or other land use approval is not necessary for development within the UNM Gibson Commercial District.

- b. City building permits are not necessary for development within the UNM Gibson Commercial District.
 - c. City planning and platting approval is not necessary for development within the UNM Gibson Commercial District.
7. Notwithstanding Section 6(c) *supra*, UNM agrees, subject to the exceptions contained herein, to voluntarily employ the City subdivision approval process Section 14-14-1-1 *et seq.* ROA 1994 overseen by the City Development Review Board (the "DRB") to subdivide University lands to create platted parcels within the UNM Gibson Commercial District, as shown on **Exhibit A** (which are subject to change in number, size, and shape), and arrange for the construction of infrastructure, and if necessary the dedication of right of way and easements, as may be reasonably required by the DRB to serve the UNM Gibson Commercial District. The City subdivision approval process, which shall be reasonably administered, shall include, but not be limited to the following:
- a. City review and approval of preliminary and final plat application(s).
 - b. City review and approval of grading and drainage plan.
 - c. City Design Review Committee work order process.
 - d. City Development Process Manual standards for the construction of infrastructure which may be dedicated to the City of Albuquerque.
 - e. Traffic impact access study analyzing the impacts of the UNM Gibson Commercial District on area traffic flows and specifying needed infrastructure improvements, which study will be subject to review and approval by the City's traffic engineer, prior to DRB approval of the final plat.
 - f. A Subdivision Improvement Agreement (SIA) substantially in the form attached hereto as **Exhibit B** to be entered into by the Parties subsequent to execution of this Memorandum of Understanding, which will set forth the respective responsibilities for procurement, construction and installation of necessary infrastructure. Required infrastructure may include, but is not limited to:
 - 1) curb cuts
 - 2) curbs
 - 3) gutters
 - 4) sidewalks

- 5) lane expansions, changes or additions
- 6) median cuts or additions
- 7) traffic signals or signage
- 8) storm drainage
- 9) landscaping

Any required infrastructure identified in the City approved traffic impact access study shall also be included in the SIA as necessary infrastructure.

- g. An understanding with the City Fire Department regarding hydrant placement and access thereto within the UNM Gibson Commercial District.
 - h. A financial guaranty in an amount approved by the City's Design Review Committee covering the cost of the infrastructure required by the DRB to serve the UNM Gibson Commercial District, which will be provided by the University or other(s) authorized by the University.
 - 1) The guaranty may take the form of a bond, municipal lien, approved, if and as necessary, by the appropriate approval authority to the satisfaction of the City, irrevocable letter of credit or other security instrument acceptable to the City.
 - i. The City administrative appeal process as prescribed by the City Subdivision Ordinance.
- 8. UNM agrees, in lieu of the City requiring a vehicle turnaround at the north end of the new portion of West Road ("**West Road South**"), to allow two-way public access from that point north to Avenida de Caesar Chavez for the full length and width of the existing University owned road ("**West Road North**") with the understanding that if the parties, acting reasonably, agree, the University may dedicate West Road North to the City provided that West Road North has been built to City standards.
 - 9. The University will reach a separate understanding with the Albuquerque Bernalillo County Water Utility Authority (the "**Water Authority**") regarding the provision of water and wastewater services to the UNM Gibson Commercial District.
 - 10. The University will reach a separate understanding with AMAFCA regarding the acquisition or use of the 0.35 acres owned by AMAFCA as part of the development of the Gibson Commercial District.

11. This Memorandum of Understanding shall expire one (1) year after the City engineer signs the letter of completion and acceptance of infrastructure to be dedicated to the City, unless the parties agree in writing to extend this Memorandum of Understanding to remain in effect thereafter.
12. Nothing in this Memorandum of Understanding shall be construed to waive any rights, claims or defenses asserted heretofore or hereafter by any of the Parties.
13. All notices and other communications under this Memorandum of Understanding shall be in writing and shall be deemed duly given: (i) when delivered personally or by prepaid overnight courier, with a record of receipt, (ii) the fifth business day after mailing if mailed by certified mail, return receipt requested, (iii) the day of transmission, if sent by facsimile or telecopy during regular business hours or the day after transmission, if sent after regular business hours, provided that, in either event, the completed transmission is electronically verified, or (iv) the day of transmission, if sent electronically, if there is proof of receipt on the day of transmission or the first day thereafter on which receipt can be verified, to the Parties at the following addresses, telecopy numbers, or e-mail addresses (or to such other address, telecopy number, or e-mail address as a Party may have specified by notice given to the other Party pursuant to this provision):

If to the City:

Robert J. Perry
Chief Administrative Officer
City of Albuquerque
City / County Bldg. - 11th Floor
Albuquerque, NM 87102
Facsimile: (505) 768-3019
Telephone: (505) 768-3000
E-mail: rjperry@cabq.gov

With a copy to:

Robert D. Kidd, Jr., Interim City Attorney
City of Albuquerque
One Civic Plaza, NW
City/County Building
4th Floor, Room 4015
Albuquerque NM 87102
Facsimile: (505) 768-4525
Telephone: (505) 768-4500
E-mail: rkidd@cabq.gov

If to the University:

Director of Real Estate
Attention: Kim D. Murphy
University of New Mexico
2811 Campus Boulevard NE
MSC 3595
1 University of New Mexico
Albuquerque, NM 87131-0001
Facsimile: (505) 277-6290
Telephone: (505) 277-4620
E-mail: kmurphy@unm.edu

With a copy to:

University Counsel
Attention: Lee K. Peifer, Esq.
University of New Mexico
Scholes Hall, Room 152
MSC05 3310
1 University of New Mexico
Albuquerque, NM 87131-0001
Facsimile: (505) 277-4154
Telephone: (505) 277-5035
E-mail: lpeifer@salud.unm.edu

and

Street Address:

Mailing Address:

Rodey, Dickason, Sloan, Akin & Robb,
P.A.
Attention: John P. Salazar, Esq.
201 Third Street NW, Suite 2200
Albuquerque, NM 87102
P.O. Box 1888
Albuquerque, NM 87103-1888
Facsimile: (505) 768-7395
Telephone: (505) 765-5900
E-mail: jsalazar@rodey.com

14. This Memorandum of Understanding may be executed in one or more counterparts, including facsimile counterparts, each of which shall be a fully binding and enforceable contract and agreement against the party signing such counterpart, but all such counterparts shall together constitute but one agreement.
15. This Memorandum of Understanding may be amended, upon mutual agreement of the Parties, by written agreement executed by each of the Parties.

16. The Parties agree to hereafter negotiate and enter into such further and more definitive agreements, as may be necessary, to effectuate the transactions contemplated by this Memorandum of Understanding.
17. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.
18. This Memorandum of Understanding is signed, sealed, executed and delivered by the Parties as of the date indicated next to the respective signatures below, with the Effective Date to be the date of the last signature affixed hereto.

**CITY OF ALBUQUERQUE,
a New Mexico municipal corporation**

By:



Robert J. Perry
Chief Administrative Officer

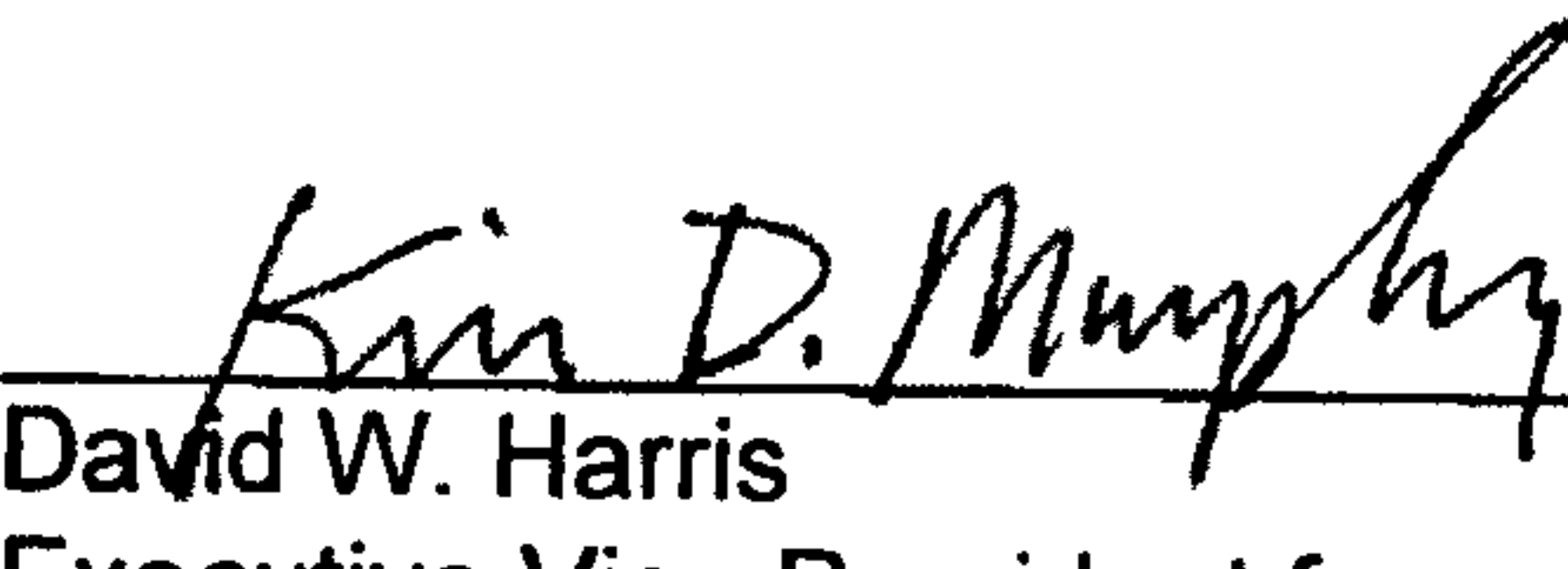
Date:

10/11/11

Handwritten notes:
All OK,
10/10/11
10/10/11
10/10/11

**REGENTS OF THE UNIVERSITY OF NEW MEXICO,
a constitutionally created educational institution of the
State of New Mexico**

By:

for 

David W. Harris
Executive Vice President for
Administration, COO and CFO

Date:

Oct. 10, 2011

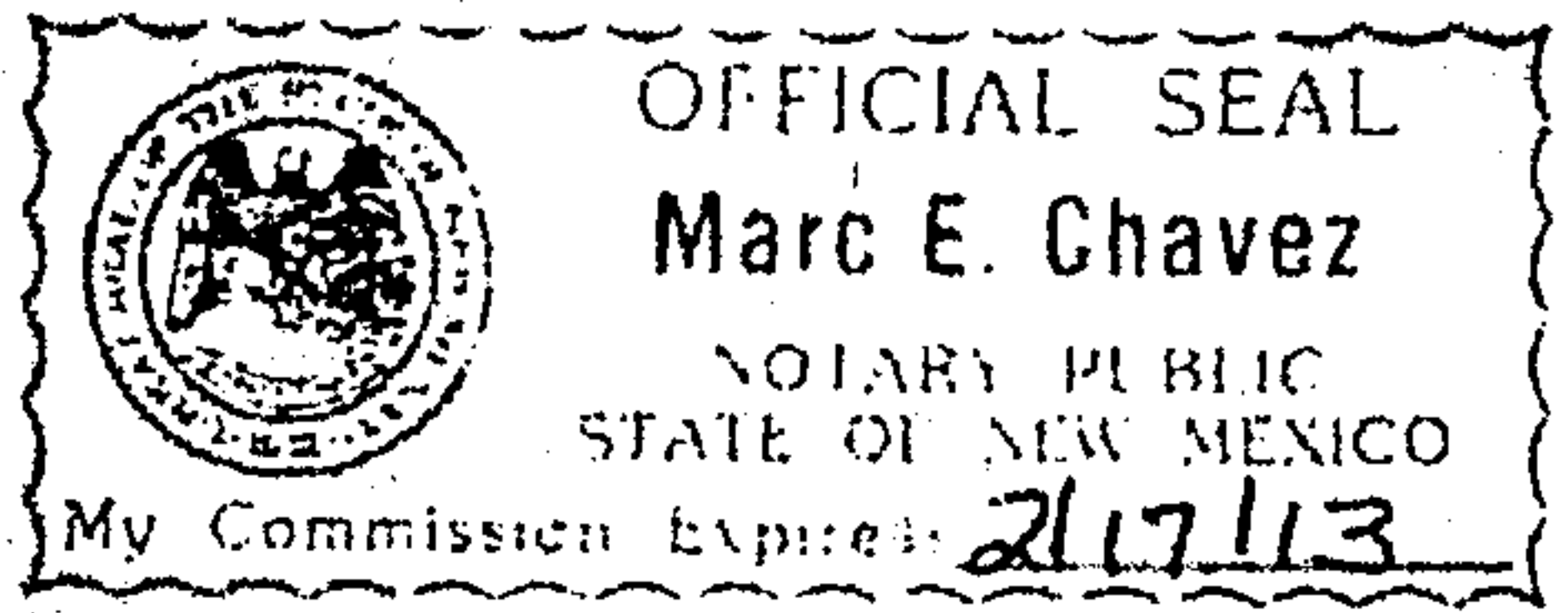
ACKNOWLEDGEMENT OF THE CITY OF ALBUQUERQUE

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

This instrument was acknowledged before me this 11th day of October, 2011, by Robert J. Perry, Chief Administrative Officer, City of Albuquerque, a New Mexico municipal corporation, on behalf of said corporation.

Marc E. Chavez
Notary Public

My commission expires:
2/17/13



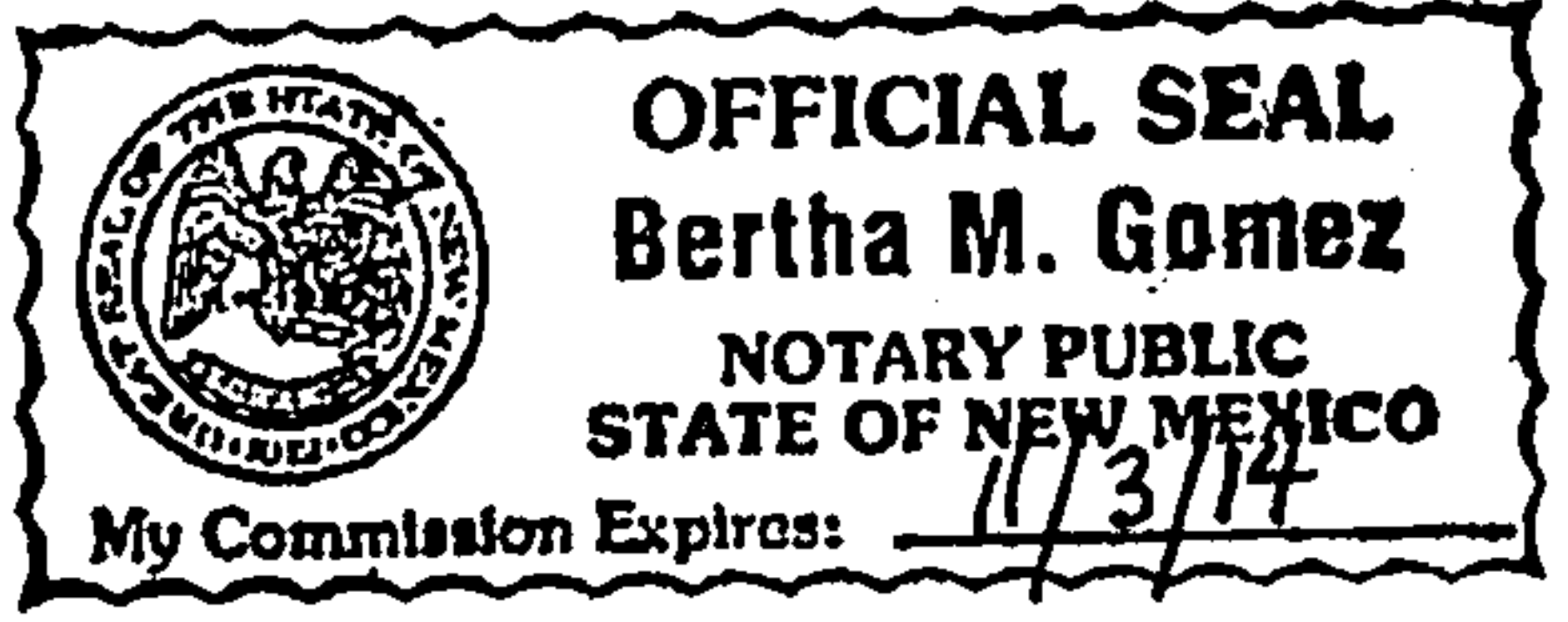
ACKNOWLEDGEMENT OF THE UNIVERSITY

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

This instrument was acknowledged before me this 10 day of October, 2011, by Kim D. Murphy, Director of Real Estate, for David W. Harris, Executive Vice President for Administration, COO and CFO, University of New Mexico, on behalf of the Regents of the University of New Mexico.

Bertha M. Gomez
Notary Public

My commission expires:
11/3/14



**UNM Gibson Commercial District
(Parcel Sizes / Number of Parcels)
(Subject to Change)**



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 ____ day of _____, 20____, 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:] _____, recorded on _____ in the records of the Bernalillo County Clerk at Book _____, pages ____ through _____ (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 _____ describing Subdivider's Property.

The City and the Subdivider have entered into a Memorandum of Understanding ("MOU") dated _____, 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, 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 _____ day of _____, 20____ ("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. _____.

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:

<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)

EXHIBIT B

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 _____, and field testing of the private Improvements shall be performed by _____, 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

EXHIBIT B

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: _____

Amount: \$ _____

Name of Financial Institution or Surety providing Guaranty: _____

Date City first able to call Guaranty: _____

[Construction Completion Deadline]: _____ 20__.

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

_____, 20__.

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:

EXHIBIT B

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

EXHIBIT B

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 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.

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

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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 9, 2011

Project# 1001725

11DRB-70263 VACATION OF PUBLIC EASEMENTS

11DRB-70264 MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for UNIVERSITY OF NEW MEXICO REAL ESTATE OFFICE request(s) the referenced/ above action(s) for Lots 1-4 Block 2 and 2-4 Block 25, **SUNSHINE TERRACE ADDITION**, Tracts A & B, **EVER READY OIL CO. SUBDIVISION**, Tracts 4 & 5, **GIBSON TRACTS**, and Tract A, **40/ 25 ASSOCIATES SUBDIVISION** zoned R-1, R-3, C-1, and SU-1 FOR C-2, located on the north side of GIBSON BLVD SE between UNIVERSITY BLVD SE and I-25 containing approximately 46.45 acre(s). (L-15) [*Deferred from 10/12/11, 10/26/11, 11/2/11*] approximately 0.2 acre. (C-20)

At the November 9, 2011 Development Review Board meeting, the vacation actions were approved as shown on the Vacation Exhibit in the planning file per section 14-14-7-2(a)(1) and (b) (1)(3) of the Subdivision Ordinance.

With an approved Grading and Drainage Plan engineer stamp dated 11/4/11 and with the signing of the infrastructure list dated 11/9/11 the preliminary plat was approved subject to execution of the Off-Site Easements referenced on the plat for the continuation of proposed Alumni Drive and the preparation for simultaneous filing of a Temporary Drainage Easement, as well as the following Conditions of Approval:

CONDITIONS:

1. The limits of right of way dedications shall be defined by providing exact dimensions; rights of way must meet minimum standards of the Long Range Major Street Plan and the DPM.
2. Approval of a Roadway Easement by AMAFCA must be obtained, to include adequate, associated Slope Easement(s) for proposed Alumni Drive.
3. Public Water and Public Sewer Easements to ABCWUA are to be included within the Roadway Easement for proposed Alumni Drive.
4. The Grading and Drainage Plan shall be revised to conform with the Preliminary Plat.
5. The vacated easements shall be shown on the plat approved by the Development Review Board and the approved plat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by November 24, 2011 in the manner described below.

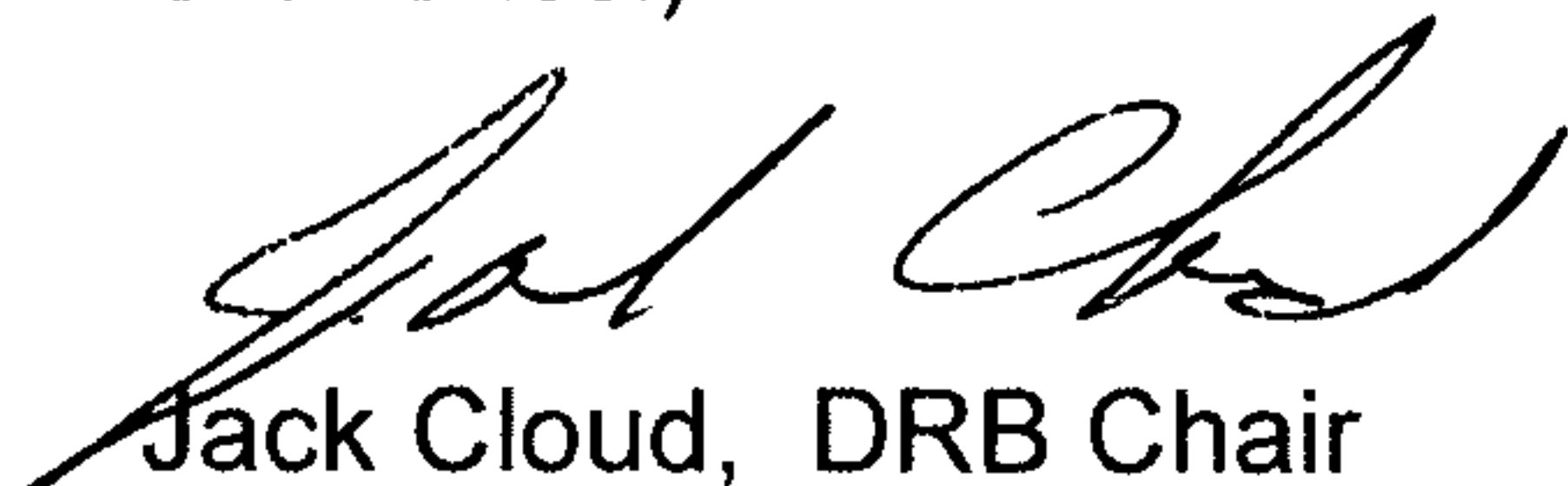
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, DRB Chair

Cc: Bohannon Huston Inc. 7500 Jefferson NE – Albuquerque, NM 87109
Cc: University of New Mexico Real Estate Office – 2811 Campus Blvd NE –
Albuquerque, NM 87131

- 01
- 02
- 03
- 04

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 2, 2011
DRB Comments**

ITEM # 3

PROJECT # 1001725

APPLICATION # 11-70264

RE: UNM Gibson Commercial District

Preliminary Plat (received 10-25-11):

- there is a random line crossing the R-O-W for Sunshine Terrace Avenue shown on abutting platting connecting the west end of Blocks A and F/ east R-O-W line of Oak Street; a line is missing for vacated Sycamore Street between Blocks B and C/ north R-O-W line of Sunshine Terrace
- Vacation notation is needed for 20' Storm Sewer and 100' Drainage Easements on proposed Lot 7
- Graphically show the extent of the "Partially Vacated" 15' Sewer Easement
- Based on the Grading Plan, the proposed Public Roadway Easement over AMAFCA R-O-W will need to have a much wider extent to cover proposed FILL SLOPES; if proposed Grading Plan is approved, other proposed FILL SLOPES will need additional easement protection and to allow maintenance of public infrastructure

Infrastructure List (received 10-28-11):

- Fourth item on Page 1, Alumni Drive, specify 2 – 6' SIDEWALK in accordance with Section B-B of the proposed Preliminary Plat
- Based on the Grading Plan, the Cuts and Fills appear significant enough to be listed on the Infrastructure List; refer to comments from the City Engineer
- ROADWAY EASEMENTS are not typically listed on Infrastructure Lists; refer to comments from the City Engineer

Grading Plan (received 10-28-11):

- It is unclear how the proposed grading conforms to the Subdivision Ordinance § 14-14-2-3 regarding Land Suitability, which states in part that "No land shall be subdivided which is found to be unsuitable for subdividing by reason of ...adverse geological formations, unsatisfactory topography... unless such unsuitable conditions are corrected or mitigated to the satisfaction of the city." While the proposed street grades are for the most quite minimal, the effects of setting these street grades without mass grading the adjoining property raises serious concerns regarding future development of the proposed lots. Extraordinary wear and tear on public infrastructure may result from grading these lots by sizeable numbers of dump truck loads after the fact, as opposed to using earth moving equipment at this time while the road construction is taking place. The

individual inlets for the draining of lots that are blocked by the street present additional maintenance issues

- Grades/ grading for the proposed 30' Private Access Easement need to be shown; grading for proposed Lot 2 needs to be shown consistent with EPC approved site development plan
- Refer to preceding comments regarding FILL SLOPES and easements – this should be included in the Grading Notes
- Proposed lots along University Boulevard should also be providing Slope Easements to protect and allow maintenance of University Boulevard, particularly where the 100' Drainage Easement is being vacated

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

October 12, 2011

Project# 1001725

11DRB-70263 VACATION OF PUBLIC EASEMENTS

11DRB-70264 MAJOR - PRELIMINARY PLAT APPROVAL BOHANNAN

HUSTON INC agent(s) for UNIVERSITY OF NEW MEXICO REAL ESTATE OFFICE request(s) the referenced/ above action(s) for Lots 1-4 Block 2 and 2-4 Block 25, **SUNSHINE TERRACE ADDTION**, Tracts A & B, **EVER READY OIL CO. SUBDIVISION**, Tracts 4 & 5, **GIBSON TRACTS**, and Tract A, **40/ 25 ASSOCIATES SUBDIVISION** zoned R-3, C-1, and SU-1 FOR C-2, located on the north side of GIBSON BLVD SE between UNIVERSITY BLVD SE and I-25 containing approximately 46.45 acre(s). (L-15)

<p>AMAFCA Gibson Commercial District, I-25/Gibson, (L-15) AMAFCA does not approve Preliminary Plat. AMAFCA will need to evaluate the need for a confluence structure at the proposed large diameter storm drain outfall to the South Diversion Channel. The structure will be added to the Infrastructure List. The proposed dedication of AMAFCA right-of-way to the City, as shown on the Preliminary Plat, and a possible land swap with UNM has not been approved but will be presented to the Board of Directors at the October 20th meeting.</p>
<p>COG No comments</p>
<p>TRANSIT No comments</p>
<p>ZONING ENFORCEMENT No comments</p>
<p>NEIGHBORHOOD COORDINATION Letters sent to: Clayton Heights/Lomas Del Cielo NA (R), Kirtland Community Association (F San Jose NA (R) and South Broadway NA (R)</p>
<p>APS This will have no adverse impacts to the APS district.</p>
<p>POLICE DEPARTMENT No comments</p>
<p>FIRE DEPARTMENT No comments</p>
<p>PNM ELECTRIC & GAS No comments</p>
<p>COMCAST No comments</p>

QWEST

No comments

ENVIRONMENTAL HEALTH

1. There is the potential for the above named project to be impacted by the presence of landfill gas generated by a former landfill (Schwartzman Landfill). The developers of this site are required to follow the most current version of the City of Albuquerque Environmental Health Department "Interim Guidelines for Development within City Designated Landfill Buffer Zones." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.

2. The following disclosure statement should appear on the cover sheet of the plat:

The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure health and safety of the public. Recommendation made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the *Interim Guidelines for Development within City Designated Landfill Buffer Zones*) shall be consulted prior to development of the site.

M.R.G.C.D

No comments

OPEN SPACE DIVISION

No comments

CITY ENGINEER

Vacation of Public Easements - Hydrology has no objection to vacating Easement A and B: if an adequate easement/ROW is provided. It is not clear that a 20 foot easement on Tract 7 is adequate. Easement D: The easement will no longer be required since the storm drain will be abandoned. Hydrology has no objection to vacating the water and sewer easements.

Preliminary Plat Approval - Comments on the drainage plan and infrastructure list have been provided to the applicant's engineer.

Please clarify, with dimensions, the storm sewer easement near the traffic circle.

The dimensions of the AMAFCA ROW do not agree with the provided Summary Plat of 1981.

Provide dimensions on lot lines.

A public drainage easement should be platted for the storm drain in Tracts 11 and 12.

If the east lot line of Tracts 12 and 13 were moved to the east side of Lot 5 or Lot 6, these lots would be more developable.

I do not believe the AMAFCA property is Right-Of-Way.

What is the purpose of the 40 foot by 100 foot private drainage easement on Tract 3?

.01
.02
.03
.04

<p>TRANSPORTATION DEVELOPMENT No objection to vacation requests.</p> <p>A copy of the Memo of Understanding between the City of Albuquerque and the University of New Mexico must be provided prior to approval.</p>
<p>PARKS AND RECREATION No objections to Public Easements Vacation requests or to approval of Major-Preliminary Plat.</p>
<p>ABCWUA No objection to the easement vacation action. No adverse comment on the platting action. The infrastructure list, however, needs to be modified to include a 12-inch water line in the north-south roadway through the site.</p>
<p>PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed vacations of easements.</p> <p>The Preliminary Plat indicates a vacation of AMAFCA right of way, but this was not requested or advertised with this submittal; this request and plat boundary apparently needs to be adjusted. The plat also indicates a Private Road Easement over public right of way (Sunshine Terrace Avenue SE) which is not allowable. Additionally, proposed lots 11 – 14 are not suitable for subdivision, as they would be undevelopable.</p> <p>There has been discussion of a Memorandum of Understanding (MOU) which would need to be executed prior to any Plat approval, as the proposed lots do not conform to existing zoning; zone boundaries would need to be indicated on final plat.</p> <p>Per § 14-14-2-3 (B) of the Subdivision Ordinance, infrastructure improvements would have to be provided through a demonstrated agreement and assurances; this may be addressed with a MOU.</p>

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

HEARING DATE: 10-12-11 (VPE, PA)

Current DRC 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: _____
 Date Site Plan for Sub. Approved: _____
 Date Preliminary Plat Approved: 11-7-11
 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 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 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer		
		PAVING									
		28' 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 8 ENTRANCE	/	/	/		
		36' F-F	2-12' LANES, 2-6' 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, 2-6' 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	/	/	/		
		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	/	/	/		
		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 FH'S, MJS & RJS	ALUMNI DRIVE	EXISTING WATER LINE IN GIBSON BLVD.	EXISTING WATER LINE IN LOBO VILLAGE (CPN #566582)	/	/	/			
		8"-10"	WATERLINE W/ NEC. VALVES FH'S, 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. 100' NORTH OF ROUNDABOUT	/	/	/			
		36"	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. 260' 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 GENEIVAS ARROYO FLOODPLAIN (FINANCIAL GUARANTEE AMOUNT = \$40,000) THE FINANCIAL GUARANTEE WILL NOT BE RELEASED UNTIL THE LOMR IS APPROVED BY FEMA							/	/	/

AGENT/OWNER

BRIAN C. PATTERSON
 PREPARED BY: 11/8/2011
 DATE

BOHANNAN HUSTON INC
 FIRM: *BCH*

DRB CHAIR
 SIGNATURE: *[Signature]*
 DATE: 11-9-11

TRANSPORTATION DEVELOPMENT
 SIGNATURE: *[Signature]*
 DATE: 11-09-11

AMAFCA
 CITY ENGINEER
 SIGNATURE: *[Signature]*
 DATE: 11-9-11

PARKS & RECREATION SERVICES
 RECREATION
 SIGNATURE: *[Signature]*
 DATE: 11-9-11

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

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

DESIGN REVIEW COMMITTEE REVISIONS			
REVISION	DATE	DRC CHAIR	AGENT/OWNER

Current DRC Project No. _____

Date Submitted: 11/2/11
 Date Site Plan for Bldg Permit Approved: _____
 Date Site Plan for Sub. Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No. 1001725

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

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer		
		PAVING									
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			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	ALUMNI DRIVE	300' SOUTH OF ROUNDABOUT	TRACT 8 ENTRANCE	/	/	/		
		36' F-F	2-12' LANES, 2-6' BIKE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK	ALUMNI DRIVE	TRACT 8 ENTRANCE	EXISTING TERMINUS OF WEST ROAD	/	/	/		
		36' F-F	2-12' LANES, 2-6' BILE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 2-6' SIDEWALK	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	/	/	/		

		PUBLIC WATER										
		12"	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ALUMNI DRIVE	EXISTING WATER LINE IN GIBSON BLVD.	EXISTING WATER LINE IN LOBO VILLAGE (CPN #566582)	/	/	/			
		8"-10"	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VARSITY AVENUE	EXISTING WATER LINE IN UNIVERSITY BLVD.	100' EAST OF ALUMNI DRIVE	/	/	/			
		SANITARY SEWER										
		8"-10"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ALUMNI DRIVE	EXISTING SANITARY SEWER LINE IN GIBSON BLVD.	100' SOUTH OF ROUNDABOUT	/	/	/			
		8"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	VARSITY AVENUE	100' WEST OF UNIVERSITY BLVD	ROUNDABOUT	/	/	/			
		8"-10"	SANITARY SEWER LINE W/ NEC. MH'S & 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	/	/	/			
		36"	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. 260' 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			/	/	/			
			ENERGY DISSIPATION DEVICE	AT DOWNSTREAM TERMINUS OF 78" STORM DRAIN			/	/	/			
							/	/	/			
		MISC										
			TRAFFIC SIGNAL	GIBSON BLVD AND ALUMNI DRIVE			/	/	/			
			LOMR FOR GENEIVAS ARROYO FLOODPLAIN (FINANCIAL GUARANTEE AMOUNT = \$40,000) THE FINANCIAL GUARANTEE WILL NOT BE RELEASED UNTIL THE LOMR IS APPROVED BY FEMA							/	/	/

TURNKEY AGREEMENT WITH AMAFCA FOR PUBLIC INFRASTRUCTURE CONSTRUCTION WITHIN AMAFCA R/W AND LICENSE AGREEMENT FOR CONSTRUCTION OF PRIVATE INFRASTRUCTURE WITHIN AMAFCA R/W

ROADWAY EASEMENT WITH AMAFCA FOR ALUMNI DRIVE WITHIN AMAFCA RIGHT-OF-WAY

/	/	/
/	/	/
/	/	/

AGENT/OWNER

BRUCE STIDWORTHY
PREPARED BY: 11/2/2011
DATE

BOHANNAN HUSTON INC
FIRM:
Bruce Stidworthy
SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

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DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR DATE PARKS & GENERAL SERVICES DATE

TRANSPORTATION DEVELOPMENT DATE AMAFCA DATE

ABCWUA DATE CITY ENGINEER DATE

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
		29' 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	ALUMNI DRIVE	GIBSON BLVD	ROUNDAABOUT (VARSITY AVENUE)	/	/	/
			SINGLE LANE ROUNDAABOUT WITH BY-PASS GEOMETRY FOR NB TO EB MOVEMENT	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	ALUMNI DRIVE	ROUNDAABOUT (VARSITY AVENUE)	TRACT 8 ENTRANCE	/	/	/
		36' F-F	2-12' LANES, 2-6' BIKE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK	ALUMNI DRIVE	TRACT 8 ENTRANCE	EXISTING TERMINUS OF WEST ROAD	/	/	/
		36' F-F	2-12' LANES, 2-6' BILE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 2-6' SIDEWALK	VARSITY AVENUE	ROUNDAABOUT (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	/	/	/

		PUBLIC WATER							
		12"	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ALUMNI DRIVE	EXISTING WATER LINE IN GIBSON BLVD.	EXISTING WATER LINE IN LOBO VILLAGE (CPN #566582)	/	/	/
		8"-10"	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VARSITY AVENUE	EXISTING WATER LINE IN UNIVERSITY BLVD.	100' EAST OF ALUMNI DRIVE	/	/	/
		SANITARY SEWER							
		8"-10"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ALUMNI DRIVE	EXISTING SANITARY SEWER LINE IN GIBSON BLVD.	100' SOUTH OF ROUNDABOUT	/	/	/
		8"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	VARSITY AVENUE	100' WEST OF UNIVERSITY BLVD	ROUNDABOUT	/	/	/
		8"-10"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ALUMNI DRIVE	ROUNDABOUT	800' NORTH TO EXISTING SANITARY SEWER MH	/	/	/
		STORM DRAIN							
		72"-78"	RCP STORM DRAIN LINE W/ LATERALS, MH & INLETS	VARSITY AVENUE	UNIVERSITY BLVD	SOUTH DIVERSION CHANNEL	/	/	/
		30"	RCP STORM DRAIN LINE W/ MH & INLETS	ALUMNI DRIVE	ROUNDABOUT	APPROX. 190' NORTH	/	/	/
		18"-36"	RCP STORM DRAIN LINE W/ MH & INLETS	ALUMNI DRIVE	ROUNDABOUT	APPROX. 225' SOUTH	/	/	/
		42"	RCP STORM DRAIN LINE W/ MH & INLETS	ALUMNI DRIVE	SUNSHINE TERRACE AVENUE	APPROX. 260' SOUTH OF SUNSHINE TERRACE AVENUE	/	/	/
		30"-42"	RCP STORM DRAIN LINE W/ LATERALS, MH & INLETS	ALUMNI DRIVE	APPROX. 260' SOUTH OF SUNSHINE TERRACE AVENUE	APPROX. 530' SOUTH OF SUNSHINE TERRACE AVENUE	/	/	/
		48"	RCP STORM DRAIN LINE W/ MH & INLETS	APPROX. 260' SOUTH OF SUNSHINE TERRACE AVENUE	ALUMNI DRIVE	SOUTH DIVERSION CHANNEL	/	/	/
			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	/	/	/
		MISC							
			TRAFFIC SIGNAL	GIBSON BLVD AND ALUMNI DRIVE			/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
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10/10/11
 PREPARED BY: BRIAN C PATTERSON DATE

	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
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FIRM:	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
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SIGNATURE	ABCWUA	DATE	CITY ENGINEER	DATE
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MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION <div style="border: 1px solid black; height: 20px; width: 100%;"></div>				DATE
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DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. _____

Date Submitted: _____
 Date Site Plan for Bldg Permit Approv _____
 Date Site Plan for Sub. Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No. _____

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

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer	
		PAVING								
		29' 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	ALUMNI DRIVE	GIBSON BLVD	ROUNDAABOUT (VARSITY AVENUE)	/	/	/	
			SINGLE LANE ROUNDAABOUT WITH BY-PASS GEOMETRY FOR NB TO EB MOVEMENT	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	ALUMNI DRIVE	ROUNDAABOUT (VARSITY AVENUE)	TRACT 8 ENTRANCE	/	/	/	
		36' F-F	2-12' LANES, 2-6' BIKE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK	ALUMNI DRIVE	TRACT 8 ENTRANCE	EXISTING TERMINUS OF WEST ROAD	/	/	/	
	B-B	36' F-F	2-12' LANES, 2-6' BILE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 2-6' SIDEWALK	VARSITY AVENUE	ROUNDAABOUT (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	/	/	/	

Category	Size	Description	Location	Notes	Notes	Notes	Notes	Notes
PUBLIC WATER	12"	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ALUMNI DRIVE	EXISTING WATER LINE IN GIBSON BLVD.	EXISTING WATER LINE IN LOBO VILLAGE (CPN #566582)	/	/	/
	8"-10"	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VARSITY AVENUE	EXISTING WATER LINE IN UNIVERSITY BLVD.	100' EAST OF ALUMNI DRIVE	/	/	/
SANITARY SEWER	8"-10"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ALUMNI DRIVE	EXISTING SANITARY SEWER LINE IN GIBSON BLVD.	100' SOUTH OF ROUNDABOUT	/	/	/
	8"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	VARSITY AVENUE	100' WEST OF UNIVERSITY BLVD	ROUNDABOUT	/	/	/
	8"-10"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ALUMNI DRIVE	ROUNDABOUT	800' NORTH TO EXISTING SANITARY SEWER MH	/	/	/
STORM DRAIN	72"-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	/	/	/
	18"-36"	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. 260' 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		/	/	/
		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			/	/	/	

TURNKEY AGREEMENT WITH AMAFCA FOR PUBLIC INFRASTRUCTURE CONSTRUCTION WITHIN AMAFCA R/W AND LICENSE AGREEMENT FOR CONSTRUCTION OF PRIVATE INFRASTRUCTURE WITHIN AMAFCA R/W

ROADWAY EASEMENT WITH AMAFCA FOR ALUMNI DRIVE WITHIN AMAFCA RIGHT-OF-WAY

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

BRUCE STIDWORTHY 10/28/2011
 PREPARED BY: DATE

DRB CHAIR DATE PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON INC
 FIRM:

TRANSPORTATION DEVELOPMENT DATE AMAFCA DATE

Bruce Stidworthy
 SIGNATURE

ABCWUA DATE CITY ENGINEER DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

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

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DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

pro press

2000c
183

Current DRC Project No. _____

Date Submitted: _____
 Date Site Plan for Bldg Permit Approved: _____
 Date Site Plan for Sub. Approved: _____

Figure 12

INFRASTRUCTURE LIST

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

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

UNM GIBSON COMMERCIAL DISTRICT

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 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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			SINGLE LANE ROUNDAABOUT WITH BY-PASS GEOMETRY FOR NB TO EB MOVEMENT	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	ALUMNI DRIVE	ROUNDAABOUT (VARSITY AVENUE)	TRACT 8 ENTRANCE	/	/	/
		36' F-F	2-12' LANES, 2-6' BIKE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK	ALUMNI DRIVE	TRACT 8 ENTRANCE	EXISTING TERMINUS OF WEST ROAD	/	/	/
		36' F-F	2-12' LANES, 2-6' BILE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 2-6' SIDEWALK	VARSITY AVENUE	ROUNDAABOUT (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	/	/	/

		PUBLIC WATER							
		12"	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ALUMNI DRIVE	EXISTING WATER LINE IN GIBSON BLVD.	EXISTING WATER LINE IN LOBO VILLAGE (CPN #566582)	/	/	/
		8"-10"	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VARSITY AVENUE	EXISTING WATER LINE IN UNIVERSITY BLVD.	100' EAST OF ALUMNI DRIVE	/	/	/
		SANITARY SEWER							
		8"-10"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ALUMNI DRIVE	EXISTING SANITARY SEWER LINE IN GIBSON BLVD.	100' SOUTH OF ROUNDABOUT	/	/	/
		8"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	VARSITY AVENUE	100' WEST OF UNIVERSITY BLVD	ROUNDABOUT	/	/	/
		8"-10"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ALUMNI DRIVE	ROUNDABOUT	800' NORTH TO EXISTING SANITARY SEWER MH	/	/	/
		STORM DRAIN							
		72"-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	/	/	/
		18"-36"	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	SUNSHINE TERRACE AVENUE	APPROX. 260' SOUTH OF SUNSHINE TERRACE AVENUE	/	/	/
		30"-42"	RCP STORM DRAIN LINE W/ LATERALS, MH & INLETS	ALUMNI DRIVE	APPROX. 260' SOUTH OF SUNSHINE TERRACE AVENUE	APPROX. 530' SOUTH OF SUNSHINE TERRACE AVENUE	/	/	/
		48"	RCP STORM DRAIN LINE W/ MH & INLETS	APPROX. 260' 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			/	/	/
			ENERGY DISSIPATION DEVICE	AT DOWNSTREAM TERMINUS OF 78" STORM DRAIN			/	/	/
		MISC							
			TRAFFIC SIGNAL	GIBSON BLVD AND ALUMNI DRIVE			/	/	/
			LOMR FOR GENEIVAS ARROYO FLOODPLAIN (FINANCIAL GUARANTEE AMOUNT = \$40,000)				/	/	/
			TURNKEY AGREEMENT WITH AMAFCA FOR CONSTRUCTION WITHIN AMAFCA RW				/	/	/

ROADWAY EASEMENT WITH AMAFCA FOR ALUMNI DRIVE WITHIN AMAFCA RIGHT-OF-WAY

____/____/____

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
BRUCE STIDWORTHY PREPARED BY:	10/25/2011 DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON INC FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
<i>Bruce Stidworthy</i> SIGNATURE		ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. _____

Date Submitted: _____
 Date Site Plan for Bldg Permit Approved: _____
 Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. _____

Figure 12

INFRASTRUCTURE LIST

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

UNM GIBSON COMMERCIAL DISTRICT

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer		
		PAVING									
		29' 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	ALUMNI DRIVE	GIBSON BLVD	ROUNDAABOUT (VARSITY AVENUE)	/	/	/		
			SINGLE LANE ROUNDAABOUT WITH BY-PASS GEOMETRY FOR NB TO EB MOVEMENT	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	ALUMNI DRIVE	ROUNDAABOUT (VARSITY AVENUE)	TRACT 8 ENTRANCE	/	/	/		
		36' F-F	2-12' LANES, 2-6' BIKE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK	ALUMNI DRIVE	TRACT 8 ENTRANCE	EXISTING TERMINUS OF WEST ROAD	/	/	/		
		36' F-F	2-12' LANES, 2-6' BILE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 2-6' SIDEWALK	VARSITY AVENUE	ROUNDAABOUT (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	/	/	/		

		PUBLIC WATER								
<input type="checkbox"/>	<input type="checkbox"/>	12"	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ALUMNI DRIVE	EXISTING WATER LINE IN GIBSON BLVD.	EXISTING WATER LINE IN LOBO VILLAGE (CPN #566582)	/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>	8"-10"	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VARSITY AVENUE	EXISTING WATER LINE IN UNIVERSITY BLVD.	100' EAST OF ALUMNI DRIVE	/	/	/	
		SANITARY SEWER								
<input type="checkbox"/>	<input type="checkbox"/>	8"-10"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ALUMNI DRIVE	EXISTING SANITARY SEWER LINE IN GIBSON BLVD.	100' SOUTH OF ROUNDABOUT	/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>	8"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	VARSITY AVENUE	100' WEST OF UNIVERSITY BLVD	ROUNDABOUT	/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>	8"-10"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ALUMNI DRIVE	ROUNDABOUT	800' NORTH TO EXISTING SANITARY SEWER MH	/	/	/	
		STORM DRAIN								
<input type="checkbox"/>	<input type="checkbox"/>	72"-78"	RCP STORM DRAIN LINE W/ LATERALS, MH & INLETS	VARSITY AVENUE	UNIVERSITY BLVD	SOUTH DIVERSION CHANNEL	/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>	30"	RCP STORM DRAIN LINE W/ MH & INLETS	ALUMNI DRIVE	ROUNDABOUT	APPROX. 190' NORTH	/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>	18"-36"	RCP STORM DRAIN LINE W/ MH & INLETS	ALUMNI DRIVE	ROUNDABOUT	APPROX. 225' SOUTH	/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>	42"	RCP STORM DRAIN LINE W/ MH & INLETS	ALUMNI DRIVE	SUNSHINE TERRACE AVENUE	APPROX. 260' SOUTH OF SUNSHINE TERRACE AVENUE	/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>	30"-42"	RCP STORM DRAIN LINE W/ LATERALS, MH & INLETS	ALUMNI DRIVE	APPROX. 260' SOUTH OF SUNSHINE TERRACE AVENUE	APPROX. 530' SOUTH OF SUNSHINE TERRACE AVENUE	/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>	48"	RCP STORM DRAIN LINE W/ MH & INLETS	APPROX. 260' SOUTH OF SUNSHINE TERRACE AVENUE	ALUMNI DRIVE	SOUTH DIVERSION CHANNEL	/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>		DEMO OF EXISTING CONCRETE CHANNEL	GENIEVA'S ARROYO	UNIVERSITY BLVD	TERMINUS OF CONCRETE CHANNEL APPROX. 740' WEST OF UNIVERSITY BLVD	/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>		DEMO OF EXISTING 48" STORM DRAIN	NORTH SIDE OF GENIEVA'S ARROYO	UNIVERSITY BLVD	EXISTING AMAFCA CONCRETE BAFFLE RUNDOWN	/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>		DEMO OF EXISTING 54" STORM DRAIN	EXIST. EASEMENT ON TRACT 1	EXISTING AMAFCA CONCRETE BAFFLE RUNDOWN	GIBSON BLVD	/	/	/	
		MISC								
<input type="checkbox"/>	<input type="checkbox"/>		TRAFFIC SIGNAL	GIBSON BLVD AND ALUMNI DRIVE			/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>		TURNKEY AGREEMENT WITH AMAFCA FOR A REGIONAL WATER QUALITY STRUCTURE					/	/	/
<input type="checkbox"/>	<input type="checkbox"/>		ROADWAY LICENSE AGREEMENT WITH AMAFCA FOR ALUMNI DRIVE WITHIN AMAFCA RIGHT-OF-WAY					/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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PREPARED BY: BRIAN C PATTERSON	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
--------------------------------	------	-----------	------	--------------------------	------

FIRM:	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
-------	----------------------------	------	--------	------

SIGNATURE	ABCWUA	DATE	CITY ENGINEER	DATE
-----------	--------	------	---------------	------

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION				DATE
--	--	--	--	------

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Danny Hernandez, Chairman
Ronald D. Brown, Vice Chairman
Bruce M. Thomson, Secretary-Treasurer
Tim Eichenberg, Assistant Secretary-Treasurer
Daniel F. Lyon, Director

Jerry M. Lovato, P.E.
Executive Engineer



Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority

2600 Prospect N.E., Albuquerque, NM 87107
Phone: (505) 884-2215 Fax: (505) 884-0214
Website: www.amafca.org

October 25, 2011

To: Mr. Jack Cloud, PE,
Chair, Development Review Board
City of Albuquerque.
PO Box 1293
Albuquerque, NM 87102

Re: South Gibson Commercial Project

Dear Mr. Cloud,

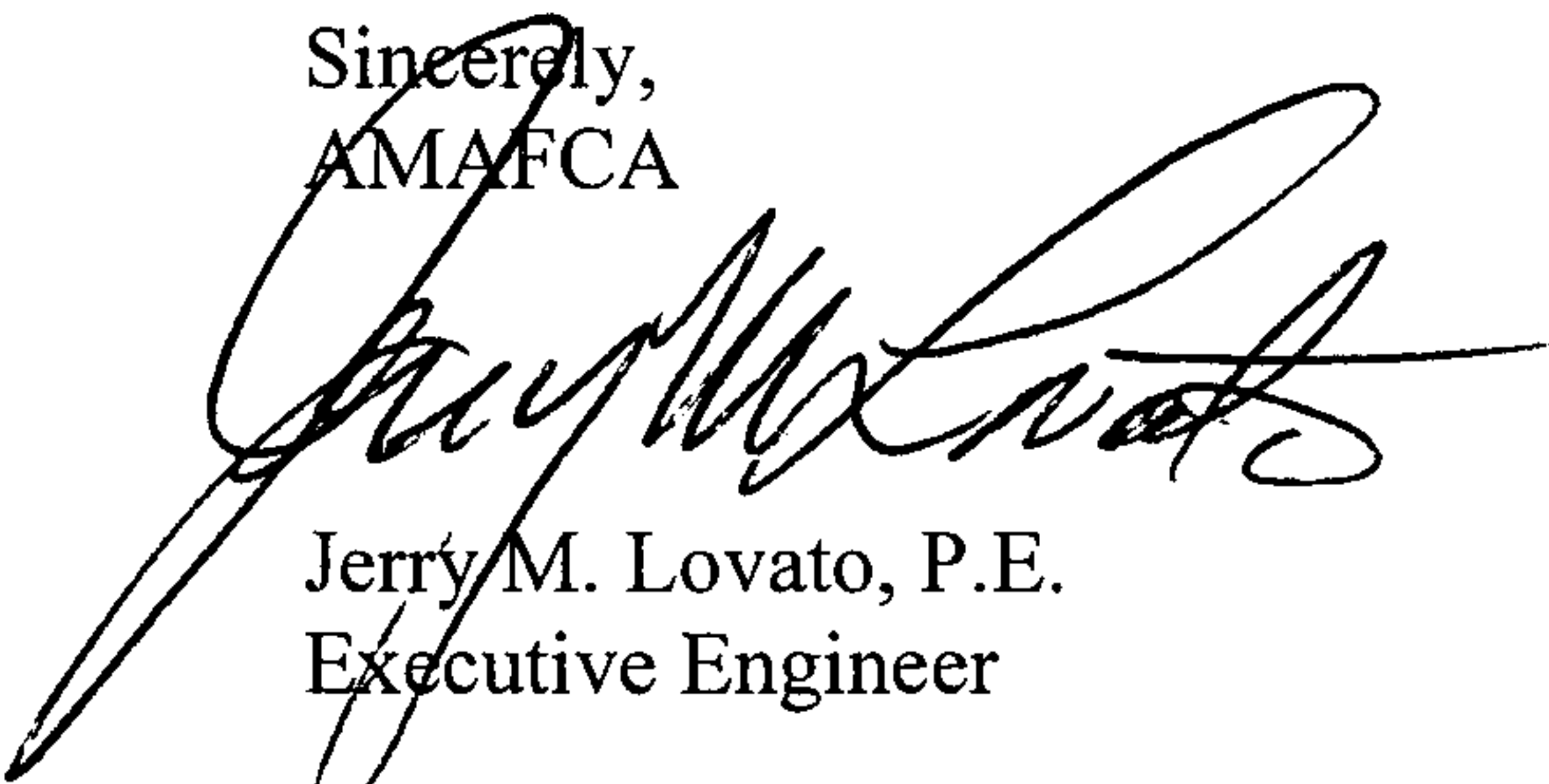
This letter address the easement for Alumni Road as it pertains to the AMAFCA right of way for Geneva's Channel and inlet into the South Diversion Channel.

AMAFCA has met with representatives of the University of New Mexico concerning their request for a roadway easement for Alumni Road over AMAFCA R/W since the October 20th AMAFCA Board Meeting. The Chairman of the Board of Directors has agreed to place the request concerning the roadway easement on the agenda for the next Board Meeting set for November 17th.

The only question that the Board will consider will be the easement to the City of Albuquerque for a public roadway easement for a section of Alumni Road over AMAFCA right of way. AMAFCA will retain a drainage easement. Early indications are that the Board is favorable to this request and generally supports the project.

Any other work concerning AMAFCA right of way such as any pipe penetrations or other structures will be treated as a turnkey agreement between AMAFCA and the University of New Mexico.

Sincerely,
AMAFCA


Jerry M. Lovato, P.E.
Executive Engineer

Cc: Lynn Mazur, AMAFCA

§ 14-14-2-3

(A) No land shall be subdivided which is found to be **unsuitable** for subdividing by reason of flooding, ponding, poor drainage, adverse soil conditions, adverse geological formations, unsatisfactory topography, limitations of water quantity, and/or quality, lack of access or restrictions on accessibility, or other *conditions likely to be harmful to the public health, safety, or general welfare*, unless such unsuitable conditions are corrected or *mitigated to the satisfaction of the city*. In determining suitability the city shall take into consideration prior zoning actions and determinations of land use as decided by the appropriate zoning authority. The Development Review Board shall state any decision regarding unsuitability in writing and afford the subdivider an opportunity to present data regarding such unsuitability. Thereafter, the Development Review Board may affirm, modify or withdraw its determination regarding such unsuitability.

(B) Land to be subdivided must have or be provided with adequate infrastructure improvements as specified in Part 4 of this article. *Demonstrated* capability, *agreements*, and assurances to provide nonprogrammed facilities through private funding will be satisfactory as provided in Part 5 of this article. Programmed facilities are those included in an adopted Capital Improvements Budget with funds authorized.

(C) The availability of adequate access, fire protection, police protection, refuse service, public schools, public parks and recreation facilities, other elements of public or private infrastructure, and privately provided utilities *shall all be weighed* in considering proposed subdivisions. **They are not all necessarily required.**

Applications for an appeal shall clearly articulate the reasons for the appeal; appellants shall specifically cite and explain one or more alleged errors, as follows:

(A) Error in applying adopted city plans, policies, and ordinances in arriving at the decision;

(B) Error in the appealed action or decision, including its stated facts;

(C) Error in acting arbitrarily or capriciously or being manifestly abusive of discretion.

The vacation of public right of way for Tierra Pintada Blvd NW between 118th St NW and Arroyo Vista Blvd NW is recommended for approval by the City Council, based on the following Findings by the Development Review :

(1) The vacation request was initiated by the owners of a majority of the front footage of land abutting the proposed vacation.



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1001725

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Christina Sandoval, Parks/Municipal Development

MA's *Coth*

NEXT HEARING DATE: 11/8/11

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

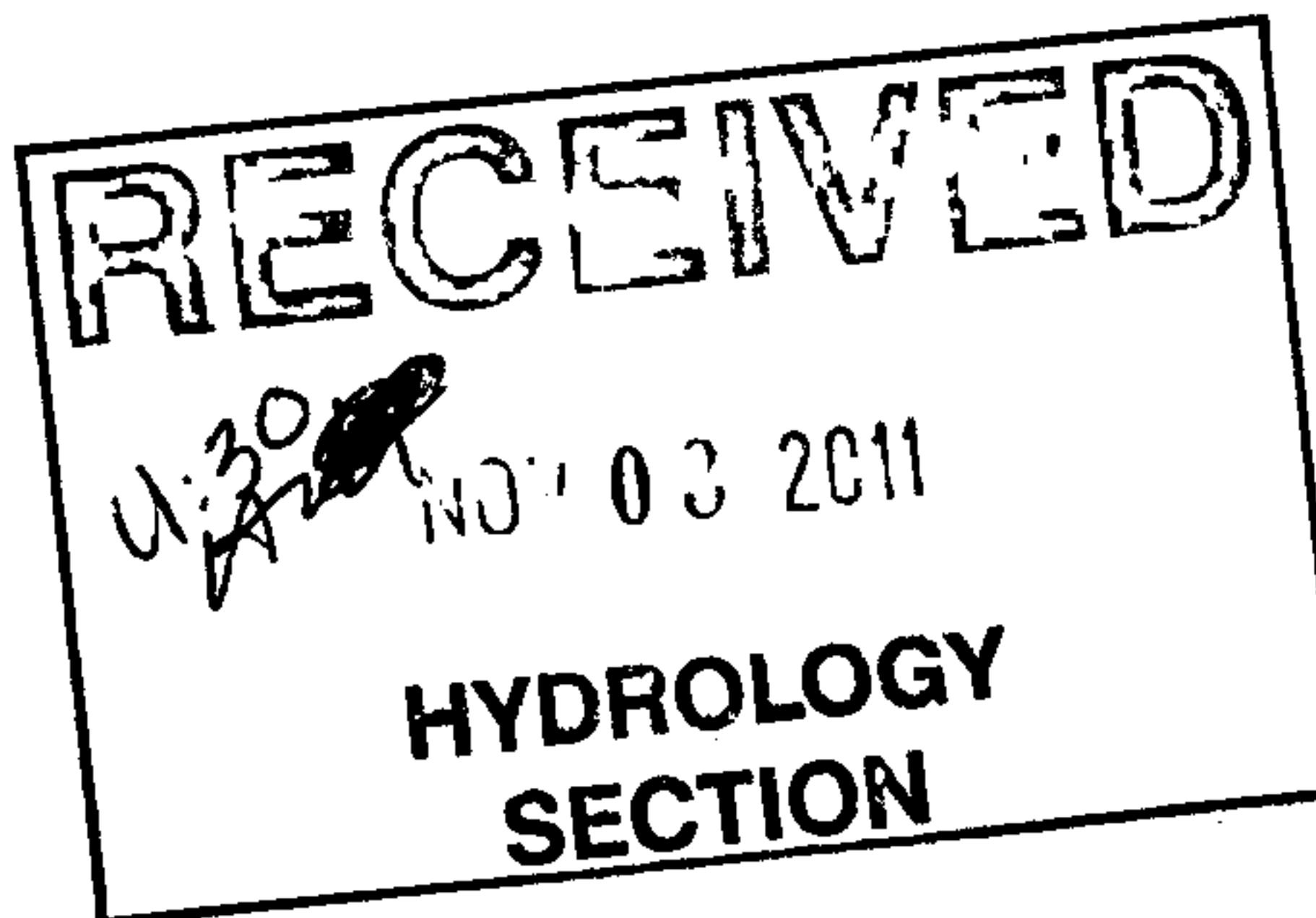
SUBMITTAL DESCRIPTION: UNM GIBSON COMMERCIAL DISTRICT

RESUBMITTAL OF DOCUMENTS PER COMMENTS GIVEN BY JACK CLOUD ON

11/8/11 VIA EMAIL. DOCUMENTS SUBMITTED: PRELIMINARY PLAT, GRADING PLAN,

AND INFRASTRUCTURE LIST.

*2) Elements
Review with Division*



CONTACT NAME: BRIAN PATTERSON

TELEPHONE: 823-1000 EMAIL: bpatterson@bhinc.com



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 10017251

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 11/2/11

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Updated materials in response
to DRB comments. See courier
transmittal form.

CONTACT NAME: Bruce Stidworthy

TELEPHONE: 823 1000 EMAIL: bstidworthy@thinc.com

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

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud
DRB Chairman
City of Albuquerque

Requested by: Bruce Stidworthy

Date: Oct 28, 2011

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow

Phone: (505) 924-3880

DELIVERY VIA

Courier Federal Express
 Mail UPS
 Other

PICK UP

Item: _____

Job No.: 20120122

Job Name: UNM Gibson Commercial
DRB Case No. 10017251

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Updated infrastructure list
2	1	Updated preliminary plat
3	1	Updated drainage management plan & grading plan

COMMENTS / INSTRUCTIONS

Attached are updated materials to support DRB approval of the preliminary plat for this project. Please review and notify me with any questions or comments.

cc: Curtis Cherne, COA Hydrology
Kristal Metro, COA Transportation
Allen Porter, ABCWUA DRB Representative
Carol Dumont, Parks/Municipal Development

REC'D BY: _____ DATE: _____ TIME: _____

Cloud, Jack W.

From: Mazur, Lynn [lmazur@amafca.org]
Sent: Tuesday, October 11, 2011 5:14 PM
To: Brian Patterson; 'Kim Murphy'; 'John Salazar'; Lovato, Jerry
Cc: Bruce Stidworthy; James Topmiller; Cherne, Curtis ; Cloud, Jack W.
Subject: RE: Revised Infrastructure List-UNM Gibson Commercial District

AMAFCA wants not only the Turnkey Agreement, but also the regional water quality structure itself on the IL. We estimate a value of \$800K. We would like it financially guaranteed if the City will agree to that.

From: Brian Patterson [mailto:bpatterson@bhinc.com]
Sent: Tuesday, October 11, 2011 5:09 PM
To: 'Kim Murphy'; 'John Salazar'; Mazur, Lynn; Lovato, Jerry
Cc: Bruce Stidworthy; James Topmiller; ccherne@cabq.gov; 'jcloud@cabq.gov'
Subject: Revised Infrastructure List-UNM Gibson Commercial District

All,

Attached is the revised infrastructure list per the conference call today between UNM and AMAFCA. The 2 items that were added were the turnkey agreement with AMAFCA for a regional water quality structure and the roadway license agreement with AMAFCA for Alumni Drive with AMAFCA R/W. These items are shown on the 2nd page under MISC items. If you have any questions or comments, please let me know.

Thanks,

Brian Patterson, PE
Project Engineer
Community Development & Planning

Bohannon  Huston

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

voice: 505.823.1000 facsimile: 505.798.7988

Jerry W. Prigley
10/12/2011

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

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud
DRB Chair
Plaza del Sol
600 2nd St, 1st Floor
Albuquerque, NM 87107

Requested by: Brian Patterson

Date: 10-10-11

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow

Phone:

Job No.: 20120122

Job Name: UNM Gibson Commercial District

DELIVERY VIA

Courier Federal Express
 Mail UPS
 Other

PICK UP

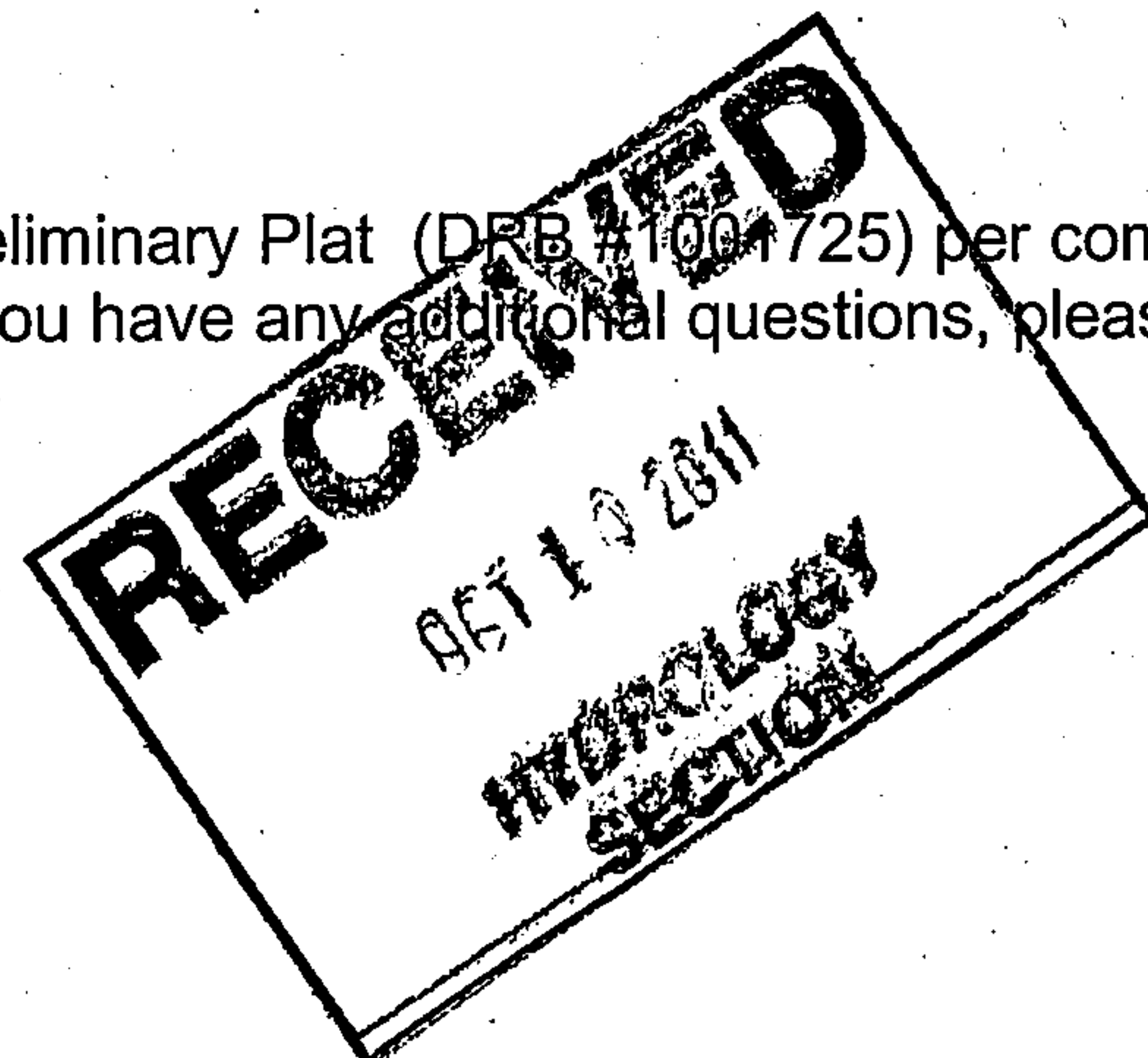
Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	6	revised Preliminary Plat
2	6	updated Infrastructure List

COMMENTS / INSTRUCTIONS

Jack,
Attached are copies of the updated Infrastructure List and Preliminary Plat (DRB # 1001725) per comments that we received from Richard Dourte and Curtis Cherne. If you have any additional questions, please contact myself or Bruce Stidworthy.

Thanks,
Brian Patterson



REC'D BY: _____ DATE: _____ TIME: _____

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal
<input checked="" type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input checked="" type="checkbox"/> for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	D	APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
STORM DRAINAGE (Form D)		
<input type="checkbox"/> Storm Drainage Cost Allocation Plan		

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): Bohannon Huston, Inc. PHONE: (505) 823-1000
 ADDRESS: 7500 Jefferson NE FAX: (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: bpatterson@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
 Proprietary interest in site: owner List all owners: University of New Mexico

DESCRIPTION OF REQUEST: Preliminary Plat and Vacation of Public Easements

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

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

Lot or Tract No. A certain tract of land situate within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract B of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, 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, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, 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, together with all of Tract A of the Replat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 95C, page 149 as Document No. 95042667, together with all of lots 1 thru 4, Block 2 and Lots 2 thru 4, Block 25, Sunshine Terrace Addition as the same is shown and designated on the plat thereof recorded in the Office of the County Clerk of Bernalillo County, New Mexico on October 6, 1923 in Book D1, page 34.

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: 101505614016530912, 101505616512030911, 101505615404530903, 101505615403830902, 101505617002930901

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill?
 No. of existing lots: _____ No. of proposed lots: 14 Total area of site (acres): 46.45
 LOCATION 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 9/16/2011
 (Print) Brian C. Patterson Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB - 70263</u>	<u>VPE</u>		<u>\$ 270.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>11DRB - 70264</u>	<u>PP</u>		<u>\$ 1060.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADP</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>Total</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 1425.00</u>

Hearing date October 12, 2011

[Signature] 9-16-11
 Planner signature / date

Project # 1001725

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27) b**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 X The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 X Zone Atlas map with the entire property(ies) clearly outlined
 X Letter briefly describing, explaining, and justifying the request
 X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 X Sign Posting Agreement
 X Fee (see schedule)
 X List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon 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.

Brian Patterson
 Applicant name (print)
[Signature] 9/16/11
 Applicant signature / date



- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
 1) DRB - 70263

Form revised 4/07
[Signature] 9-16-11
 Planner signature / date
 Project # 1001726

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. _____
- 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.

BRIAN PATTERSON

Applicant name (print)

BC 9/16/11
Applicant signature / date



Form revised October 2007

[Signature] 9-16-11
Planner signature / date

Project # 1001726

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

Application case numbers
11DRB - 70264

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 tears out less easily.


4. TIME

Signs must be posted from September 27, 2011 To October 12, 2011

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.

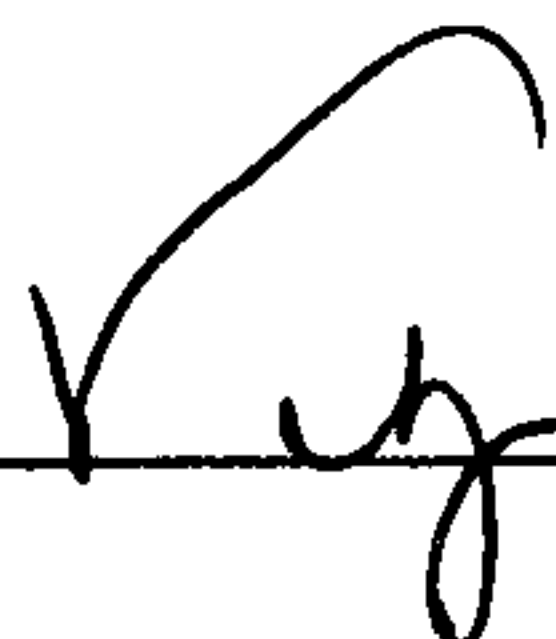


(Applicant or Agent)

9/16/11

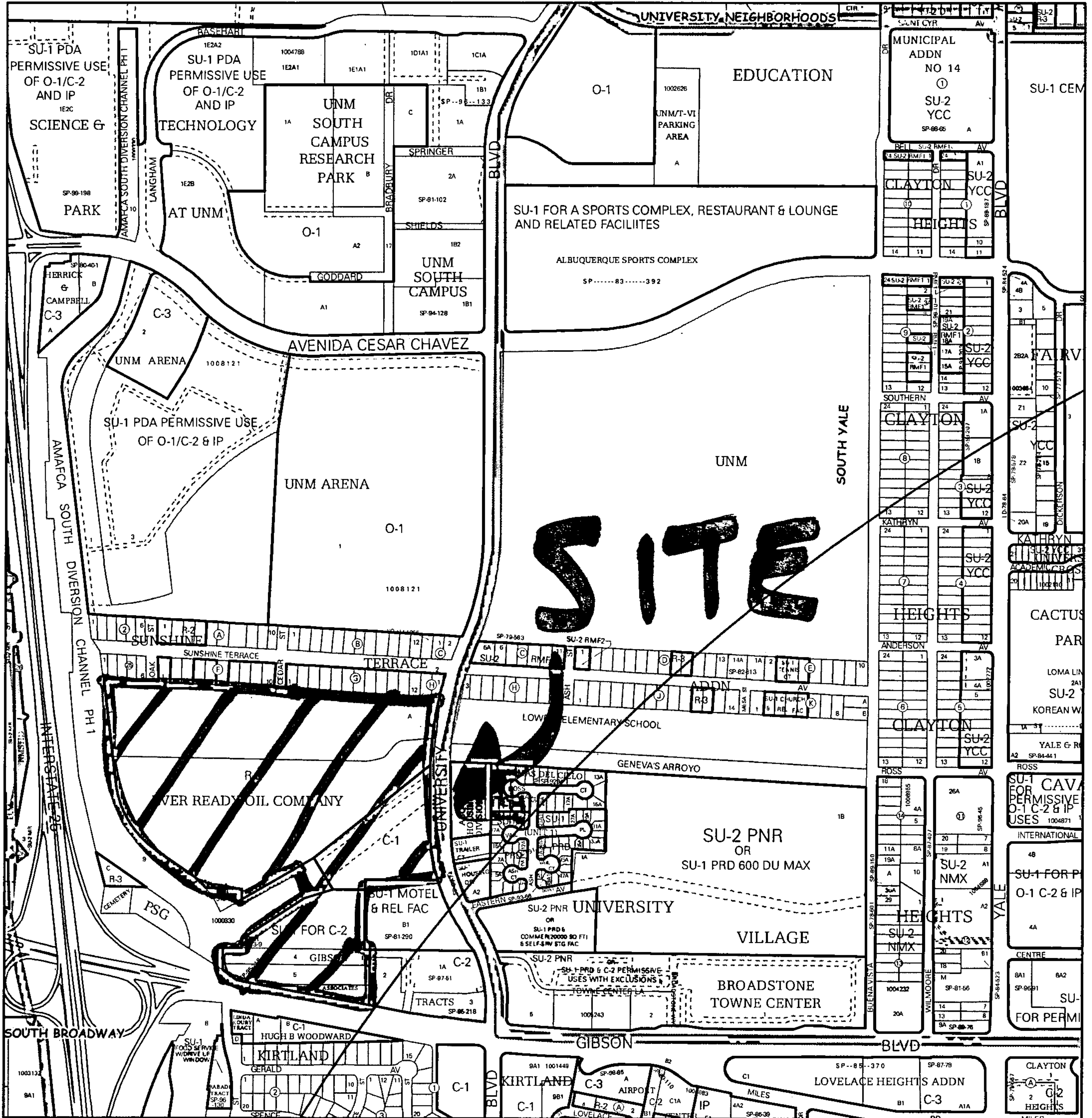
(Date)

I issued 2 signs for this application, 9-16-11
(Date)



(Staff Member)

DRB PROJECT NUMBER: 1001725



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

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-15-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

Current DRC Project No. _____

Date Submitted: 9-16-11
 Date Site Plan for Bldg Permit Approv _____
 Date Site Plan for Sub. Approved: _____

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

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____


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 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 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
		96' ROW	4-11' LANES, 2-6' BIKE LANE, MEDIAN C&G, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK	ALUMNI DRIVE	GIBSON BLVD	ROUNDAABOUT (VARSITY AVENUE)	/	/	/
			ROUNDAABOUT	ALUMNI DRIVE AND VARSITY AVENUE			/	/	/
		96' ROW	4-11' LANES, 2-6' BIKE LANES, MEDIAN C&G, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK	ALUMNI DRIVE	ROUNDAABOUT (VARSITY AVENUE)	TRACT 8 ENTRANCE	/	/	/
		60' ROW	2-12' LANES, 2-6' BIKE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK	ALUMNI DRIVE	TRACT 8 ENTRANCE	EXISTING TERMINUS OF WEST ROAD	/	/	/
		60' ROW	2-12' LANES, 2-6' BILE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 2-6' SIDEWALK	VARSITY AVENUE	ROUNDAABOUT (ALUMNI DRIVE)	UNIVERSITY BLVD	/	/	/
PUBLIC WATER									
		8"-10"	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ALUMNI DRIVE	EXISTING WATER LINE IN GIBSON BLVD.	EXISTING WATER LINE IN LOBO VILLAGE (CPN #566582)	/	/	/
		8"-10"	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VARSITY AVENUE	EXISTING WATER LINE IN UNIVERSITY BLVD.	100' EAST OF ALUMNI DRIVE	/	/	/
SANITARY SEWER									
		8"-10"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ALUMNI DRIVE	EXISTING SANITARY SEWER LINE IN GIBSON BLVD.	100' SOUTH OF ROUNDAABOUT	/	/	/
		8"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	VARSITY AVENUE	100' WEST OF UNIVERSITY BLVD	ROUNDAABOUT	/	/	/
		8"-10"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ALUMNI DRIVE	ROUNDAABOUT	800' NORTH TO EXISTING SANITARY SEWER MH	/	/	/

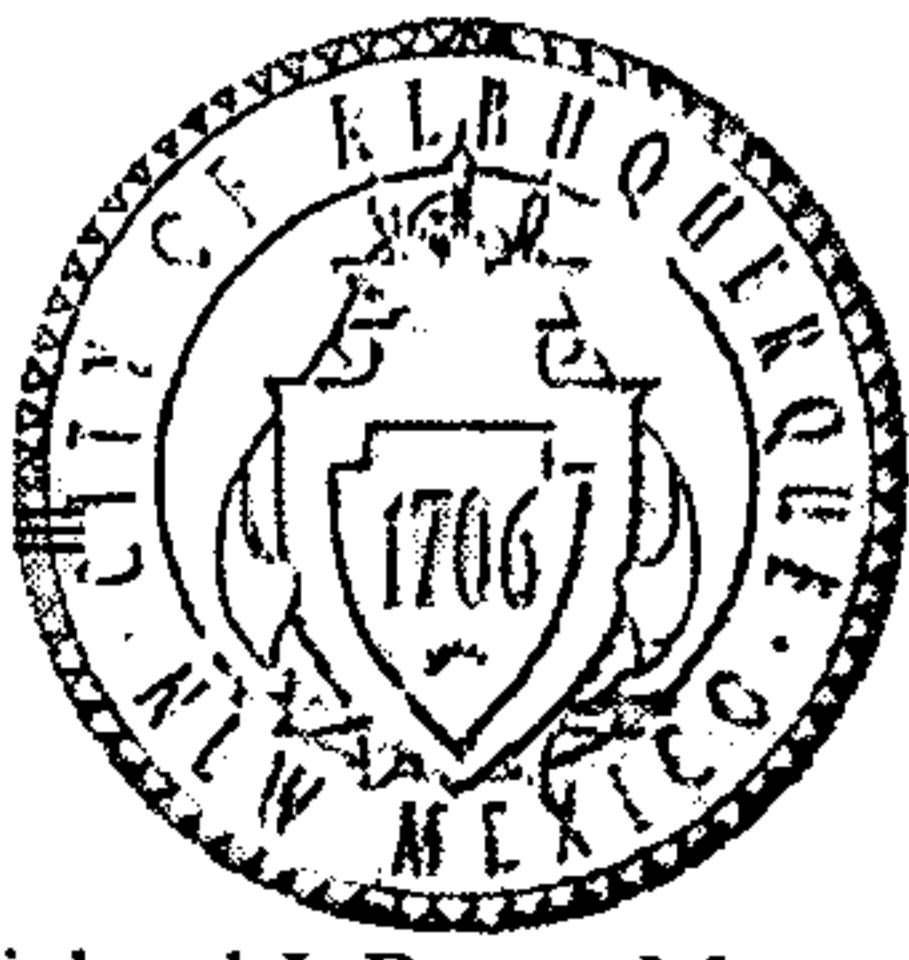
STORM DRAIN

APPROX 72"	RCP STORM DRAIN LINE W/ LATERALS, MH & INLETS	VARSITY AVENUE	UNIVERSITY BLVD	AMAFCA RIGHT-OF WAY
18"-36"	RCP STORM DRAIN LINE W/ MH & INLETS	ALUMNI DRIVE	VARIOUS LOCATIONS	

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
 PREPARED BY: BRIAN C PATTERSON				
DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
FIRM:	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE	ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION				DATE

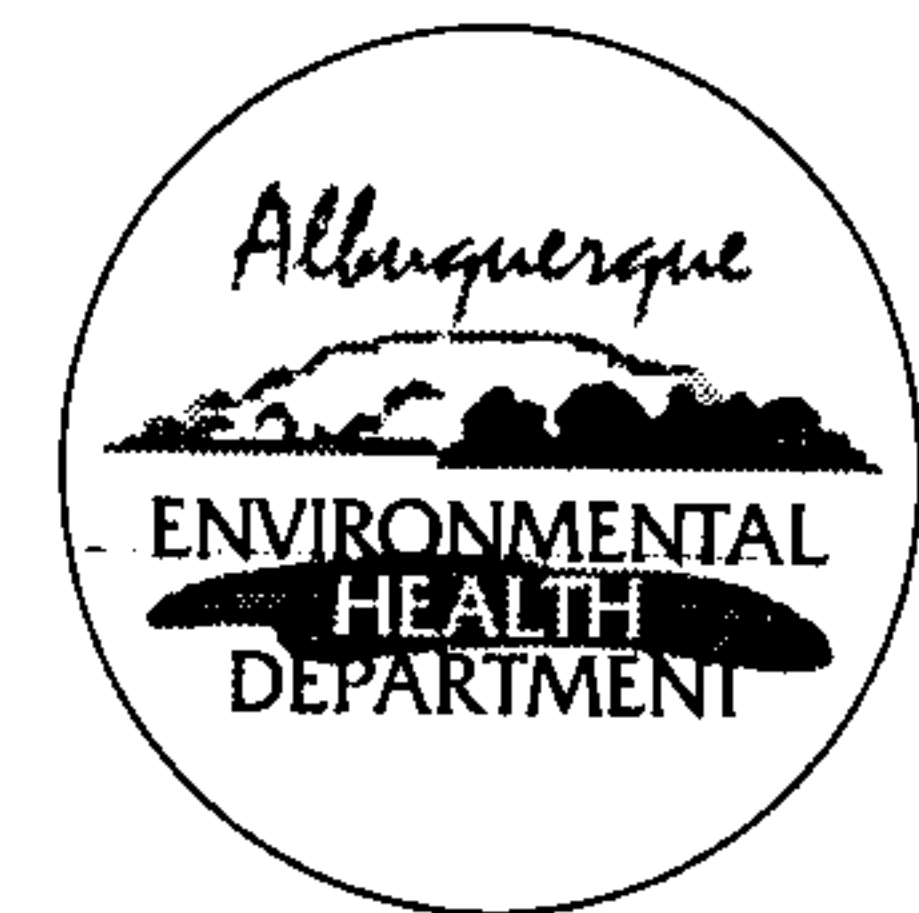
DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

•
•
•
•



Richard J. Berry, Mayor

City of Albuquerque Environmental Health Department



Mary Lou Leonard, Director

October 7, 2011

TO: Jack Cloud, DRB Chair

FROM: Suzanne Busch, Principal Engineer

SUBJECT: Project # ~~1001725~~ UNM Gibson Commercial District, located on the north side of Gibson Blvd SE between University Blvd SE and I-25

A portion of the property described by the subject plat is located in the landfill gas buffer zone of the Schwartzman Landfill area. The Environmental Health Department has the following comments for the subject project:

1. There is the potential for the above named project to be impacted by the presence of landfill gas generated by a former landfill (Schwartzman Landfill). The developers of this site are required to follow the most current version of the City of Albuquerque Environmental Health Department "*Interim Guidelines for Development within City Designated Landfill Buffer Zones.*" A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.
2. The following disclosure statement should appear on the cover sheet of the plat:

The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure health and safety of the public. Recommendation made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the *Interim Guidelines for Development within City Designated Landfill Buffer Zones*) shall be consulted prior to development of the site.

Albuquerque Environmental Health Department

Cc: Angela Gomez, Planning Dept.
Billy Gallegos, ESD Manager

September 16, 2011

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Preliminary Plat Approval and Vacation of Public Easements
UNM Gibson Commercial District

Dear Mr. Cloud:

This submittal for Preliminary Plat approval and Vacation of Public Easements for the above referenced projects is for commercial development, as well as COA Fire Station #2 in SE Albuquerque. With this preliminary plat, we propose to replat the existing tracts into fourteen (14) tracts. Tract 2 is designated for a new COA Fire Station. The site is located north of Gibson Blvd., south of Sunshine Terrace, west of University Blvd., and east of the South Diversion Channel and is approximately 46.5 acres. As noted on the preliminary plat, a portion of the proposed street geometry encroaches onto AMAFCA right-of-way. An information briefing was given to the AMAFCA board on September 15, 2011. Although the board did not take formal action, the board expressed general support for the project, and requested that UNM work with AMAFCA staff to prepare a formal proposal which would allow for the construction of Alumni Road.

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Application
- Certificate of No Effect
- Twenty Four (24) copies of the Preliminary Plat
- Proposed Infrastructure List
- Zone Atlas Map showing the location of the property
- Form DRWS
- Letter from the Office of Neighborhood Coordination and neighborhood notification
- Twenty-Four (24) copies of the documents which created the 6 easements that will be vacated
- Twenty-four (24) copies of the Vacation exhibit (Exhibit "A")
- DRB Fee

There are six (6) easements which we propose to vacate;

Easement A

Existing 20' Storm Sewer Easement filed: November 22, 1972 (C9-2). Easement to be vacated due to relocation of storm drain network.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Easement B

Existing 100' Drainage Easement filed: October 23, 1981 (C19-93). Easement to be vacated due to relocation of storm drain network.

Easement C

Existing 20' Public Sanitary Sewer Easement filed: September 8, 1995 (95C-341). Easement to be vacated due to relocation of sanitary sewer.

Easement D

Existing 20' Public Drainage Easement filed: September 8, 1995 (95C-341). Easement to be vacated due to existing storm drain line being abandoned and no longer in service.

Easement E

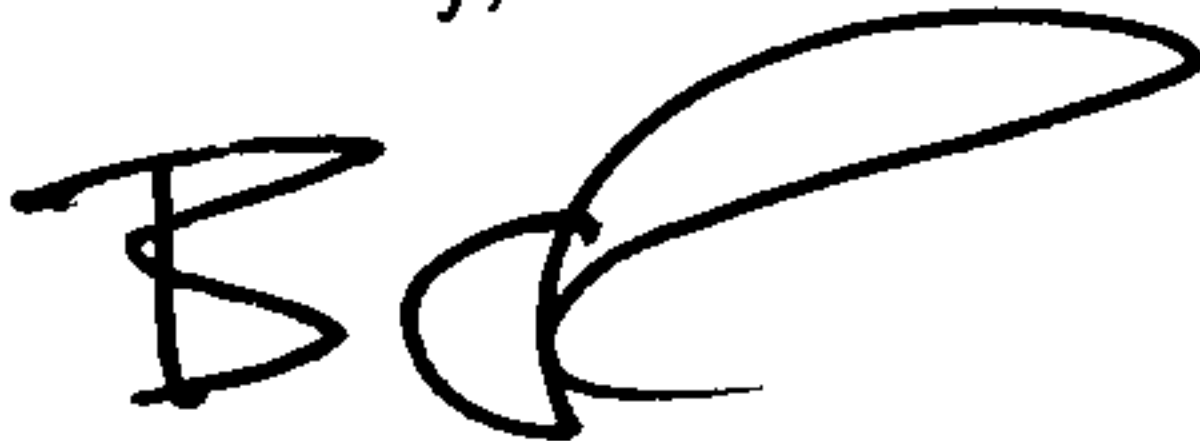
Existing Sewer Easement filed: February 19, 1982 (C19-93). Easement to be vacated due to relocation of sanitary sewer.

Easement F

Existing 40'x 100' Private Access & Drainage Easement & Public Water and Sanitary Sewer Easement filed: September 8, 1995 (95C-341). Only the Public Water and Sanitary Sewer Easement to be vacated due to the fact that there are not any water or sanitary sewer lines in this easement.

Please place this item on the DRB Agenda for hearing on October 12, 2011. If you have any questions or require further information, please contact me.

Sincerely,



Brian C. Patterson, P.E.
Project Engineer
Community Development and Planning

BCP/tm
Enclosures

cc: Kim Murphy, UNM Real Estate Office
Bruce Stidworthy, BHI

RECEIVED SEP 07 2011



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

September 7, 2011.

Brian Patterson
 Bohannon Huston Inc.
 7500 Jefferson NE/87109
 Phone: 505-823-1000/Fax: 505-798-7988

Dear Brian:

Thank you for your inquiry of September 7, 2011 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) – TRACT A&B EVER READY OIL COMPANY, TRACTS 4&5 OF PLAT OF TRACTS 1 THRU 5 OF GIBSON TRACTS, TRACT A OF REPLAT OF TRACTS A&B 40/25 ASSOCIATES SUBDIVISION, LOCATED ON GIBSON BOULEVARD SE BETWEEN I-25 FREEWAY AND UNIVERSITY BOULEVARD SE AND SOUTH OF THE PIT zone map L-15**

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

See "Attachment A" for names of neighborhood and/or homeowner associations to contact in regards to this DRB Submittal - swinklepleck

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. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(09/07/11)

“ATTACHMENT A”

Brian Patterson
Bohannon Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000/Fax: 505-798-7988
Zone Map - L-15

CLAYTON HEIGHTS/LOMAS DEL CIELO N.A. (CHL) "R"

***Lee Graham**
P.O. Box 27543/87125 243-8433 (h) 727-8206 (w)
Isabel F. Cabrera
1720 Buena Vista SE/87106 242-4494 (h)

KIRTLAND COMMUNITY ASSOC. (KCA) "R"

Shirley Baty
1513 Gerald SE/87106 842-9422 (h)
Barbara Williams
1401 Alamo SE/87106 242-6476 (h)

SAN JOSE N.A. (SJS) "R"

***Esther Abeyta**
2419 William St. SE/87102 244-9395 (h)
Deanna Baca
408 Bethel Dr. SE/87102 261-3655 (h)

SOUTH BROADWAY N.A. (SBW) "R"

***Susan Dixon** (co-chair)
1213 Edith SE/87102 242-4013 (h)
***Lorraine Smith** (co-chair)
1123 William SE/87102 917-9356 (h)

*** denotes president of association.**

!!!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: **09/07/11** Time Entered: **2:25 p.m.** ONC Rep. Initials: **siw**

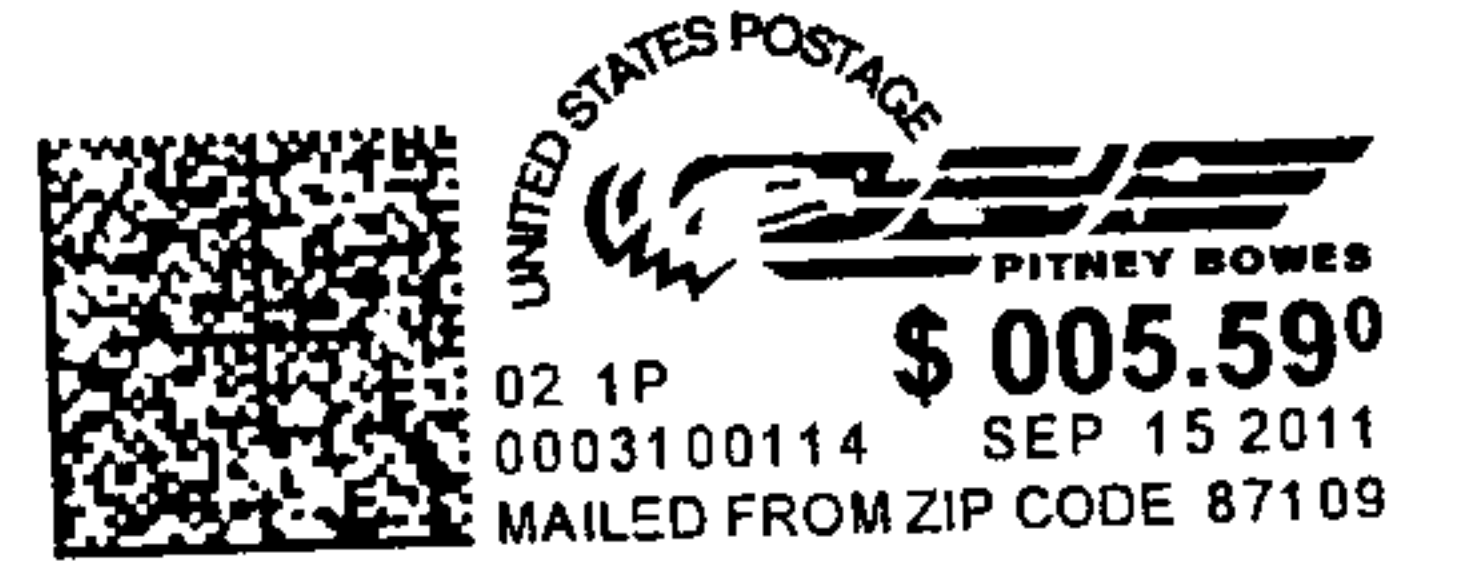
Bohannon & Huston

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

CERTIFIED MAIL



91 7108 2133 3935 6709 4340



Ms. Barbara Williams
1401 Alamo 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 X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: Ms. Barbara Williams 1401 Alamo SE Albuquerque, NM 87106		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (Transfer from se) 91 7108 2133 3935 6709 4340		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.	
		4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes	

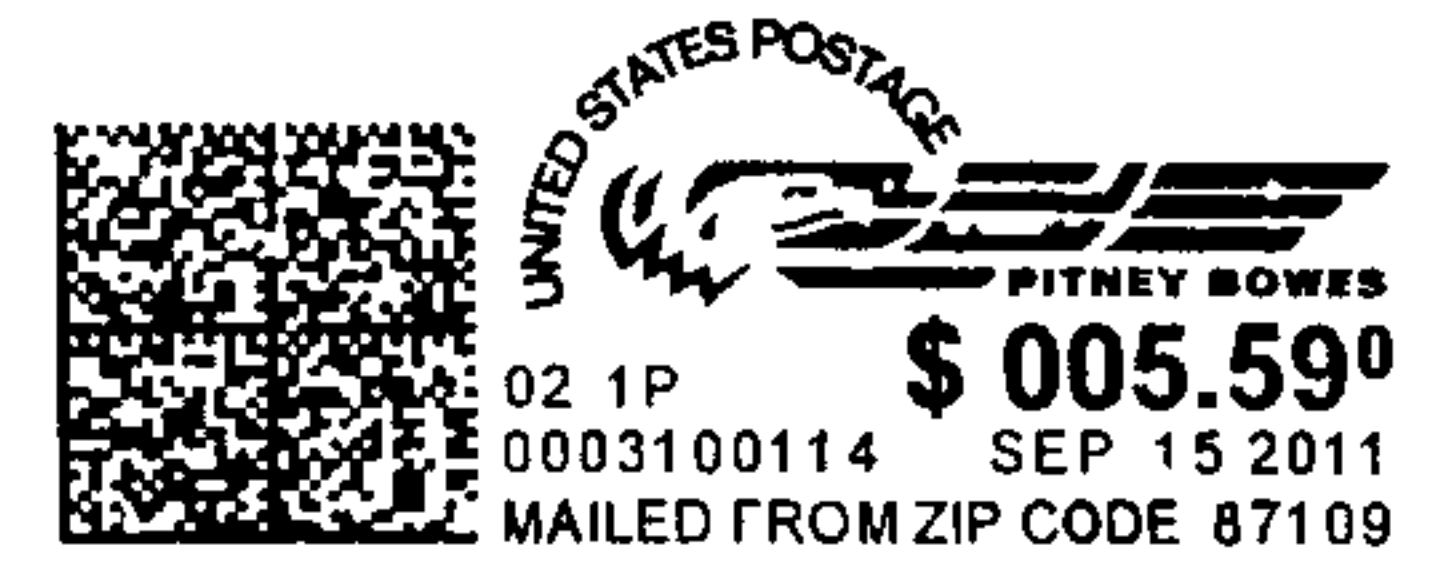
Bohannon & Huston

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

CERTIFIED MAIL



91 7108 2133 3935 6709 4302



Ms. Lorraine Smith
1123 William SE
Albuquerque, NM 87102

MAILING LABEL INFORMATION

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: Ms. Lorraine Smith 1123 William SE Albuquerque, NM 87102	B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
2. Article Number (Transfer from se. 91 7108 2133 3935 6709 4302	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.
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes

Bohannon & Huston

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

CERTIFIED MAIL



91 7108 2133 3935 6709 4364



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

OF THE ORIGINAL MAIL FROM THE POST OFFICE

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: Ms. Isabel F. Cabrera 1720 Buena Vista SE Albuquerque, NM 87106	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label)	D. Is delivery address different from item 1? If YES, enter delivery address below: <input type="checkbox"/> Yes <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.
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes

91 7108 2133 3935 6709 4364

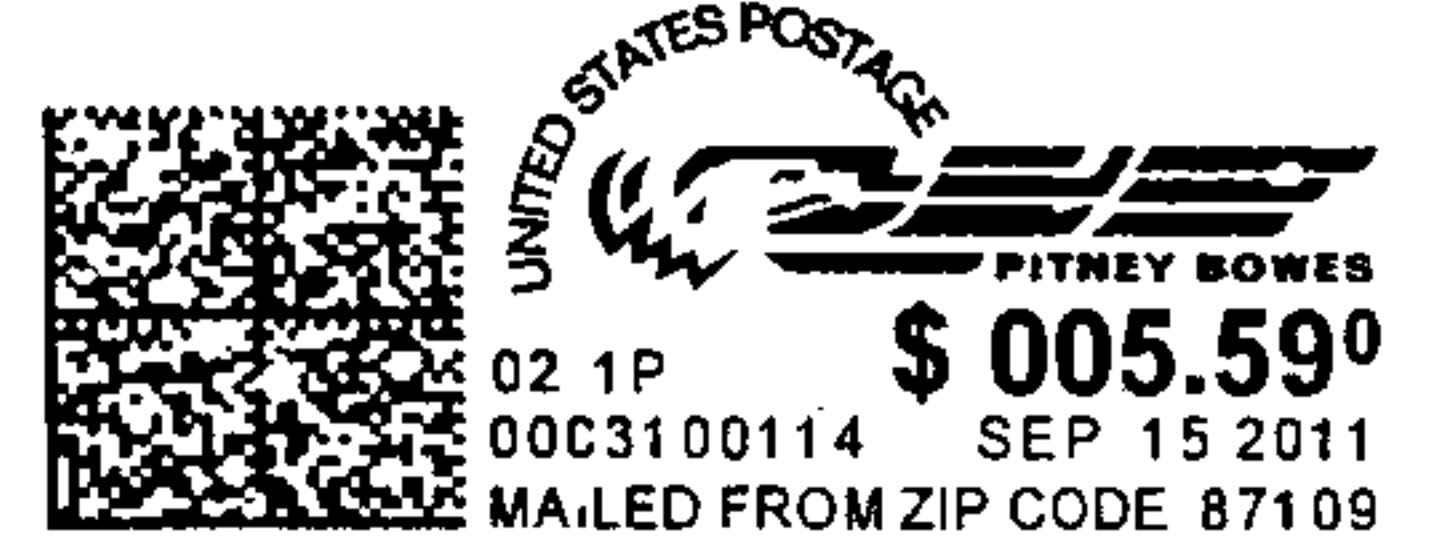
Bohannon & Huston

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

CERTIFIED MAIL



91 7108 2133 3935 6709 4371



Lee Graham
PO Box 27543
Albuquerque, NM 87125

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 X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>
1. Article Addressed to: Lee Graham PO Box 27543 Albuquerque, NM 87125	<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? (Extra Fee) <input type="checkbox"/> Yes</p>
2. Article Number (Transfer from service label)	91 7108 2133 3935 6709 4371

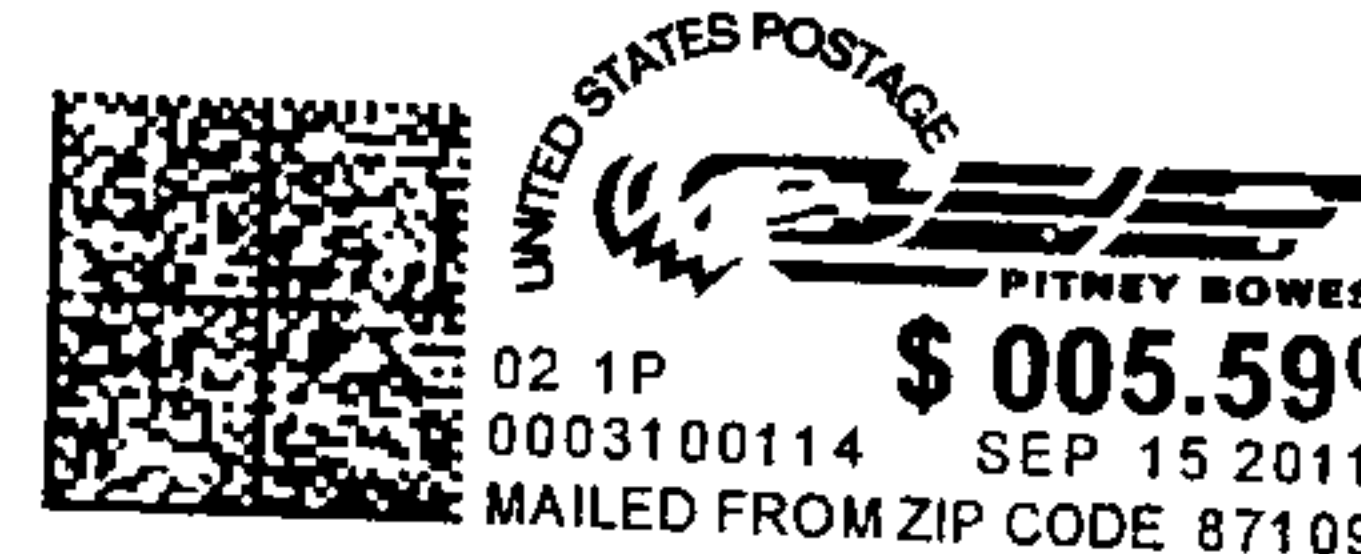
Bohannon & Huston

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

CERTIFIED MAIL



91 7108 2133 3935 6709 4326



Ms. Deanna Baca
408 Bethel SE
Albuquerque, NM87102

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:

Ms. Deanna Baca
408 Bethel SE
Albuquerque, NM87102

2. Article Number
(Transfer from service)

91 7108 2133 3935 6709 4326

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

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

CERTIFIED MAIL



91 7108 2133 3935 6709 4333



Ms. Esther Abeyta
2419 William St 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.	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>
1. Article Addressed to:	B. Received by (Printed Name) C. Date of Delivery
Ms. Esther Abeyta 2419 William St SE Albuquerque, NM 87102	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
2. Article Number (Transfer from service label)	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.
91 7108 2133 3935 6709 4333	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes

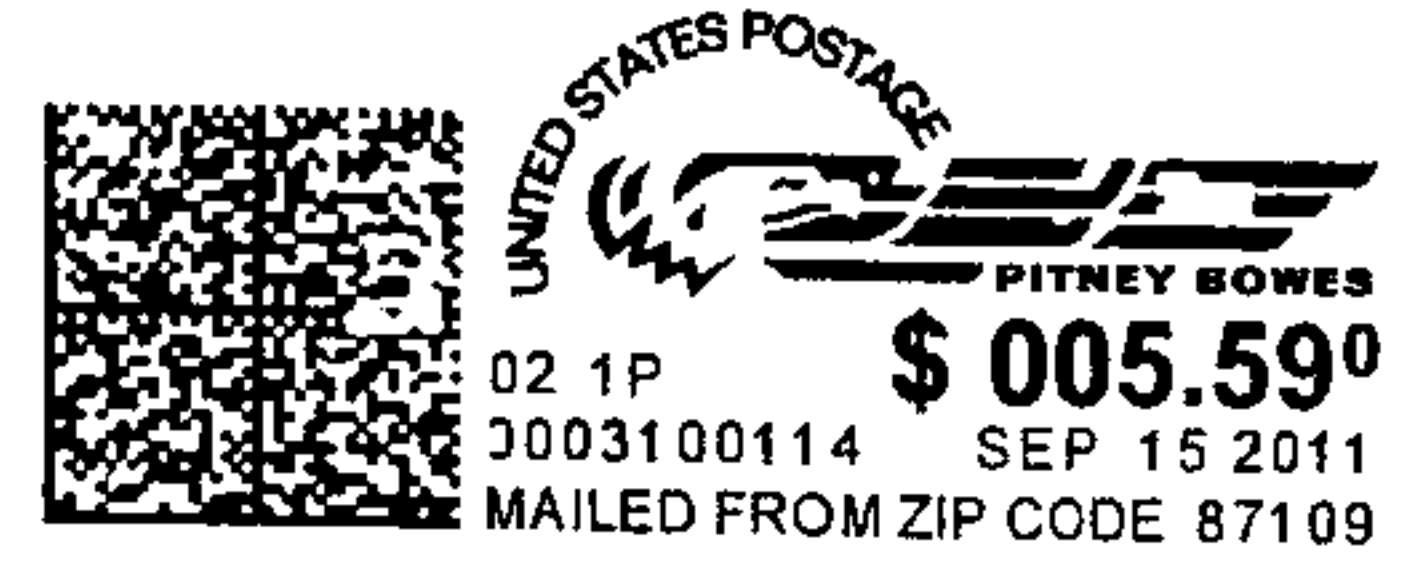
Bohannon  Huston

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

CERTIFIED MAIL



91 7108 2133 3935 6709 4357



Ms. Shirley Baty
1513 Gerald 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>B. Received by (Printed Name) C. Date of Delivery</p>
1. Article Addressed to: Ms. Shirley Baty 1513 Gerald Se Albuquerque, NM 87106	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
2. Article Number (Transfer from service label)	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.
91 7108 2133 3935 6709 4357	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes

Bohannon & Huston

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

CERTIFIED MAIL



91 7108 2133 3935 6709 4319



Ms. Susan Dixon
1213 Edith 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:

Ms. Susan Dixon
1213 Edith SE
Albuquerque, NM 87102

2. Article Number
(Transfer from service label)

91 7108 2133 3935 6709 4319

COMPLETE THIS SECTION ON DELIVERY

A. Signature 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

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

September 15, 2011

Lee Graham
P.O. Box 27543
Albuquerque, NM 87125

Re: Preliminary Plat Approval, Vacation of Public Easements
UNM Gibson Commercial District

Dear Lee:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannon Huston, Inc., agent for the University of New Mexico, is seeking approval for a Preliminary Plat Approval and Vacation of Public Easements for UNM Gibson Commercial District which is located north of Gibson Blvd, west of University Blvd, south of Sunshine Terrace and east of AMAFCA's South Diversion Channel. The proposed project will consist of commercial development as well as City of Albuquerque Fire Station #2.

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,



Brian C. Patterson, P.E.
Community Development & Planning

Enclosure
BP/tms

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

September 15, 2011

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

Re: Preliminary Plat Approval, Vacation of Public Easements
UNM Gibson Commercial District

Dear Ms. Cabrera:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannon Huston, Inc., agent for the University of New Mexico, is seeking approval for a Preliminary Plat Approval and Vacation of Public Easements for UNM Gibson Commercial District which is located north of Gibson Blvd, west of University Blvd, south of Sunshine Terrace and east of AMAFCA's South Diversion Channel. The proposed project will consist of commercial development as well as City of Albuquerque Fire Station #2.

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,



Brian C. Patterson, P.E.
Community Development & Planning

Enclosure
BP/tms

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

September 15, 2011

Ms. Shirley Baty
1513 Gerald SE
Albuquerque, NM 87106

Re: Preliminary Plat Approval, Vacation of Public Easements
UNM Gibson Commercial District

Dear Ms. Baty:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannon Huston, Inc., agent for the University of New Mexico, is seeking approval for a Preliminary Plat Approval and Vacation of Public Easements for UNM Gibson Commercial District which is located north of Gibson Blvd, west of University Blvd, south of Sunshine Terrace and east of AMAFCA's South Diversion Channel. The proposed project will consist of commercial development as well as City of Albuquerque Fire Station #2.

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,



Brian C. Patterson, P.E.
Community Development & Planning

Enclosure
BP/tms

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

September 15, 2011

Ms. Barbara Williams
1401 Alamo SE
Albuquerque, NM 87106

Re: Preliminary Plat Approval, Vacation of Public Easements
UNM Gibson Commercial District

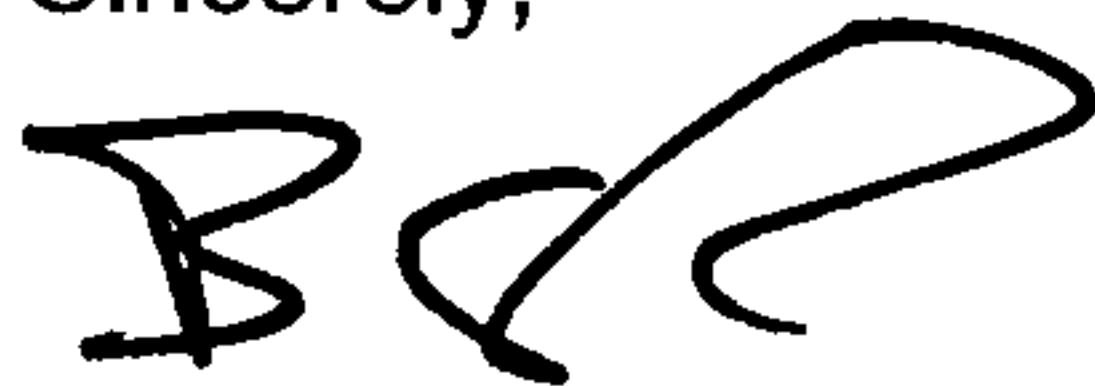
Dear Ms. Williams:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

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Sincerely,



Brian C. Patterson, P.E.
Community Development & Planning

Enclosure
BP/tms

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

September 15, 2011

Ms. Esther Abeyta
2419 William St. SE
Albuquerque, NM 87102

Re: Preliminary Plat Approval, Vacation of Public Easements
UNM Gibson Commercial District

Dear Ms. Abeyta:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannon Huston, Inc., agent for the University of New Mexico, is seeking approval for a Preliminary Plat Approval and Vacation of Public Easements for UNM Gibson Commercial District which is located north of Gibson Blvd, west of University Blvd, south of Sunshine Terrace and east of AMAFCA's South Diversion Channel. The proposed project will consist of commercial development as well as City of Albuquerque Fire Station #2.

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,



Brian C. Patterson, P.E.
Community Development & Planning

Enclosure
BP/tms

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

September 15, 2011

Ms. Deanna Baca
408 Bethel SE
Albuquerque, NM 87102

Re: Preliminary Plat Approval, Vacation of Public Easements
UNM Gibson Commercial District

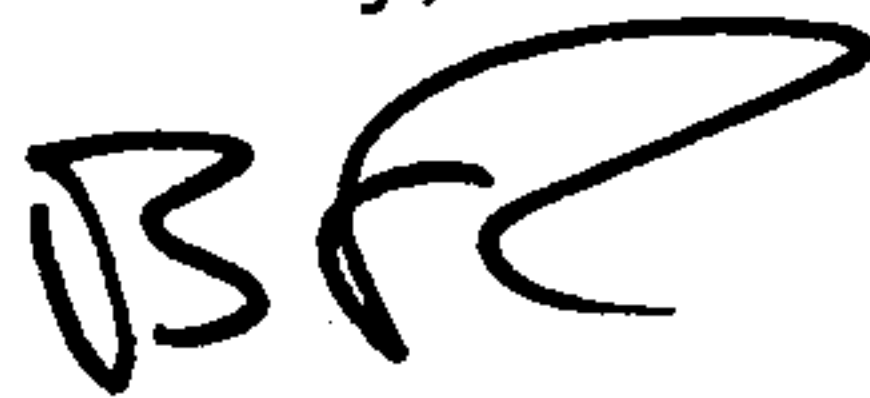
Dear Ms. Baca:

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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,



Brian C. Patterson, P.E.
Community Development & Planning

Enclosure
BP/tms

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

September 15, 2011

Ms. Susan Dixon
1213 Edith St
Albuquerque, NM 87102

Re: Preliminary Plat Approval, Vacation of Public Easements
UNM Gibson Commercial District

Dear Ms. Dixon:

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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,



Brian C. Patterson, P.E.
Community Development & Planning

Enclosure
BP/tms

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

September 15, 2011

Ms. Lorraine Smith
1123 William SE
Albuquerque, NM 87102

Re: Preliminary Plat Approval, Vacation of Public Easements
UNM Gibson Commercial District

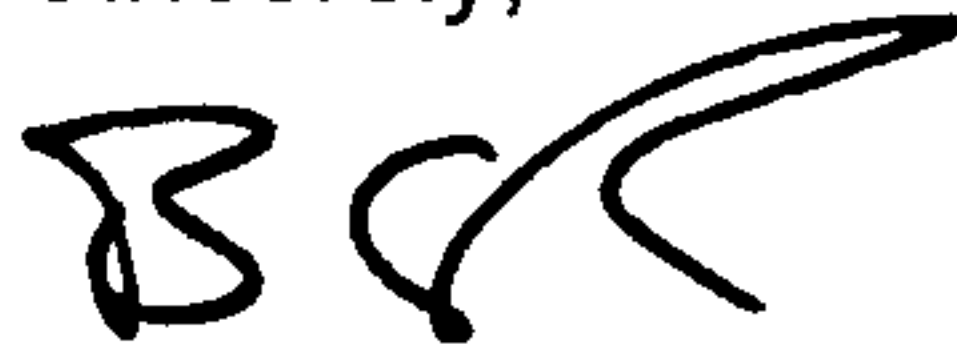
Dear Ms. Smith:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannon Huston, Inc., agent for the University of New Mexico, is seeking approval for a Preliminary Plat Approval and Vacation of Public Easements for UNM Gibson Commercial District which is located north of Gibson Blvd, west of University Blvd, south of Sunshine Terrace and east of AMAFCA's South Diversion Channel. The proposed project will consist of commercial development as well as City of Albuquerque Fire Station #2.

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,



Brian C. Patterson, P.E.
Community Development & Planning

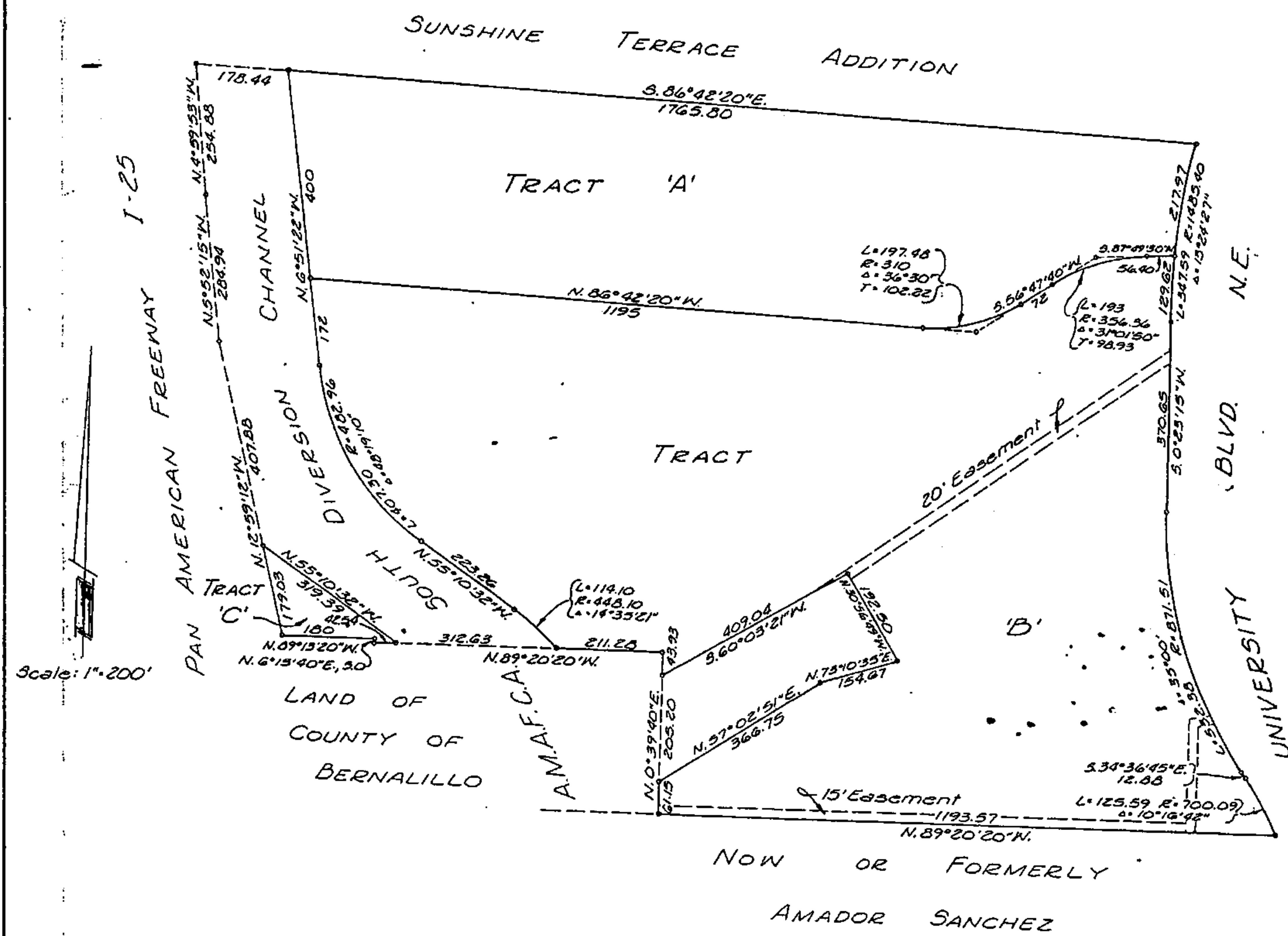
Enclosure
BP/tms

EVER READY OIL COMPANY SUBDIVISION

AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO

21365

State of New Mexico) SS
 County of Bernalillo)
 This instrument was filed for record on
 NOV 2 21972
 at _____ o'clock p.m. Recorded in Vol. C9
 of records of said County Folio 2
 _____ Clerk & Recorder
 _____ Deputy Clerk



DEDICATION:

The undersigned owners of the land hereon shown, do hereby consent to the subdivision of the land hereon shown in the manner hereon shown and hereby certify that this subdivision is their free act and deed.

EVER READY OIL COMPANY, INC.

Nugget F. Grossetete, Jr. President
Marie F. Grossetete, Sec. - Treas.

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

On this 22nd day of Nov., 1972 personally appeared the persons shown in the dedication appearing above and acknowledged the foregoing instrument to be their free act and deed.

Ralph K. Hicks
 Notary Public My Commission expires Feb. 13, 1974

SURVEYOR'S CERTIFICATE

I hereby certify that this subdivision was prepared from an actual ground survey and that it is true and correct to the best of my knowledge and belief.

Ralph K. Hicks
 Ralph K. Hicks N.M.L.S. No 3307

TAX CERTIFICATE

I hereby certify that the taxes for the land hereon shown have been paid for the year 1971 and all prior years.

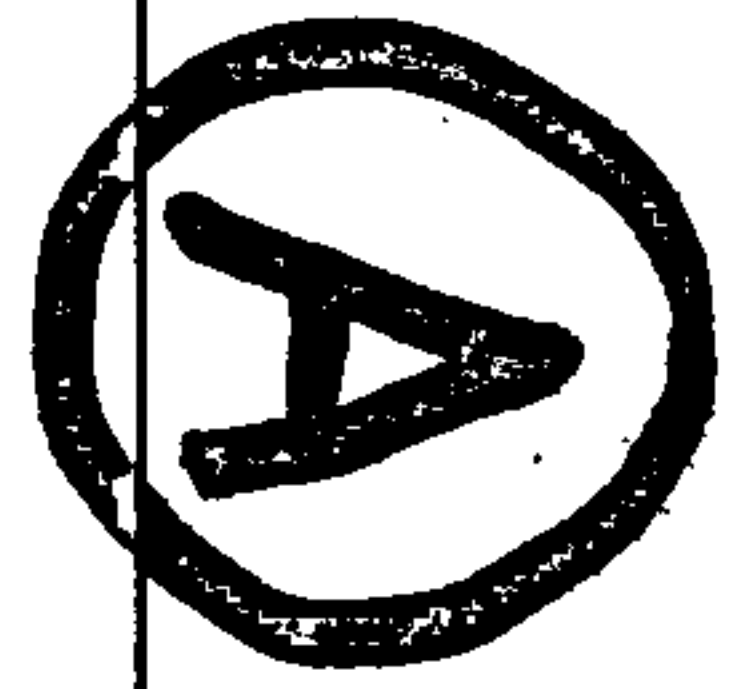
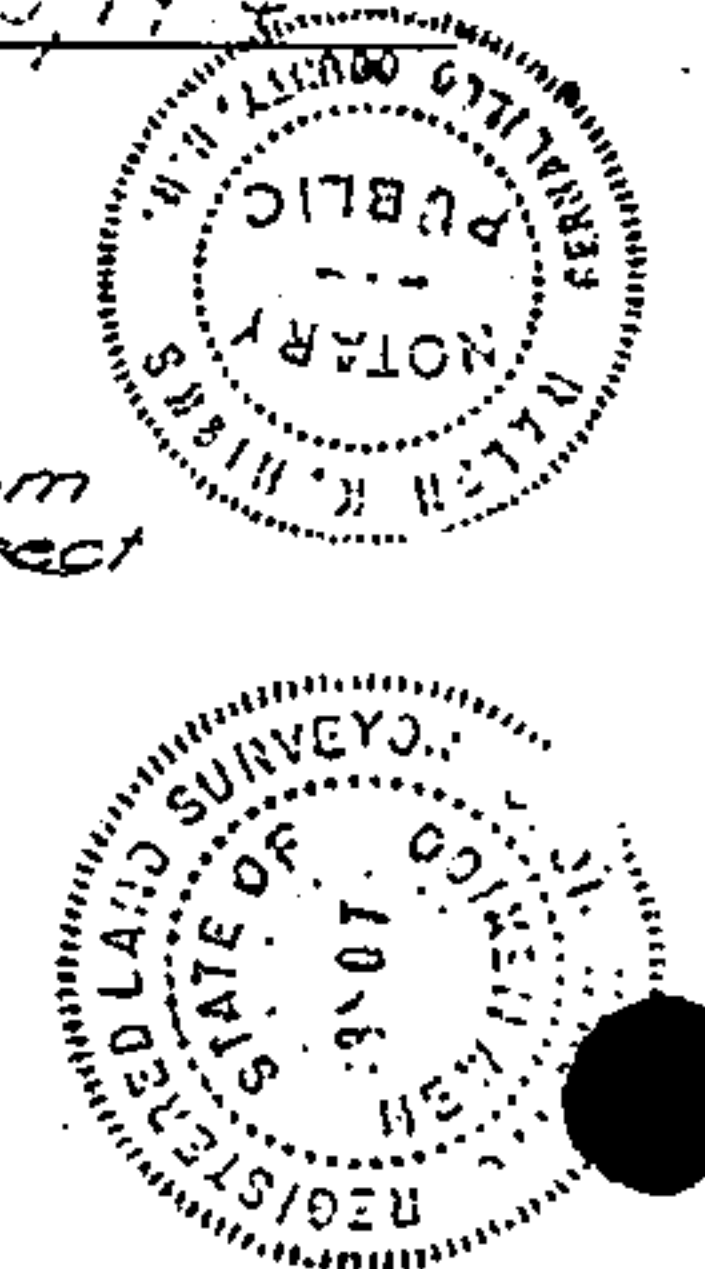
NEW MEXICO TITLE CO. By: [Signature]

FILE NO.: _____
 APPROVED: _____

City Planning Commission

By: [Signature]

for City Engineer
[Signature] 22 Nov 72



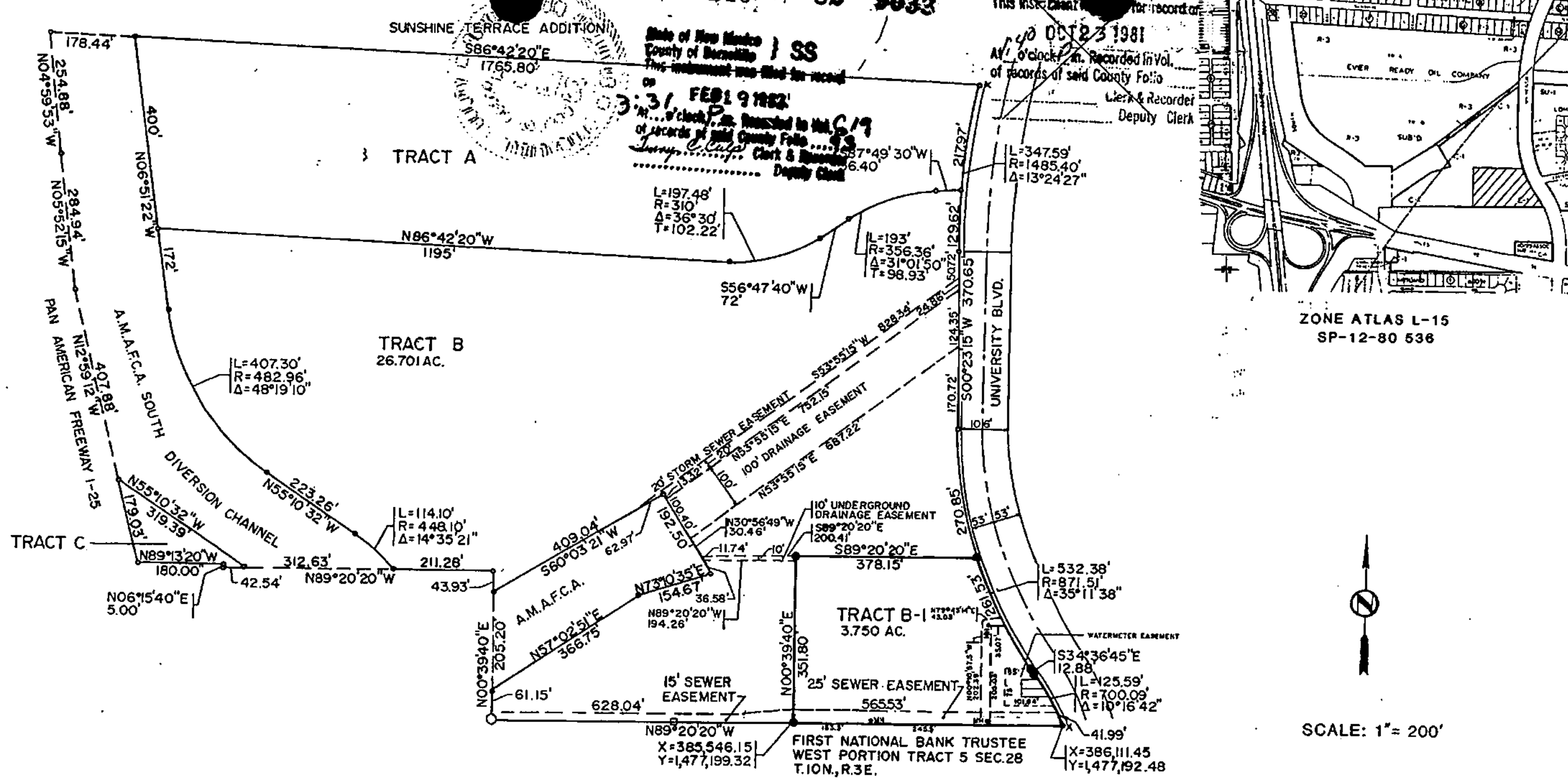
OR Mike Johnson 2-19-82

81 56146 82 9033 82 9033

State of New Mexico County of Bernalillo This instrument was filed for record on 02/12/1981

C19.93

C19.93



ZONE ATLAS L-15 SP-12-80 538

SCALE: 1" = 200'

DESCRIPTION

A certain tract or parcel of land lying and being situate within Section 28, Township 10 North, Range 3 East, N.M.P.M., County of Bernalillo, State of New Mexico, being a portion of Tract B of the Ever Ready Oil Company Subdivision filed in the Office of the County Clerk on November 22, 1971, being more particularly bounded and described as follows to wit:

Beginning at a point being the SE Corner of said tract or parcel of land, said same beginning point having New Mexico (Central Zone) State Plane Coordinate Values X=386,111.45, Y=1,477,192.48, said point being on the West Right-of-Way line of University Boulevard and from whence the 1/4 Corner common to Sections 28 and 33, Township 10 North, Range 3 East bears S11°00'31"E a distance of 489.39 feet; thence N89°20'20"W along the South line of said tract or parcel of land a distance of 565.53 feet to a point for the SW Corner of said tract or parcel of land; thence N00°39'40"E along the West line of said tract or parcel of land a distance of 351.80 feet to a point for the NW Corner of said tract or parcel of land; thence S89°20'20"E along the North line of said tract or parcel of land a distance of 378.15 feet to a point of intersection with the West Right-of-Way line of University Boulevard, being a point on curve having a Delta of 17°11'38" bearing to the left (Radius equals 871.51 feet); thence along the Arc a distance of 261.53 feet to a point of Tangent; thence S34°36'45"E a distance of 12.88 feet to a point of curve, having a Delta of 10°16'42" bearing to the right (Radius equals 700.09 feet); thence along the Arc a distance of 125.59 feet to the true point and place of beginning.

Containing 3.750 acres, more or less.

DEDICATION

THAT SAID OWNERS HAVE CAUSED SAID REAL PROPERTY TO BE SURVEYED. THAT SAID SUMMARY PLAT AND RECORDING IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNERS.

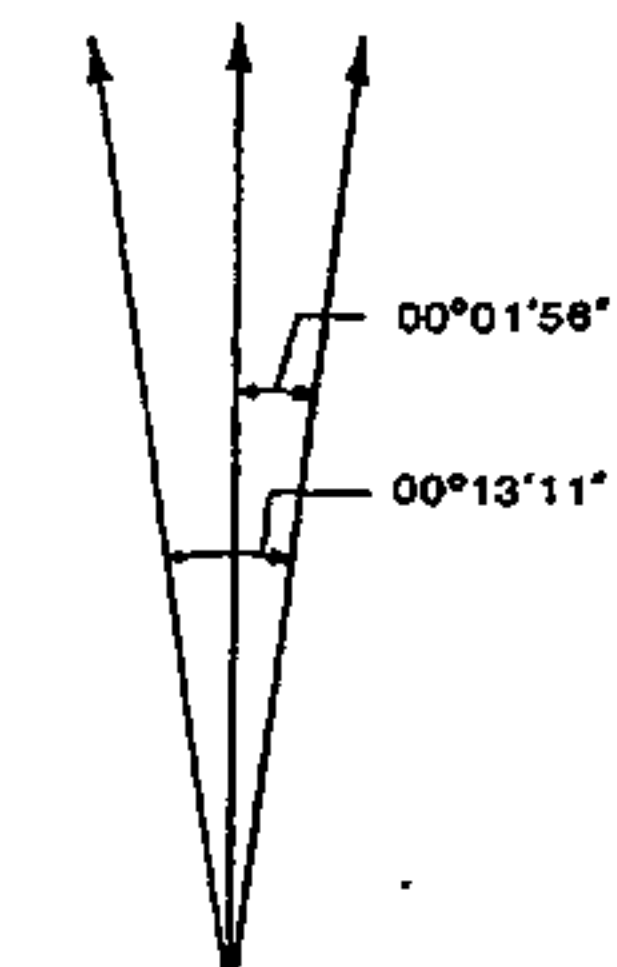
James W. Shephard
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF August, 1981, BY *James W. Shephard*

June A. Broussard
NOTARY PUBLIC
My Commission Expires Sept. 16, 1983
MY COMMISSION EXPIRES ON _____ DAY OF _____, 19__.

Charles M. Entler 9/9/81
A.M.A.F.C.A.
Richard S. Hill 9/29/81
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO
Thomas V. Kennedy 9/29/81
TRAFFIC ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO
Robert J. Urban 9/28/81
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO
R. J. T.
PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO
DATE: 708.81 MAP NO. L-15
SUBDIVISION NO. SP-81290
COUNTY: _____ CITY: _____

APPROVED:
Roy Clwell 9-29-81
PROPERTY MANAGEMENT DATE
Robert J. Urban 2-18-82
CHIEF ENGINEER, WATER RESOURCES DATE

GEODETIC PLAT GRID



DESCRIPTION

A certain tract or parcel of land lying and being situate within section 28, Township 10 North, Range 3 East, N.M.P.M. County of Bernalillo, State of New Mexico, being a portion of Tract B of the Ever Ready Oil Company Subdivision, filed in the office of County Clerk on November 22, 1971, being more particularly bounded and described as follows to wit:

Beginning at a point being the South Easterly Corner of said tract or parcel of land, said same beginning point having New Mexico (Central Zone) State Plane Coordinate Values X=385,546.15 Y=1,477,199.32, and from whence the 1/4 Corner common to Sections 28 and 33, Township 10 North, Range 3 East bears S53°32'18"E a distance of 819.33 feet; thence N89°20'20"W along the South line of said tract a distance of 628.04 feet; thence N00°39'40"E a distance of 61.15 feet; thence N57°02'51"E a distance of 366.75 feet; thence N73°10'35"E a distance of 154.67 feet; thence N30°56'49"W a distance of 192.50 feet; thence S60°03'21"W a distance of 409.04 feet; thence N00°39'40"E a distance of 43.93 feet; thence N89°20'20"W a distance of 211.28 feet to a point on curve said curve having a delta of 14°35'21" bearing to the left (Radius = 448.10 feet); thence along the Arc a distance of 114.10 feet to a point of tangent; thence N55°10'32"W a distance of 223.26 feet to a point of curve said curve having a delta of 48°19'10" bearing to the right (Radius = 482.96) thence along the Arc a distance of 407.30 feet to a point of tangent, thence N06°51'22"W a distance of 172 feet; thence S86°42'20"E along the North line of said tract or parcel of land a distance of 1195 feet to a point of curve having a delta of 36°30' bearing to the left (Radius = 310 feet); thence along the Arc a distance of 197.48 feet a point of tangent; thence N56°47'40"E a distance of 72 feet to a point of curve having a delta of 31°01'50" bearing to the right (Radius = 356.36 feet) thence along the Arc a distance of 193 feet to a point of tangent; thence N87°49'30"E a distance of 56.40 feet to a point of tangent; thence N87°49'30"E a distance of 56.40 feet to a point on a curve having a delta of 5° bearing to the left, said point being on the west R/W Line of University Blvd. (Radius = 1485.40 feet) thence along the Arc a distance of 129.62 feet to a point of tangent; thence S00°23'15"W along said R/W a distance of 370.65 feet to a point of curve having a delta of 17°48'22" bearing to the left (Radius = 871.51 feet) thence along the Arc a distance of 270.85 feet to a point on curve; thence N89°20'20"W a distance of 378.15 feet; thence S00°39'40"W a distance of 351.80 feet to the true point of beginning.

Containing 26.701 acres, more or less.

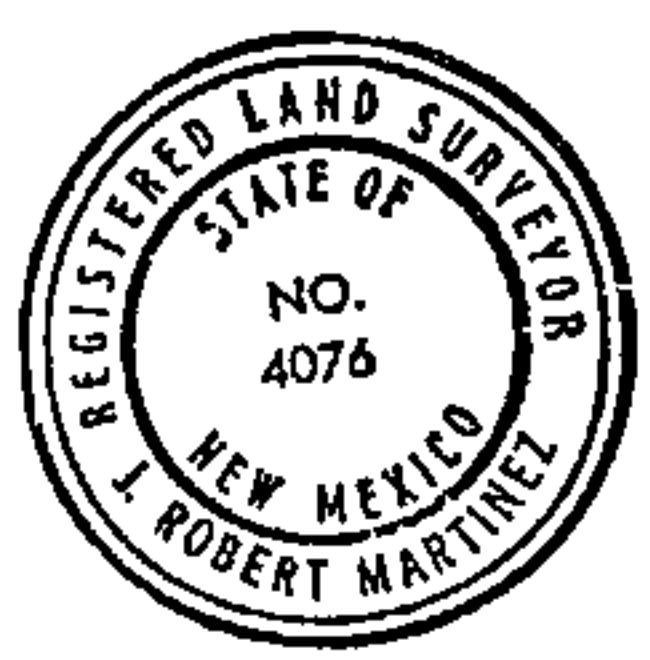
- LEGEND:
 X CHISELED X IN CURB
 • FOUND #4 REBAR
 ○ FOUND HUB
 ○ FOUND 2" PIPE
 ○ CALCULATED CORNER
 ● #5 REBAR WITH KPE ALUMINUM CAP

- NOTES:
 COORDINATES SHOWN ARE NEW MEXICO STATE PLANE (CENTRAL ZONE)
 COMBINED GROUND GRID FACTOR = .9996741
 AVERAGE DELTA ALPHA = -00 13'11"
 DISTANCES ARE GROUND DISTANCES
 BASIS OF BEARING ARE FROM THE EVER READY OIL COMPANY SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK NOV.22, 1972.
 PLAT WAS AMENDED TO REMOVE UNNECESSARY WATERLINE EASEMENT 2-17-82.

AMENDED SUMMARY PLAT

OF TRACT "B" OF THE EVER READY SUBDIVISION T.10 N.,R.3 E. COUNTY OF BERNALILLO STATE OF NEW MEXICO

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAT, WITH THE NOTES SHOWN HEREON IS AN ACCURATE DELINEATION OF THE SURVEY BY KOOGLE & POULS ENGINEERING, INC. COMPLETED UNDER MY DIRECTION, DATED THIS 16th DAY OF July, 19 81 AND MEETS MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND SHOWS ALL EASEMENT OF RECORD.



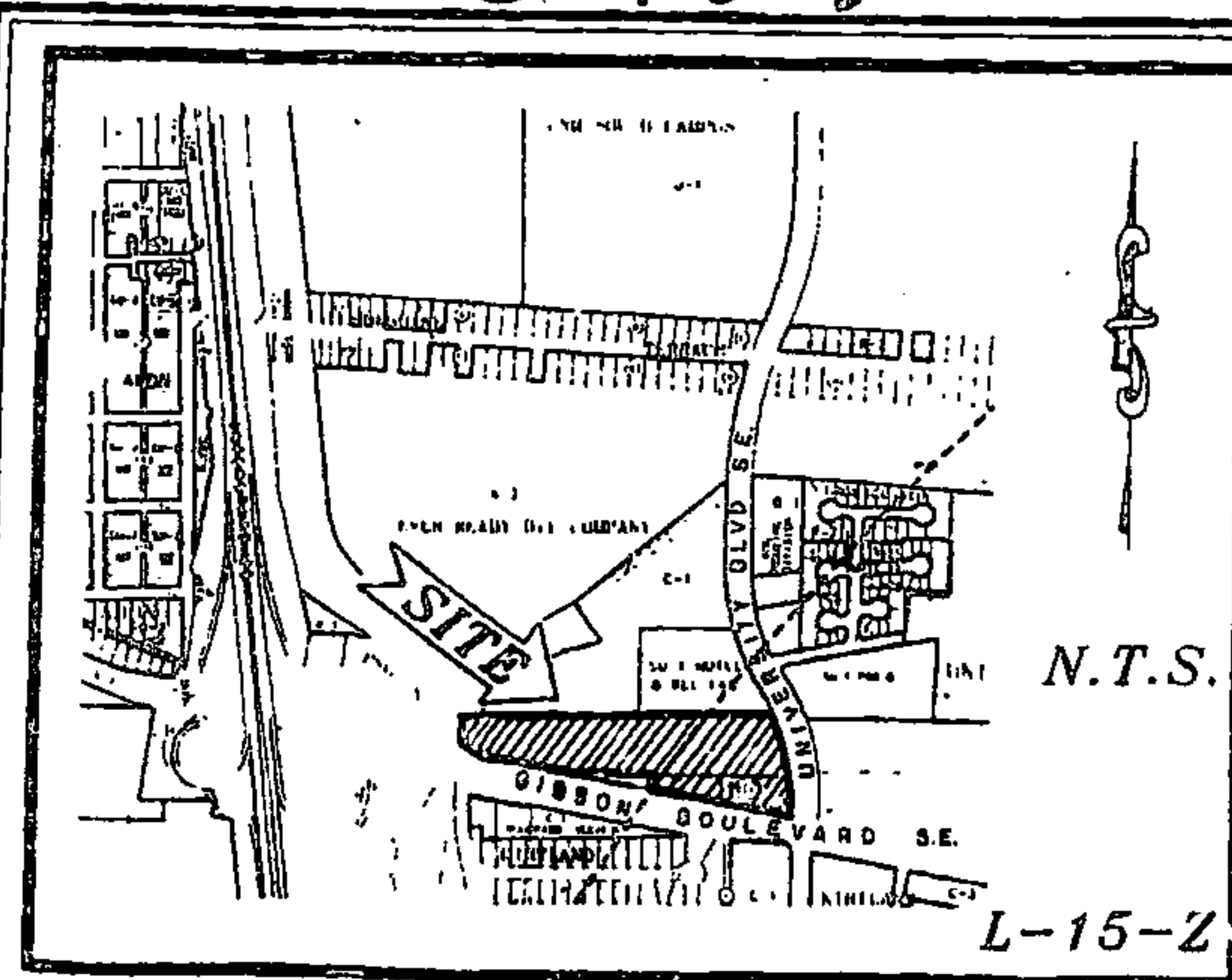
C19.93

C19.93

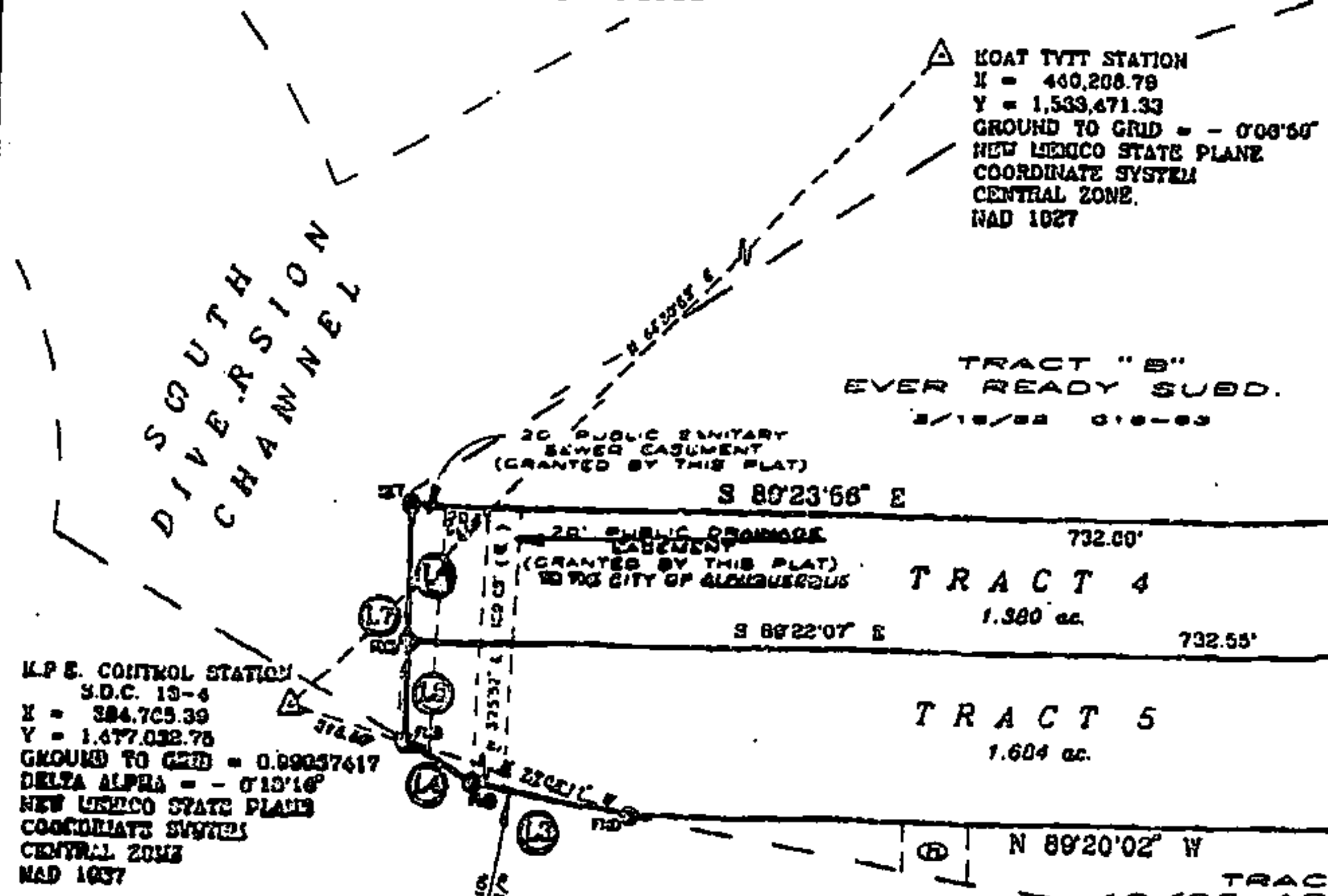
95C-341(2)

95C-341(2)

95C-341(2)



VICINITY MAP



EASEMENT DATA

1	7' PRIVATE WATER & SANITARY SEWER EASEMENT	8/1/88	88C-148
2	40' PRIVATE ACCESS, PUBLIC WATER & SANITARY SEWER EASEMENT	8/1/88	88C-148
3	18' UTILITY EASEMENT	5/3/88	88C-88
4	7' UTILITY EASEMENT	5/3/88	88C-88
5	20'x40' RECIPROCAL PRIVATE ACCESS EASEMENT	8/1/88	88C-148
6	20'x40' RECIPROCAL PRIVATE ACCESS EASEMENT (GRANTED BY THIS PLAT)		
7	5' UTILITY EASEMENT	5/3/88	88C-88
8	40' SIGN EASEMENT	8/1/88	88C-148
9	10' P.S.C. OF N.M. EASEMENT (PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT))		
10	40' PRIVATE ACCESS, DRAINAGE, PUBLIC WATER & SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT)		
11	40'x100' PRIVATE ACCESS, DRAINAGE, PUBLIC WATER & SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT)		

SCALE 1" = 100'

SUBDIVISION DATA / NOTES:

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. ALL CORNERS IDENTIFIED AS "SET" ARE A #4 REBAR W/CAP STAMPED "LS 6448", UNLESS NOTED OTHERWISE.
3. ALL CORNERS IDENTIFIED AS "FWD" ARE A #4 REBAR W/CAP STAMPED "LS 6448", UNLESS NOTED OTHERWISE.
4. BASIS OF BEARINGS PER PLAT OF TRACTS A & B OF 40/25 ASSOC. SUBD. "EVER READY SUBD.", FILED MAY 1, 1988 IN VOLUME 95C, FOLIO 149.
5. DISTANCES ARE GROUND DISTANCES.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. GROSS ACREAGE: 7.228 ACRES
8. NUMBER OF EXISTING TRACTS/LOTS: 3
9. NUMBER OF TRACTS/LOTS CREATED: 6
10. BEARINGS AND DISTANCES IN PARENTHESIS (), PER RECORD.
11. BEARINGS ARE STATE PLANE GRID BEARINGS, CENTRAL ZONE.
12. THE 40' PRIVATE ACCESS, DRAINAGE, PUBLIC WATER & SANITARY SEWER EASEMENTS SHOWN HEREON, ARE FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACTS 1-6 AND ARE TO BE MAINTAINED BY SAID OWNERS. REF. NOTES 2, 3, 4 & 5.

LEGAL DESCRIPTION

A certain tract of land being and comprising Tract B of the plat of 40/25 Associates Subdivision as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 1, 1995 in Volume 95-C, folio 149; together with adjacent unplatted lands and being more particularly described as follows

BEGINNING at the Northeast corner of said tract, being the Southeast corner of Tract B-1 EVER READY SUBDIVISION as filed February 19, 1982 in Volume C19, folio 93 and a point on the West right-of-way of University Boulevard, S.E., thence from said point of beginning Southeasterly along a curve to the right along said right-of-way through a central angle of 24° 21' 11", having a radius of 689.28 feet, a distance of 292.97 feet to a point of tangency, thence S 03° 17' 20" W, 91.95 feet to the Southeast corner and point of intersection with the North right-of-way of Gibson Boulevard, S.E., thence Northwesterly along a curve to the right along said right-of-way through a central angle of 02° 14' 30", having a radius of 5670.00 feet, a distance of 221.84 feet to a point; thence S 09° 09' 06" W, 5.03 feet, thence continuing along said curve to the right through a central angle of 03° 52' 05", having a radius of 3195.61 feet, a distance of 215.74 feet to a point of tangency; thence N 79° 30' 00" W, 172.94 feet to a point; thence leaving said right-of-way N 00° 39' 58" E, 103.19 feet to a point; thence N 89° 20' 02" E, 594.33 feet to a point on the North right-of-way of Gibson Boulevard, S.E., thence N 79° 22' 39" W, 98.64 feet along said right-of-way, thence N 59° 12' 02" W, 47.43 feet to a point on the East right-of-way of the South Division Channel, thence N 00° 37' 53" E, 143.66 feet to the Northwest corner; thence leaving said right-of-way S 89° 23' 56" E, 1275.28 feet to the point of beginning and containing 7.226 acres more or less.

- Tracts 1 thru 5 (inclusive) and Tract A are subject to reciprocal access easements, being a (24') Twenty-four foot wide drive aisle.
- Property is subject to a Twenty-four foot (24') wide reciprocal access easement from University Boulevard, S.E. across Tract 1 to serve Tracts A, 1, 2, 3, 4, and 5 as shown.
- Access is temporary and may be restricted to right in / right out and/or may be eliminated in the future to Gibson Boulevard, S.E.
- Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Tracts 1 thru 5 must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

A PLAT OF
TRACTS 1 thru 5
of
GIBSON TRACTS

SITUATE WITHIN SECTION 28,
T 10 N. R 3 E, N.M.P.M.
CITY OF ALBUQUERQUE, NEW MEXICO
JULY 1995

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 03°17'20" W	91.95'
L2	S 09°09'06" W	5.03'
L3	N 79°22'39" W	98.64'
L4	N 59°12'02" W	47.43'
L5	N 00°37'53" E	61.81'
L6	N 00°37'53" E	81.85'
L7	N 00°37'53" E	143.66'
L8	S 83°33'05" W	100.00'
L9	S 08°26'03" W	107.33'
L10	N 08°36'03" E	99.68'
L11	N 00°39'58" E	42.24'
L12	N 00°39'58" E	40.00'

CURVE TABLE

NO.	DELTA ANGLE	RADIUS	LENGTH
C1	18°07'48"	689.28'	218.10'
C2	6°13'25"	689.28'	74.87'
C3	24°21'11"	689.28'	292.97'
C4	2°14'30"	5670.00'	221.84'
C5	3°03'31"	3195.61'	170.59'
C6	0°43'05"	3195.61'	40.05'
C7	0°05'29"	3195.61'	5.10'
C8	3°52'05"	3195.61'	215.74'

NOTE A.
PNM EASEMENT RELEASE APPROVAL

Public Service Company of New Mexico does hereby release, waive, quitclaim and discharge its right, title and interest in the easement (granted by prior plat, report or document) shown to be vacated on this plat.

PUBLIC SERVICE COMPANY OF NEW MEXICO
BY: *[Signature]*
ACKNOWLEDGMENT
STATE OF NEW MEXICO

COUNTY OF BERNALILLO)
This instrument was acknowledged before me the 31st day of August, 1995 by: *Rob Roberts* of the Public Service Company of New Mexico, a New Mexico Corporation, on behalf of said corporation.
My Commission Expires: 8-7-97 *[Signature]*
Notary Public

SURVEYOR'S CERTIFICATION:

I, FRANKLIN E. WILSON, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, MEETS THE MINIMUM REQUIREMENTS OF IDENTIFICATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
FRANKLIN E. WILSON, N.M.L.S. NO. 8448

SOUTHWEST SURVEYING CO., INC.
333 LOMAS BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 247-4444
FAX: (505) 242-8089



PROJECT NO. 578-02 PLOT DATE 7/28/95

95C-341(2)

ENTERED
SEP 14 1995
RMS

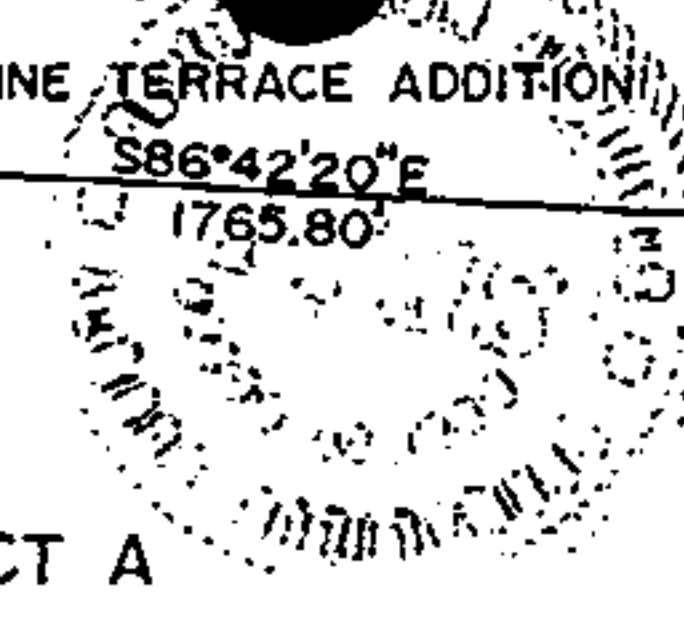
C19.93

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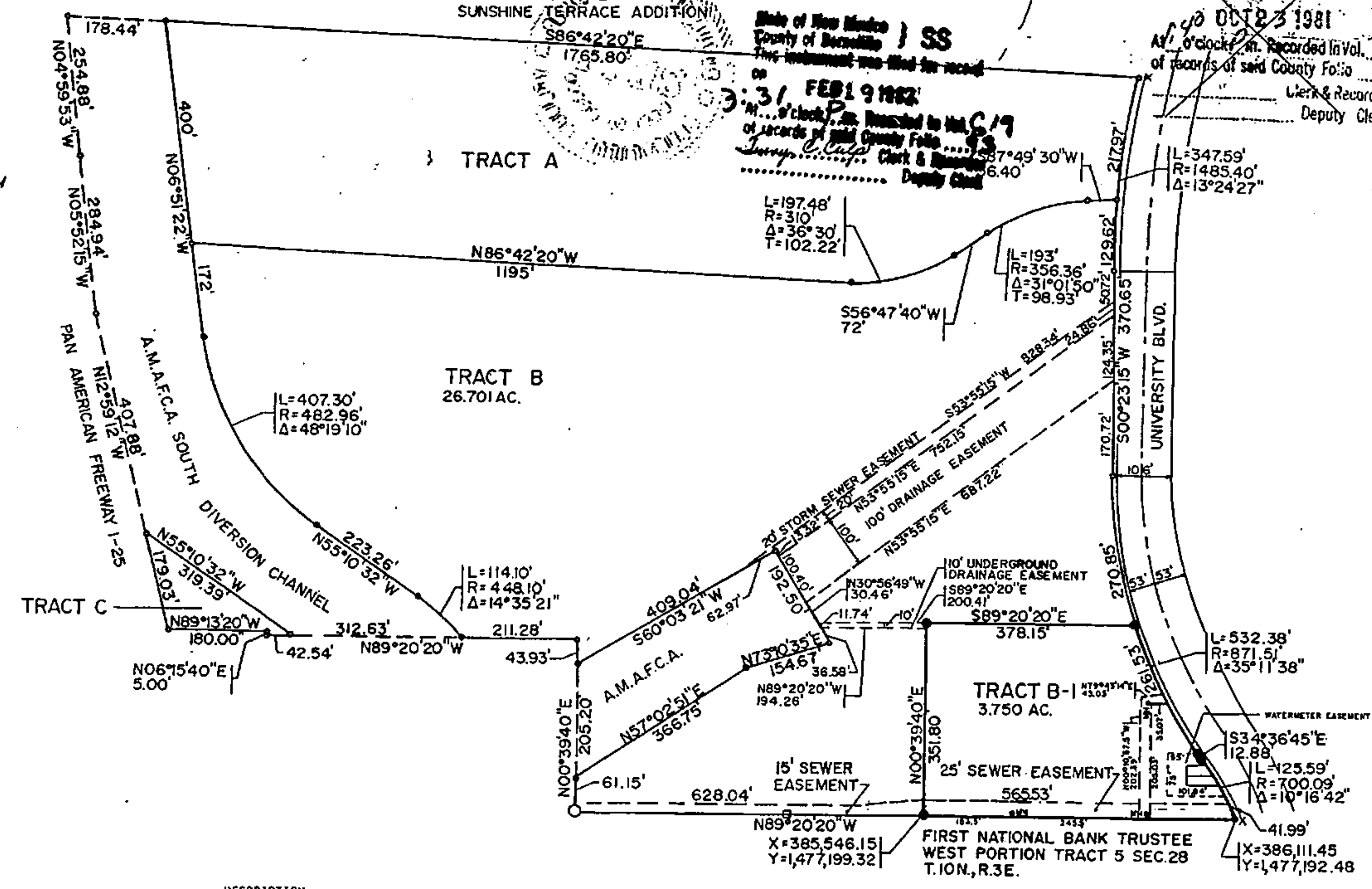
C19.93

C19.93

81 50146 82 7033 82 9033



State of New Mexico County of Bernalillo This instrument was filed for record on OCT 23 1981



ZONE ATLAS L-15 SP-12-80 536

DESCRIPTION

A certain tract or parcel of land lying and being situate within Section 28, Township 10 North, Range 3 East, N.M.P.M., County of Bernalillo, State of New Mexico, being a portion of Tract B of the Ever Ready Oil Company Subdivision...

Beginning at a point being the SE Corner of said tract or parcel of land, said same beginning point having New Mexico (Central Zone) State Plane Coordinate Values X=386,111.45, Y=1,477,192.48...

Containing 3.750 acres, more or less.

DEDICATION

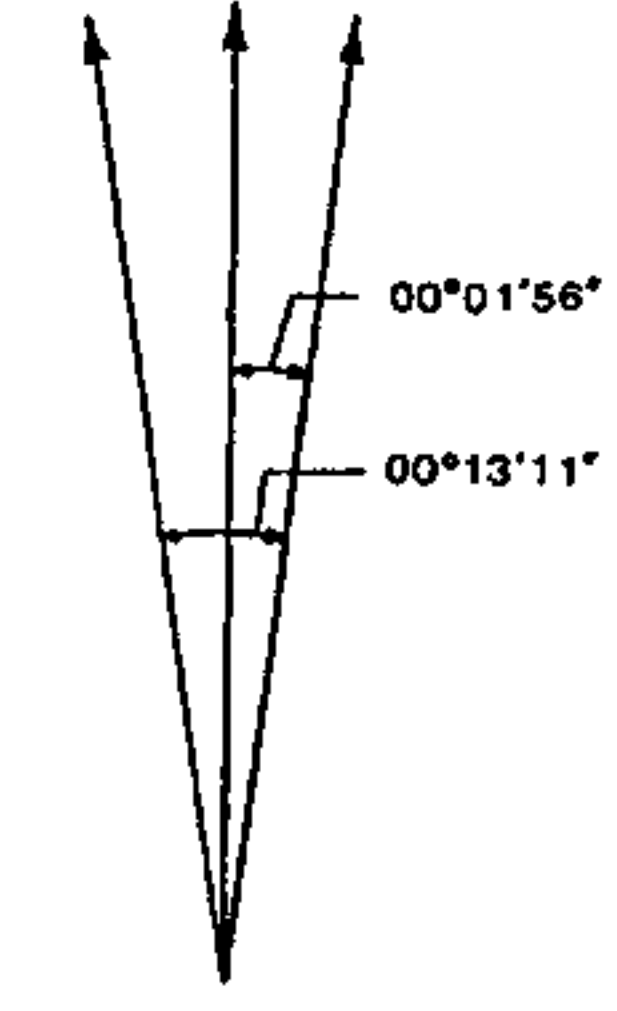
THAT SAID OWNERS HAVE CAUSED SAID REAL PROPERTY TO BE SURVEYED. THAT SAID SUMMARY PLAT AND RECORDING IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNERS.

STATE OF NEW MEXICO COUNTY OF BERNALILLO ss. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF August, 1981, by James W. Schaback.

Notary Public section with signature of June A. Carr, Notary Public, Commission Expires Sept. 16, 1983.

Professional signatures and dates for: Richard S. Hoer (City Engineer), Thomas W. Kennedy (Traffic Engineer), J. Robert Martinez (City Surveyor), R. J. T. (Planning Director), and Chief Engineer, Water Resources.

GEODETIC PLAT GRID



- LEGEND: X CHISLED X IN CURB, FOUND #4 REBAR, FOUND HUB, FOUND 2" PIPE, CALCULATED CORNER, #5 REBAR WITH KPE ALUMINUM CAP

DESCRIPTION

A certain tract or parcel of land lying and being situate within section 28, Township 10 North, Range 3 East, N.M.P.M. County of Bernalillo, State of New Mexico, being a portion of Tract B of the Ever Ready Oil Company Subdivision...

Beginning at a point being the South Easterly Corner of said tract or parcel of land, said same beginning point having New Mexico (Central Zone) State Plane Coordinate Values X=385,546.15, Y=1,477,199.32...

Containing 26.701 acres, more or less.

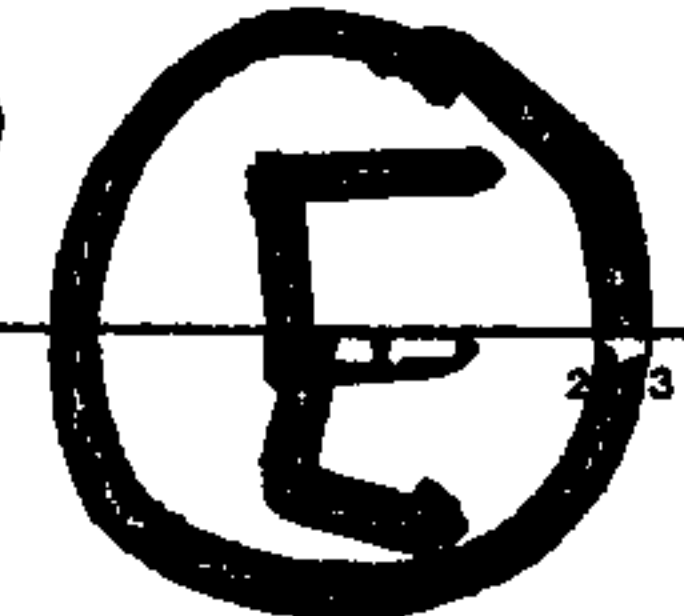
- NOTES: COORDINATES SHOWN ARE NEW MEXICO STATE PLANE (CENTRAL ZONE), COMBINED GROUND GRID FACTOR = .9996741, AVERAGE DELTA ALPHA = -00 13'11", DISTANCES ARE GROUND DISTANCES, BASIS OF BEARING ARE FROM THE EVER READY OIL COMPANY SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK NOV. 22, 1972.

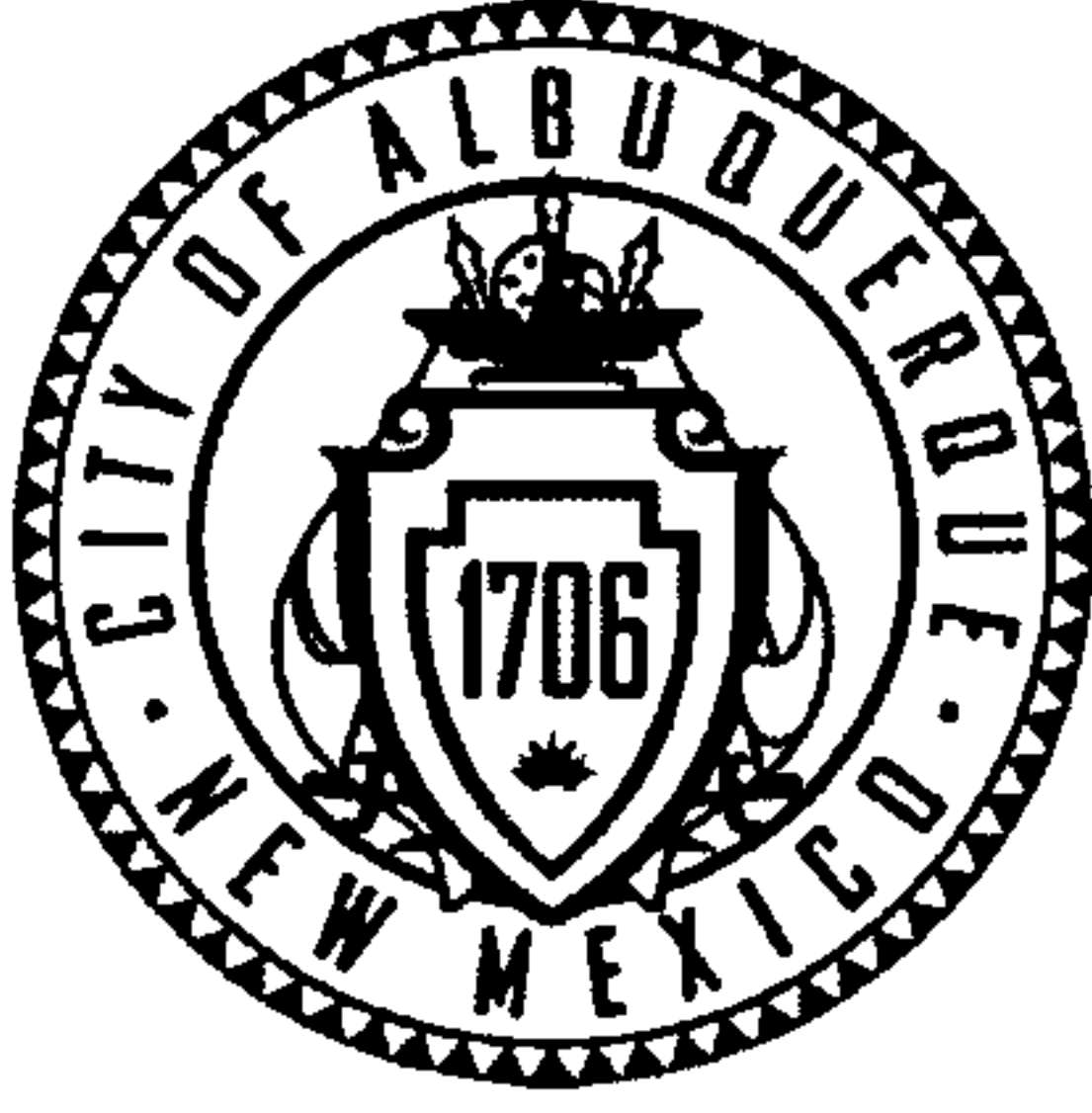
AMENDED SUMMARY PLAT OF TRACT "B" OF THE

EVER READY SUBDIVISION T.10 N., R.3 E. COUNTY OF BERNALILLO STATE OF NEW MEXICO



SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THIS PLAT, WITH THE NOTES SHOWN HEREON IS AN ACCURATE DELINEATION OF THE SURVEY BY KOOGLE & POULS ENGINEERING, INC. COMPLETED UNDER MY DIRECTION, DATED THIS 10th DAY OF July, 1981...





City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Deborah Stover, Director

Richard J. Berry, Mayor
Perry, CAO
September 15, 2011

Robert J.

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Bohannon-Huston

Applicant: University of New Mexico Real Estate Office

Legal Description: Tract "B" EverReady Subdivision; Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tract; Tract A of the Replat of Tracts A & B of 40/25 Associates Subdivision; Lots 1 thru 4, Block 2 and Lots 2 thru 4, Block 25, Sunshine Terrace Addition

Zoning: SU-1 for C-2

Acreage: 46.45 acres

Zone Atlas Page: L-15

CERTIFICATE OF APPROVAL: Yes X No _____

SUPPORTING DOCUMENTATION:

A Cultural Resource Survey for Proposed Land Development near the University of New Mexico South Campus, Bernalillo County, New Mexico by Maria Hroncich-Conner (Marron and Associates, Inc. Principal Investigator: Toni R. Goar)
NMCRIIS #121875

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF APPROVAL IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area) and (O-07-72 Section 4B(2)—extensive previous land disturbance) .***
- ***Site LA 171056 determined to be not eligible for National Register of Historic Places. No site treatment plan required under O-07-72 Section 4C(1).***

NOTE: Older northeast portion of the San Jose cemetery is near the southwest corner of the project area but will not be affected.

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: UNM GIBSON COMMERCIAL DISTRICT

AGIS MAP # L-15

**LEGAL DESCRIPTIONS: A REPLAT OF TRACTS A & B, EVER READY SUBDIVISION,
TRACTS 4 & 5, GIBSON TRACTS AND TRACT A, 40/25
ASSOCIATES SUBDIVISION**

X **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 9/14/11 (date).


Applicant/Agent


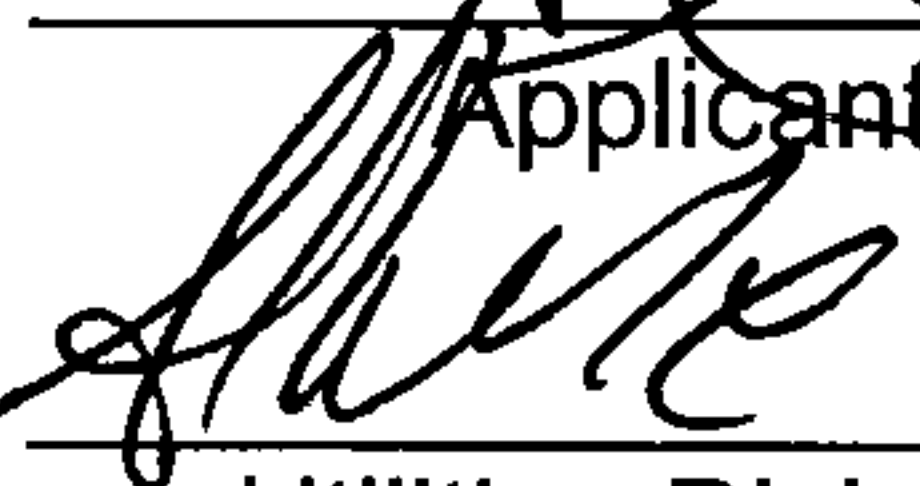
9/14/11
Date


Hydrology Division Representative

9-14-11
Date

X **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on 7/5/11 (date).

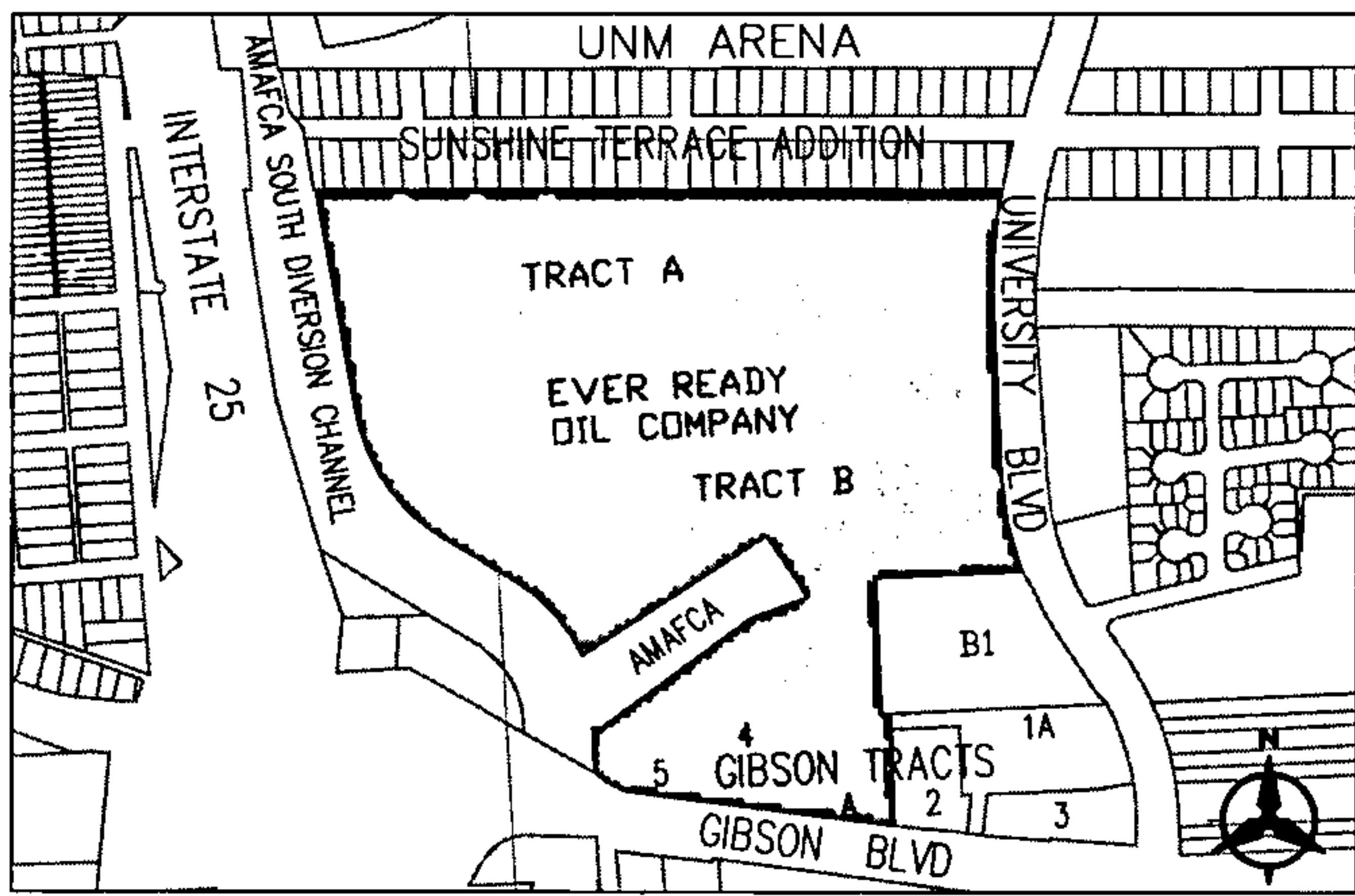

Applicant/Agent

Utilities Division Representative

9/14/11
Date

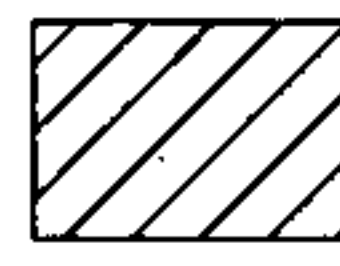
14 Sep 11
Date

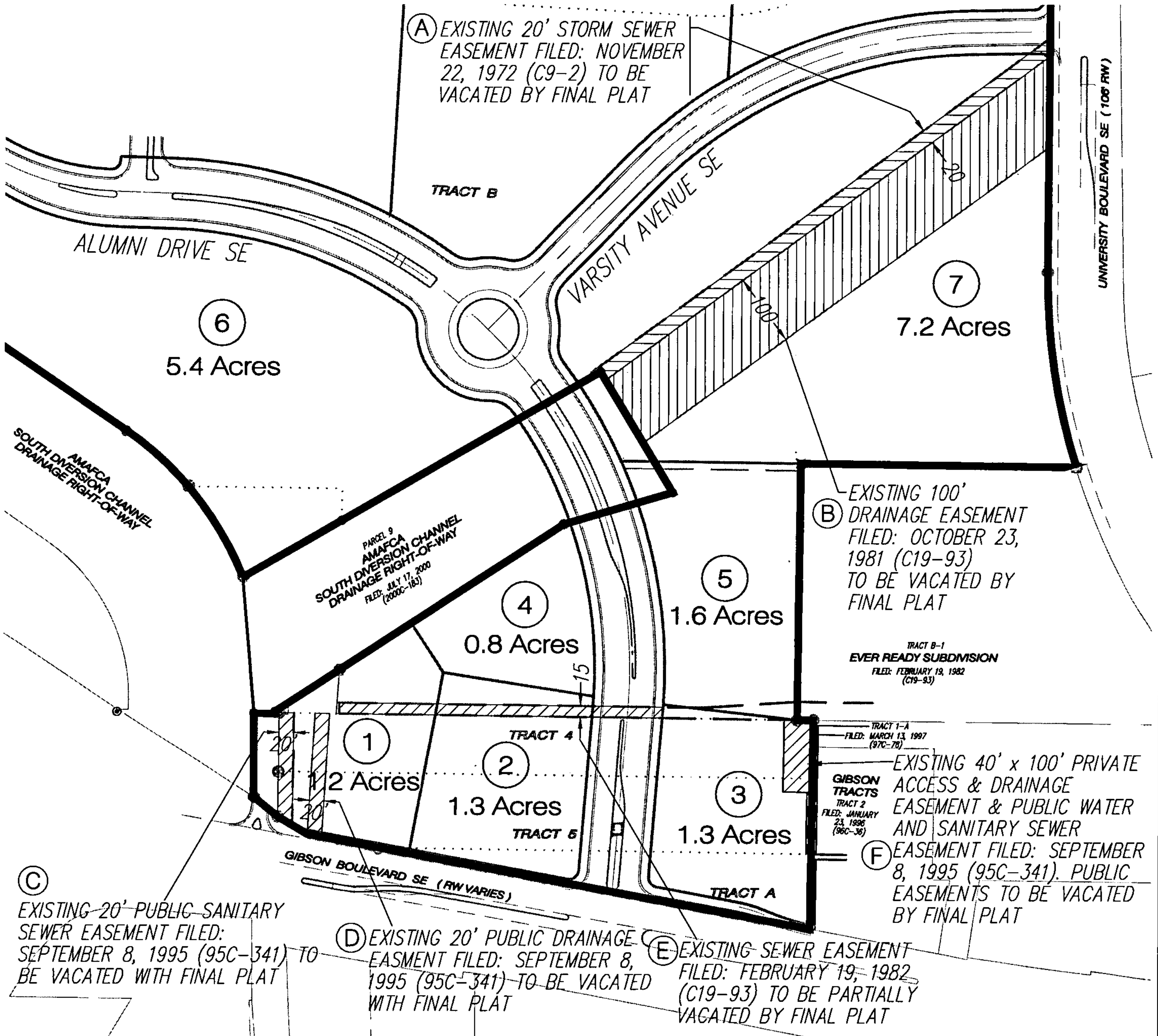
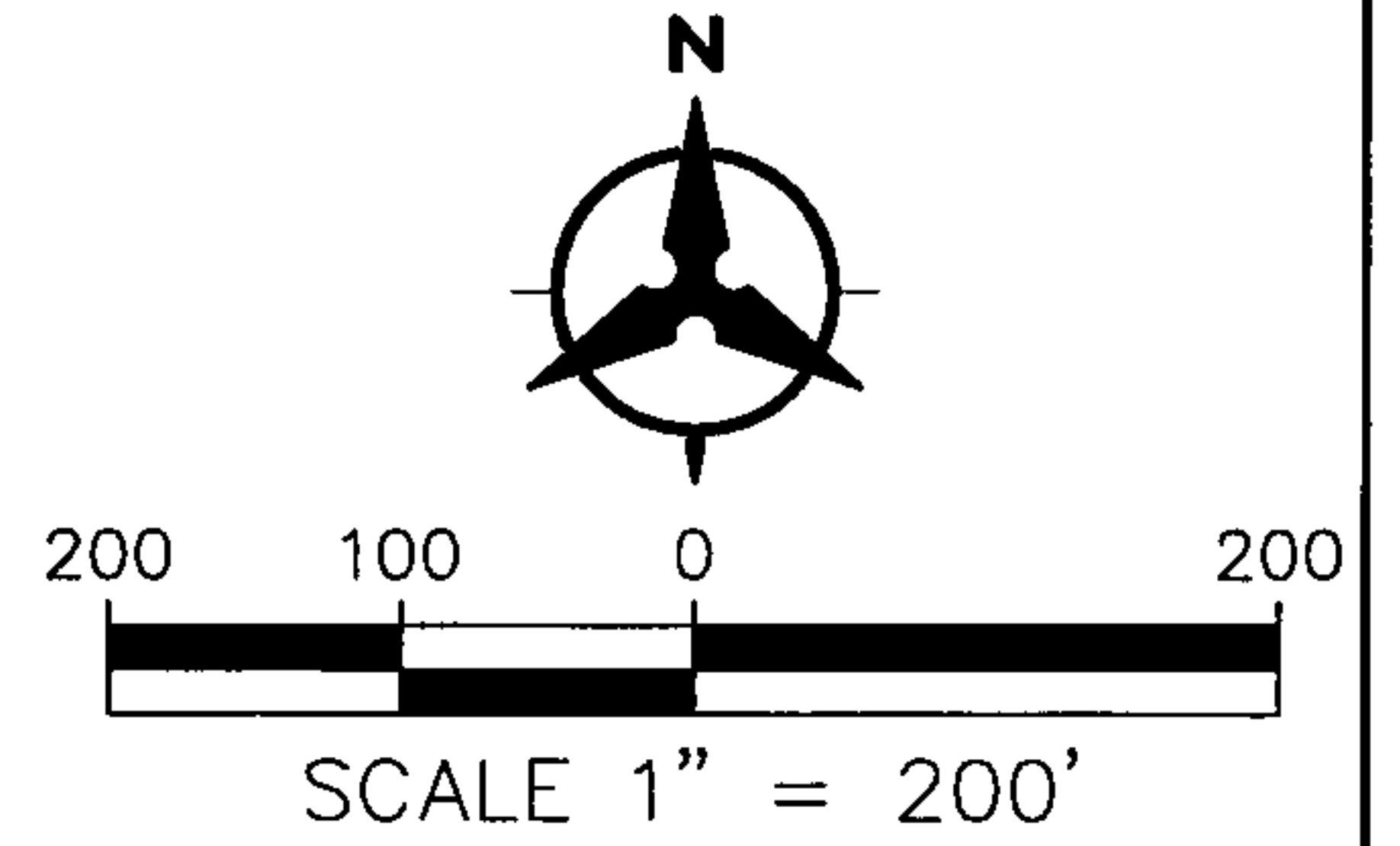
PROJECT # 100172S

EXHIBIT 'A' VACATION ACTION



LOCATION MAP
ZONE ATLAS INDEX MAP NO. L-15-Z
NOT TO SCALE

 HATCH AREAS
DENOTE EASEMENTS
TO BE VACTED



Current DRC Project No. _____

Date Submitted: 11/4/11
 Date Site Plan for Bldg Permit Approv: _____
 Date Site Plan for Sub. Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____

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

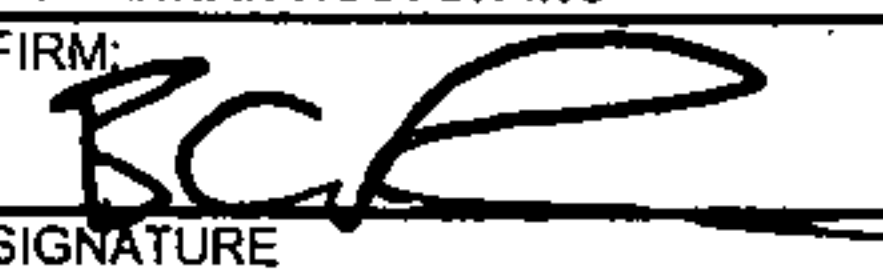
DRB Project No. 1001725

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 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 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
		29' 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 8 ENTRANCE	/	/	/
		36' F-F	2-12' LANES, 2-6' 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, 2-6' BILE 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	/	/	/
		GRADING	CUT (11,400 CY) / FILL (53,000 CY) EARTHWORK ALONG ALUMNI DRIVE AND VARSITY AVENUE				/	/	/

		PUBLIC WATER							
		12"	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	ALUMNI DRIVE	EXISTING WATER LINE IN GIBSON BLVD.	EXISTING WATER LINE IN LOBO VILLAGE (CPN #566582)	/	/	/
		8"-10"	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	VARSITY AVENUE	EXISTING WATER LINE IN UNIVERSITY BLVD.	100' EAST OF ALUMNI DRIVE	/	/	/
		SANITARY SEWER							
		8"-10"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ALUMNI DRIVE	EXISTING SANITARY SEWER LINE IN GIBSON BLVD.	100' SOUTH OF ROUNDABOUT	/	/	/
		8"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	VARSITY AVENUE	100' WEST OF UNIVERSITY BLVD	ROUNDABOUT	/	/	/
		8"-10"	SANITARY SEWER LINE W/ NEC. MH'S & 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	/	/	/
		36"	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. 260' 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 GENEIVAS ARROYO FLOODPLAIN (FINANCIAL GUARANTEE AMOUNT = \$40,000) THE FINANCIAL GUARANTEE WILL NOT BE RELEASED UNTIL THE LOMR IS APPROVED BY FEMA				/	/	/

TURNKEY AGREEMENT WITH AMAFCA FOR PUBLIC INFRASTRUCTURE CONSTRUCTION WITHIN AMAFCA R/W AND LICENSE AGREEMENT FOR CONSTRUCTION OF PRIVATE INFRASTRUCTURE WITHIN AMAFCA R/W

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
BRIAN C. PATTERSON PREPARED BY:	11/4/2011 DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON INC FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
 SIGNATURE		ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DR3 EXTENSION		ENGINEER'S CERTIFICATION OF THE GRADING PLAN IS REQUIRED FOR RELEASE OF THE SIA AND FINANCIAL GUARANTEE			DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud
DRB Chair

Requested by: Brian Patterson

Date: 11-4-11

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow

Phone:
Job No.: 20120122

Job Name: UNM Gibson Commercial District

DELIVERY VIA

- Courier Federal Express
 Mail UPS
 Other

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Re-Submittal Form
2	6	Preliminary Plat
3	6	Grading Plan
4	6	Drainage Management Plan
5	6	Infrastructure List

COMMENTS / INSTRUCTIONS

The attached documents are in reference to DRB #1001725. The documents are being resubmitted per comments that were given at the DRB meeting of 11-2-11.

REC'D BY: _____ DATE: _____ TIME: _____



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1001725
 ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 11/4/11

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: UNM GIBSON COMMERCIAL DISTRICT

RESUBMITTAL OF DOCUMENTS PER 1 WEEK DEFERRAL GIVEN

AT 11/2/11 DRB HEARING. DOCUMENTS SUBMITTED: PRELIMINARY PLAT, GRADING PLAN,

DRAINAGE MANAGEMENT PLAN AND INFRASTRUCTURE LIST.

CONTACT NAME: BRIAN PATTERSON

TELEPHONE: 823-1000 EMAIL: bpatterson@bhinc.com



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO:

PROJECT NO. 1001725

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 11/4/11

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: UNM GIBSON COMMERCIAL DISTRICT

RESUBMITTAL OF DOCUMENTS PER 1 WEEK DEFERRAL GIVEN

AT 11/2/11 DRB HEARING. DOCUMENTS SUBMITTED: PRELIMINARY PLAT, GRADING PLAN,

DRAINAGE MANAGEMENT PLAN AND INFRASTRUCTURE LIST.

CONTACT NAME: BRIAN PATTERSON

TELEPHONE: 823-1000

EMAIL: bpatterson@bhinc.com

Current DRC Project No. _____

Date Submitted: 11/4/11
 Date Site Plan for Bldg Permit Approv: _____
 Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____

DRB Project No. 1001725

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

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 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
		29' 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 8 ENTRANCE	/	/	/
		36' F-F	2-12' LANES, 2-6' 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, 2-6' BILE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK (BOTH SIDES)	VARSAITY 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	VARSAITY AVENUE	APPROX. 100' SOUTH OF VARSITY AVENUE	/	/	/
		12' FACE TO EDGE	150' SB RIGHT TURN LANE WITH TRANSITION, STANDARD C&G	UNIVERSITY BLVD	VARSAITY 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	/	/	/
		GRADING	CUT (11,400 CY) / FILL (53,000 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. MH'S & SERVICES	ALUMNI DRIVE	EXISTING SANITARY SEWER LINE IN GIBSON BLVD.	100' SOUTH OF ROUNDABOUT	/	/	/
		8"	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	VARSITY AVENUE	100' WEST OF UNIVERSITY BLVD	ROUNDABOUT	/	/	/
		8"-10"	SANITARY SEWER LINE W/ NEC. MH'S & 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	/	/	/
		36"	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. 260' 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				/	/	/

TURNKEY AGREEMENT WITH AMAFCA FOR PUBLIC INFRASTRUCTURE CONSTRUCTION WITHIN AMAFCA R/W AND LICENSE AGREEMENT FOR CONSTRUCTION OF PRIVATE INFRASTRUCTURE WITHIN AMAFCA R/W

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
BRIAN C. PATTERSON	11/4/2011	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
PREPARED BY:	DATE	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
BOHANNAN HUSTON INC		ABCWUA	DATE	CITY ENGINEER	DATE
FIRM:					
SIGNATURE					
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION		ENGINEER'S CERTIFICATION OF THE GRADING PLAN IS REQUIRED FOR RELEASE OF THE SIA AND FINANCIAL GUARANTEE			
					DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER