



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 25, 2015

Project# 1004913
15DRB-70085 MAJOR - 2YR SUBDIVISION IMPROVEMENTS AGREEMENT
EXTENSION (2YR SIA)

HIGH MESA CONSULTING GROUP agents for THE UNIVERSITY OF NEW MEXICO request the referenced/ above action for all or a portion of Tract C, UNM LANDS WEST zoned C-3, located on CAMINO DE SALUD NE between I-25 and UNIVERSITY BLVD NE containing approximately 3.1657 acres. (J-15)

At the March 25, 2015 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by April 9, 2015, in the manner described below.

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

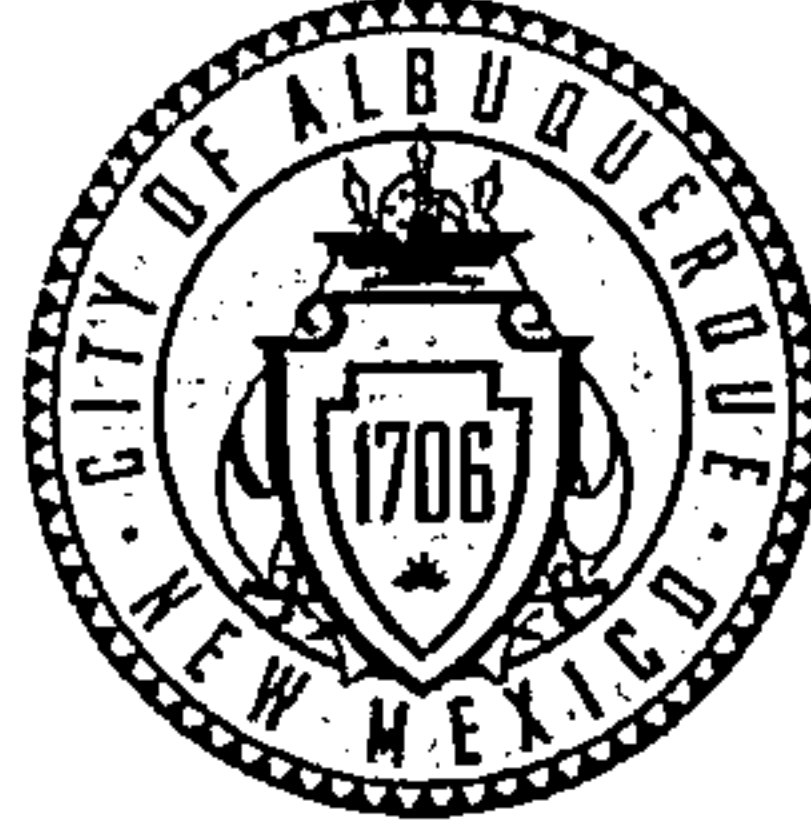
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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


Jack Cloud, DRB Chair

PROJECT #
1004913

March 25. 2015 (EIA)



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT*John MacKenzie*
TRANSIT & PARKING DEPARTMENT*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE.....*Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested.

PROJECT # 1004913

Board hearing date:

WEDNESDAY, March 25, 2015



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, March 25, 2015, beginning at 9:00 a.m.** and proceeding according to that day's agenda for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, **March 24, 2015 beginning at 3:00 p.m.** for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1004913
15DRB-70085 MAJOR - 2YR SUBDIVISION
IMPROVEMENTS AGREEMENT EXTENSION
(2YR SIA)

HIGH MESA CONSULTING GROUP agents for THE UNIVERSITY OF NEW MEXICO request the referenced/ above action for all or a portion of Tract C, UNM LANDS WEST zoned C-3, located on CAMINO DE SALUD NE between I-25 and UNIVERSITY BLVD NE containing approximately 3.1657 acres. (J-15)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, March 9, 2015.



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): HIGH MESA CONSULTING GROUP PHONE: (505)345-4250
 ADDRESS: 6010-B Midway Park Blvd NE FAX: (505)345-4254
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: gmeans@highmesa.com

APPLICANT: Regents of the University of New Mexico (Real Estate) PHONE: (505)277-4620
 ADDRESS: 2811 Campus Blvd NE, MSC06 3595 FAX: (505)277-6290
 CITY: Albuquerque STATE NM ZIP 87131-0000 E-MAIL: _____
 Proprietary interest in site: Owners List all owners: _____

DESCRIPTION OF REQUEST: 4th Extension of the Subdivision Improvement Agreement Procedure B

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

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

Lot or Tract No. Tract C, U.N.M. Lands West Block: n/a Unit: n/a
 Subdiv/Addn/TBKA: U.N.M. Lands West
 Existing Zoning: C-3 Proposed zoning: n/a MRGCD Map No n/a
 Zone Atlas page(s): J-15 UPC Code: 101505830733210108

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 Project No. 1004913, 06-DRB-00731, 06DRB-00730, 07DRB-00072, and 09DRB-70059

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): +/-3.1657
 LOCATION OF PROPERTY BY STREETS: On or Near: 1151 Camino De Salud NE
 Between: Interstate 25 and University Blvd NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 2/26/2015
 (Print Name) J. Graeme Means, P.E. Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB - 70085</u>	<u>ESIA</u>	_____	<u>\$50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$_____
<input checked="" 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	_____	_____	_____	\$_____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$_____
Hearing date <u>March 25, 2015</u>				Total <u>\$145.00</u>

[Signature]
 Staff signature & Date 2-26-15

Project # 1004913

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.

High Mesa Consulting Group
J.Graeme Means, P.E.

Applicant name (print)
J.Graeme Means 2/26/2015
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15 - DRB - 70085

Planner signature / date
2-26-15
Project # 1004913

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 March 10, 2015 to March 25, 2015

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)

2-26-15

(Date)

I issued 1 signs for this application,

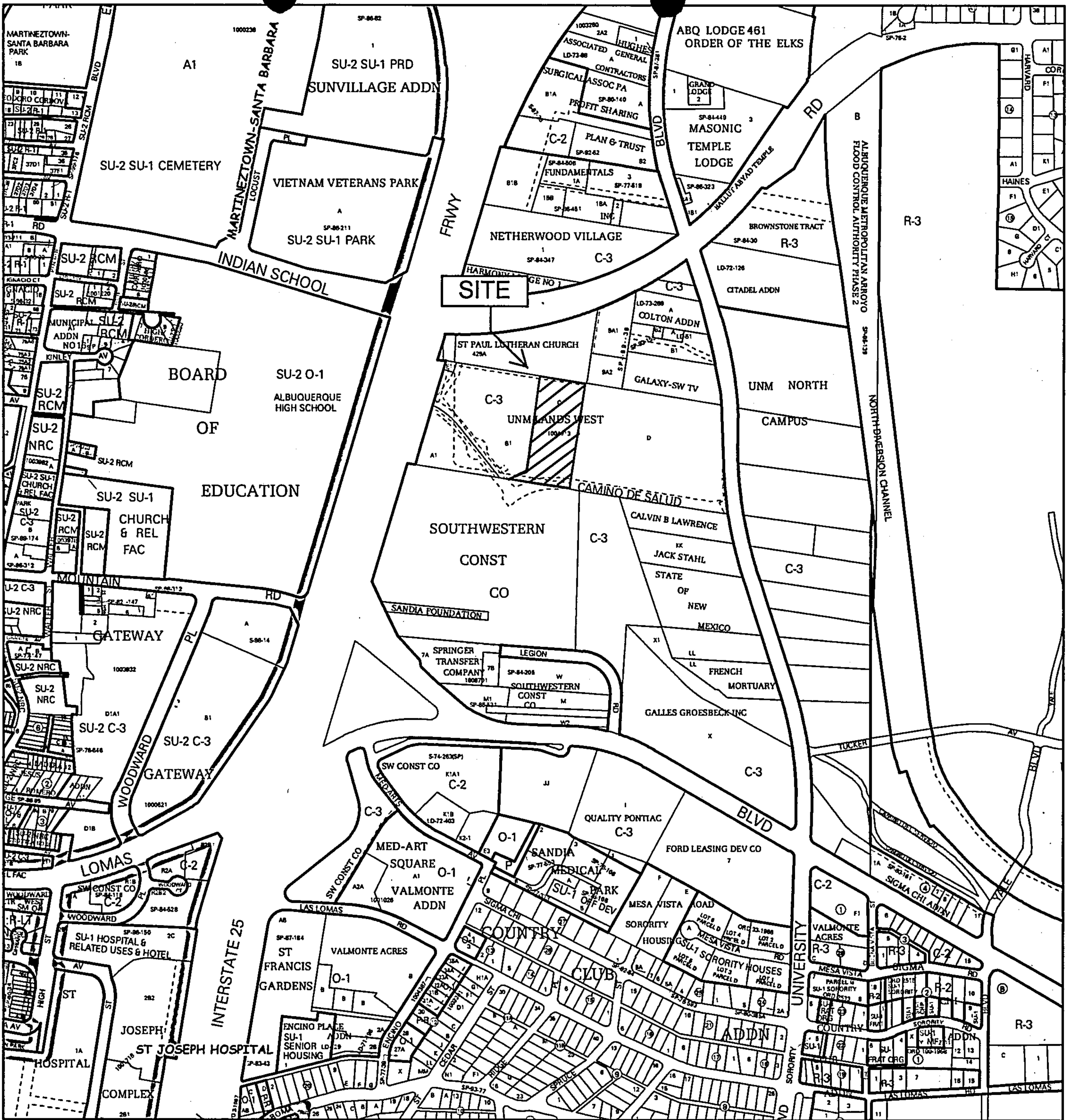
2-26-15

(Date)



(Staff Member)

DRB PROJECT NUMBER: 1004913



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-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

Map amended through: 9/2/2014

HIGH MESA Consulting Group

2015.170.3

February 26, 2015

Jack Cloud
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 Second Street, NW
Albuquerque, NM 87103

RE: Request for Major Subdivision Improvement Agreement 4th Extension
Tract C, U.N.M. Lands West
DRB Project No. 1004913

Dear Mr. Cloud:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(2) along with related fees
- Explanation and Justification for request (below)
- One (1) 8 ½ x 11 Reduced Copy of the Record Plat
- Original DRB Hearing Official Notice of Decision (June 21, 2006)
- Official DRB Notice of Decision for 1st Extension (March 11, 2009)
- Official DRB Notice of Decision for 2nd Extension (February 23, 2011)
- Official DRB Notice of Decision for 3rd Extension (March 20, 2013)
- Approved Infrastructure List
- City of Albuquerque Zone Atlas J-15 (with site Highlighted)
- Office of the Community & Neighborhood Coordination request, **No Recognized Neighborhood Associations**

On behalf of our clients, The Regents of the University of New Mexico, we are requesting a two year extension for the Subdivision Improvement Agreement. Tract C is still being used by UNM as an interim parking facility. Permanent utilities and partial paving improvements (base course and bottom lift of pavement) are in place along the frontage of Tract C. We are requesting an extension of the deadline to complete the construction of the permanent paving improvements in the frontage of Tract C (pavement widening, surface lift of pavement, curb and gutter, and sidewalk). This extension will:

- 1) prevent potential damage that could result from eventual construction on Tract C
- 2) allow for coordination of entrance location(s) and curb ramps that will serve the eventual development on Tract C

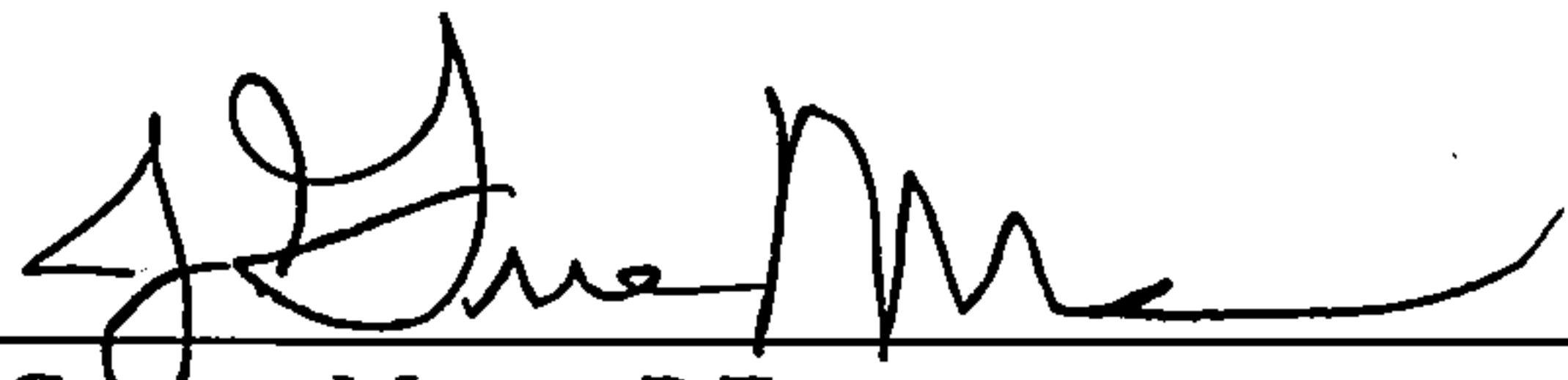
Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E.

2015.170.3
February 26, 2015
Page 2

Please schedule this matter for the next Appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

HIGH MESA CONSULTING GROUP

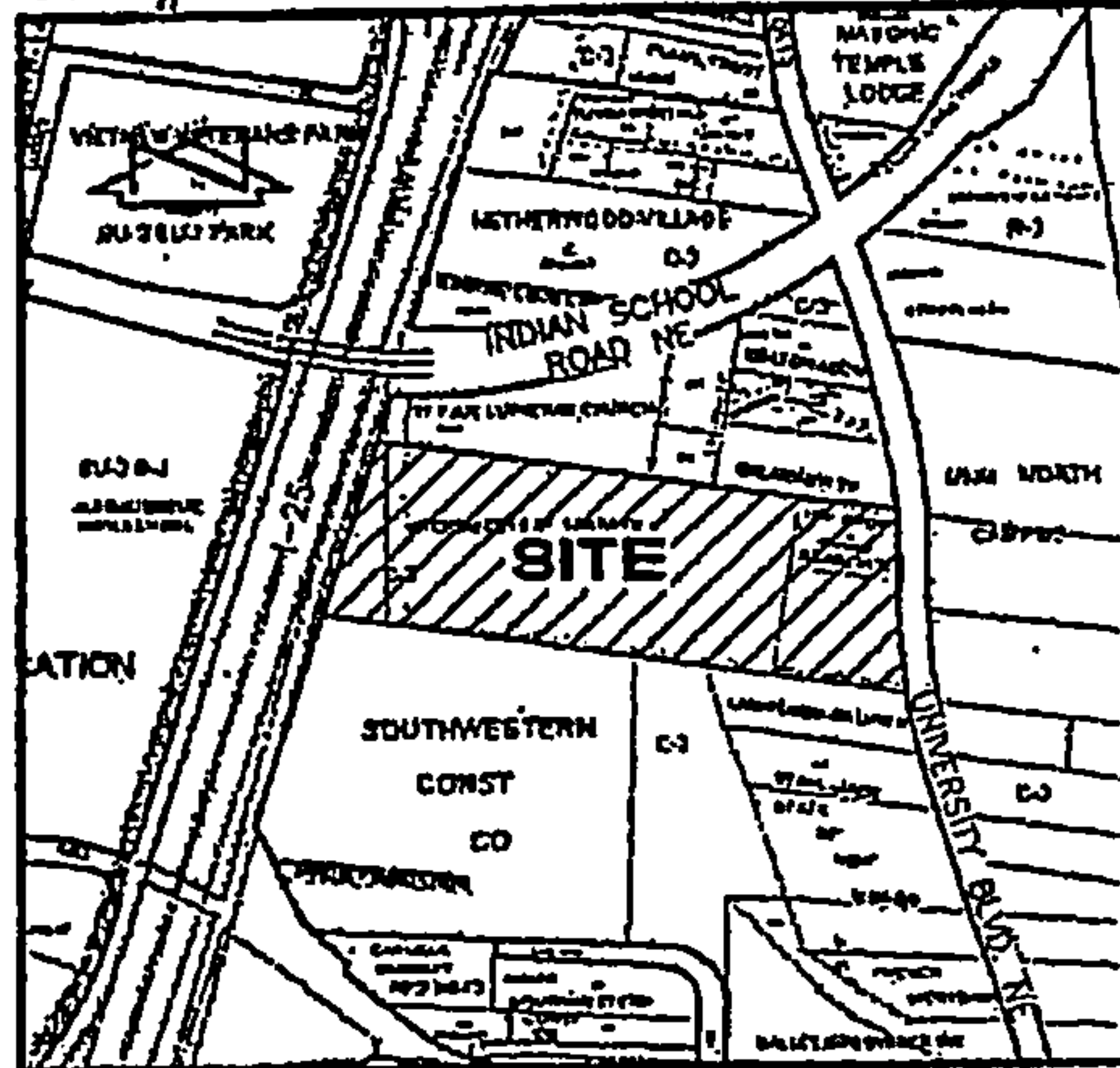
A handwritten signature in black ink, appearing to read 'J. Graeme Means', written over a horizontal line.

J. Graeme Means, P.E.
Principal

GM:CLS
Enclosures

xc: Tom Neale, UNM Real Estate Department
Bertha Gomez, UNM Real Estate Department

SP #2007030121



VICINITY MAP

SCALE: 1" = 750'

J-15

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

Kim D. Murphy Feb. 26, 2007
Kim D. Murphy, Director of Real Estate, University of New Mexico

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS



This instrument was acknowledged before me on this 26th day of February, 2007, by Kim D. Murphy, Director of Real Estate, University of New Mexico.
Debbie Leelanor Trujillo
Notary Public

PLAT OF
TRACTS A, B, C, D AND E,
U.N.M. LANDS WEST
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2007

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, Bernalillo County, New Mexico, comprising both platted and unplatted tracts of land situated within the Town of Albuquerque Grant, within projected Section 16, Township 10 North, Range 3 East, N.M.P.M., comprising an unplatted tract of land, known as Parcel B, described by Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 24, 1995, Book 95-20, Pages 3984-3986, Doc. # 95085286 excepting therefrom that portion described by Quitclaim Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 20, 2000, Book A8, Page 216, Doc. # 2000070491, known as Parcel 5-1; together with Parcel A, UNI Prop Associates, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 22, 1979, Book C15, Page 149, and being further described by Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 24, 1995, Book 95-20, Pages 3981-3983, Doc. # 95085285; together with two unplatted tracts of land, known as Parcels 1 and 2, described by Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 23, 1992, Book 92-9, Pages 6361-6364, Doc. # 9237860, and being further described by Quitclaim Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 24, 1995, Book 95-20, Pages 3978-3980, Doc. # 95085284, and being more particularly described as follows:

Beginning at the northwest corner of the parcel herein described, being the point of intersection of said unplatted Parcel B, described by Warranty Deed filed August 24, 1995, north property line, with the east right-of-way line of Interstate Highway 25, whence the A.C.S. Control Station "9-J15" bears S 18°10'14" E a distance of 1979.45 feet; thence S 81°13'08" E a distance of 1478.48 feet to the northeast corner of the parcel herein described, being the northeast property corner of said unplatted Parcel B, also being the southeast property corner of an unplatted parcel known as Galaxy-SW TV (UPC #101505835734910110), and also being a point on the west right-of-way line of University Boulevard N.E.; thence along an arc of a curve to the right with Delta = 01°37'13", R = 1872.02 feet and L = 52.94 feet, (Chord Bearing = S 02°35'57" E, Chord Length = 52.94 feet) along said west right-of-way line to a point on the east property line of said Parcel A, UNI Prop Associates; thence S 02°17'55" E a distance of 303.01 feet along said west right-of-way line to a point on the east property line of said unplatted Parcel 1, described by Warranty Deed filed April 23, 1992; thence along an arc of a curve to the left with Delta = 06°14'22", R = 1949.88 feet and L = 212.34 feet, (Chord Bearing = S 05°31'31" E, Chord Length = 212.24 feet) along said west right-of-way line to the southeast corner of the parcel herein described, being the southeast property corner of said unplatted Parcel B, also being the northeast property corner of an unplatted parcel known as Lands of Calvin B. Lawrence, described by Special Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 19, 1988, Book 0338A, Pages 344-345, Doc. # 08864846 (UPC #101505836227610102); thence N 81°13'44" W a distance of 594.05 feet to an angle point on the south boundary of said unplatted Parcel B, being the northwest property corner of said unplatted Lands of Calvin B. Lawrence, and also being the northeast property corner of Tract Z, Lands of Southwestern Construction Company as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 26, 1971, Book C7, Page 209, Central Portion of Tract Z also being described by Special Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 04, 1998, Book 98-18, Pages 252-257, Doc. # 1998142061; thence N 81°13'10" W a distance of 1084.69 feet to the southwest corner of the parcel herein described, being the point of intersection of said unplatted Parcel B, described by Warranty Deed filed August 24, 1995, south property line, with the east right-of-way line of Interstate Highway 25, also being a point on the northerly property line of said Tract Z, Lands of Southwestern Construction Company; thence N 16°53'44" E a distance of 560.64 feet along said east right-of-way line to the point of beginning and containing 20.0570 acres more or less.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101505835734910110
PROPERTY OWNER OF RECORD:
UNIVERSITY OF N.M.
BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 6-19-07

UNIVERSITY OF NEW MEXICO
OWNERS
PROJECTED
SEC. 16, T. 10 N. R. 3 E. M.P.M.
LOCATION
UNM LANDS WEST
SUBDIVISION

0664 2007030121
PLAT # 101505835734910110
FILED IN BERNALILLO COUNTY
RECORDS & CLERK'S OFFICE

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1004913

APPLICATION NUMBER 06DRC-00730, 06DRB-00731 07DRB-00072

APPROVALS:

- Andrew Garcia* 6-18-07
DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- [Signature]* 2-7-07
UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Bradley D. Bingham* 3/7/07
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Bradley D. Bingham* 3/7/07
A.M.A.F.C.A. DATE
- [Signature]* 3-7-07
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Christina Sandoval* 3/7/07
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- [Signature]* 2-27-07
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Lead D. M...* 3-5-07
P.N.M. ELECTRIC SERVICES DATE
- Dave...* 3/27/07
QWEST TELECOMMUNICATIONS DATE
- Lead G. M...* 3-5-07
P.N.M. GAS SERVICES DATE
- [Signature]* 3-1-07
CABLECAST CABLE VISION OF NEW MEXICO, INC. DATE

SURVEYORS CERTIFICATION

I, Charles G. Colo, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Colo, Jr.
Charles G. Colo, Jr., NMP# 11184



02-09-2007
Date



JEFF HORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (SOS) 345-4250
JOB #2005.170.7 FINAL

PLAT OF
TRACTS A, B, C, D AND E, U.N.M. LANDS WEST

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2007

Doc# 2007030121
 Rep: 01/19/2007 10:09 AM
 PLAT #127, 00 of 2007C, P. 0166 N. TOWNSHIP: BERNALILLO COUNTY
 BERNALILLO COUNTY CLERK

COUNTY CLERK FILING DATA

Notes:

- A boundary survey was performed in January and February, 2003, updated in July, 2005 and verified in January, 2007. Property corners were found or set as indicated.
- All distances are ground distances.
- Site located within projected Section 16, Township 10 North, Range 3 East, N.M.P.M. (Town of Albuquerque Grant).
- Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "9-J15".
- Record bearings and distances are shown in parenthesis.
- Private street mileage created by this plat = 0.26 miles (full-width).
- Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a "C" symbol.
- The purpose of this plat is to:
 - Eliminate the interior property and deed lines to create 5 (five) tracts from Parcel A, UNI Prop Associates, Parcels 1 & 2, Unplatted Lands of U.N.M. and Parcel B, Unplatted Lands of U.N.M.
 - Vacate the P.N.M. and M.S.T.&T. Company easements granted by the following documents: Book Misc. 69, Page 137 and Book Misc. 69, Page 845, records of Bernalillo County, New Mexico (06DRB-00730).
 - Grant the necessary private utility, private access, private drainage, private vehicular access, City of Albuquerque public water line, City of Albuquerque public storm drainage, City of Albuquerque public water meter, City of Albuquerque public sanitary sewer, and PNM Gas Services (only) easements as shown.
- The following documents and instruments were used for the performance and preparation of this survey:
 - Plat of UNI Prop Associates, filed 10-22-1979, Book C15, Page 149, Records of Bernalillo County, New Mexico.
 - Plat for assessment purposes of Lands of Southwestern Construction Company, filed 01-06-1967, Book C6, Page 149, Records of Bernalillo County, New Mexico.
 - Plat for assessment purposes of Lands of Southwestern Construction Company, filed 04-26-1971, Book C7, Page 209, Records of Bernalillo County, New Mexico.
 - Plat of Lands of Southwestern Construction Company, filed 05-18-1984, Book C24, Page 10, Records of Bernalillo County, New Mexico.
 - Plat of Lands of Springer Transfer Company, filed 02-05-1999, Book 99C, Page 25, Records of Bernalillo County, New Mexico.
 - New Mexico State Highway and Transportation Department Right of Way, Access Control & Monumentation Map, New Mexico Project No. CN 0586, dated 05-21-2002.
 - Certificate of Survey of Tracts X & X-1 together with a portion of Tract Z, Southwestern Construction Company prepared by Albuquerque Surveying Company, Inc. dated 12-11-1990.
 - A.L.T.A./A.C.S.M. Land Title Survey of Parcel IV & V, Tract KK and a portion of Tract Z, Southwestern Construction Company prepared by Southwest Survey Company, Inc. dated 10-22-1998.
 - A.L.T.A./A.C.S.M. Land Title Survey of Parcels 1 and 2 prepared by Greiner Engineering Sciences, Inc. dated 02-24-1992.
 - A.L.T.A./A.C.S.M. Land Title Survey of Parcels A and B prepared by Albuquerque Surveying Company, Inc. dated 07-27-1995.
 - Boundary Survey of Parcels A and B and Parcel A, UNI Prop Associates prepared by this firm dated 01-31-2001.
 - Warranty Deed filed 08-24-1995, Book 95-20, Pages 3984-3988, Doc. #95085286, Records of Bernalillo County, New Mexico (Parcel B).
 - Warranty Deed filed 08-24-1995, Book 95-20, Pages 3981-3983, Doc. #95085285, Records of Bernalillo County, New Mexico (Parcel A).
- Warranty Deed filed 04-23-1992, Book 92-9, Pages 6361-6364, Doc. #9237860, Records of Bernalillo County, New Mexico (Parcels 1 & 2).
- Special Warranty Deed filed 07-19-1988, Book D338A, Pages 344-345, Doc. #08864846, Records of Bernalillo County, New Mexico (Lawrence).
- Special Warranty Deed filed 11-04-1998, Book 9818, Page 251, Doc. #1998142060, Records of Bernalillo County, New Mexico (Tract KK).
- Quitclaim Deed filed 11-21-1989, Book D374A, Pages 36-38, Doc. #89100100, Records of Bernalillo County, New Mexico (Tracts O.H. & L).
- Special Warranty Deed filed 11-04-1998, Book 9818, Page 252, Doc. #1998142061, Records of Bernalillo County, New Mexico (portion of Tract Z).
- Warranty Deed filed 07-29-1975, Book D987, Pages 125-130, Doc. #78521, Records of Bernalillo County, New Mexico (Tract Z).
- Quitclaim Deed filed 07-20-2000, Book A5, Page 216, Doc. #2000070491, Records of Bernalillo County, New Mexico (Tract 6-1).
- Warranty Deed executed 03-18-2003 (Parcel S-3).
- Plat for assessment purposes of Lands of Southwestern Construction Company, filed 12-29-1967, Book D3, Page 180, Records of Bernalillo County, New Mexico.
- Boundary Survey of UNM Lands West prepared by this firm certified 06-26-2003 (unrecorded).

EASEMENT TABLES

LINE	DIRECTION	DISTANCE	EASEMENT	LINE	DIRECTION	DISTANCE	EASEMENT
E1	S 84°34' W	29.22'	6	E39	N 39°07'12" W	25.05'	13
E2	N 81°21'06" W	292.28'	6	E40	N 16°33'44" E	183.36'	13
E3	N 08°35'14" E	20.00'	6/8	E41	S 81°21'09" E	17.50'	14
E4	S 81°21'06" E	216.37'	6	E42	S 08°36'31" W	35.00'	14
E5	N 08°38'54" E	10.00'	6	E43	N 81°20'27" W	17.50'	14
E6	S 81°21'06" E	15.00'	6	E44	N 03°49'18" E	17.45'	15
E7	N 08°38'54" E	25.00'	6	E45	S 81°13'10" E	110.63'	15
E8	S 81°21'06" E	35.00'	6	E46	N 81°13'10" W	108.49'	15
E9	S 08°38'54" W	35.00'	6/14	E47	S 24°37'14" W	28.64'	19
E10	S 81°21'06" E	23.43'	6	E48	S 16°53'44" W	140.07'	19
E11	N 84°43'48" E	83.30'	6	E49	NOT USED		
E12	N 43°53'18" W	24.86'	7	E50	N 16°53'44" E	172.81'	19
E13	N 04°42'50" W	93.81'	7	E51	S 37°08'16" E	26.77'	19
E14	N 01°40'13" W	24.15'	7	E52	N 81°13'10" W	41.65'	21
E15	N 08°13'40" E	66.81'	7	E53	S 81°13'10" E	43.28'	21
E16	S 02°21'53" E	59.23'	7	E54	S 81°13'10" E	210.36'	21
E17	N 24°18'42" W	56.93'	7	E55	S 08°46'50" W	33.00'	21
E18	S 07°22'00" E	8.62'	8	E56	N 81°13'10" W	210.36'	21
E19	N 81°21'06" W	480.81'	8	E57	N 81°13'10" W	43.34'	21
E20	N 08°38'54" E	20.00'	8	E58	N 81°13'10" W	83.17'	21
E21	S 81°21'06" E	13.00'	8	E59	N 81°13'10" W	19.35'	21
E22	N 08°38'54" E	8.74'	8	E60	N 39°00'12" W	330.09'	21
E23	S 81°21'06" E	10.00'	8	E61	N 16°53'44" E	13.12'	21
E24	S 08°38'54" W	6.74'	8	E62	N 16°53'44" E	30.23'	21
E25	S 81°21'06" E	457.78'	8	E63	S 37°34'55" E	89.62'	21
E26	N 81°13'10" W	255.73'	12	E64	S 39°00'12" E	366.46'	21
E27	N 81°13'10" W	223.37'	12	E65	N 81°13'10" W	29.77'	21
E28	S 81°13'10" E	43.76'	12	E66	S 81°13'08" E	30.14'	22
E29	S 81°13'10" E	255.73'	12	E67	S 14°18'59" E	61.02'	22
E30	S 81°13'10" E	491.23'	12	E68	S 35°36'33" W	145.56'	22
E31	N 84°43'47" E	83.88'	12	E69	S 39°00'12" E	117.74'	22
E32	N 81°13'10" W	44.85'	12	E70	N 16°53'44" E	1.63'	22
E33	N 39°00'12" W	311.35'	12	E71	N 25°56'33" E	173.70'	22
E34	S 39°00'12" E	372.48'	12	E72	N 14°18'59" E	24.29'	22
E35	S 81°13'08" E	31.82'	13	E73	N 81°13'10" W	16.00'	26
E36	S 35°21'21" W	20.54'	13	E74	N 08°46'50" E	5.00'	26
E37	S 16°53'44" W	31.43'	13	E75	S 81°13'10" E	16.00'	28
E38	S 16°53'44" W	150.89'	13	E76	S 08°46'50" W	5.00'	26
E39	S 37°00'12" E	21.49'	13	E77	S 81°13'10" E	30.84'	26

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 73°06'16" E	51.77'
L2	N 25°30'11" E	25.48'
L3	N 14°18'59" E	28.99'
CL1	N 81°13'10" W	886.06'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	1872.02'	52.94'	S 02°35'57" E	52.94'	01°37'13"
C2	1949.86'	212.34'	S 05°31'31" E	212.24'	06°14'22"
C3	380.00'	175.73'	N 52°15'06" W	174.17'	26°29'47"
CLC1	300.33'	118.90'	S 87°33'10" W	118.12'	22°40'58"

CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA	EASEMENT
EC1	1949.83'	20.01'	S 06°35'53" E	20.01'	00°35'17"	8
EC2	1949.83'	185.98'	S 05°04'56" E	185.89'	05°27'31"	7
EC3	1949.83'	27.52'	S 08°13'03" E	27.51'	00°48'36"	7
EC4	22.00'	36.72'	N 43°06'02" E	32.60'	85°37'43"	7
EC5	330.33'	190.38'	N 87°23'02" E	187.23'	33°01'14"	12
EC6	1849.86'	76.43'	S 07°31'20" E	76.42'	02°14'05"	12
EC7	350.00'	59.33'	N 43°31'34" W	59.26'	09°42'44"	12
EC8	25.00'	19.71'	N 71°18'22" W	19.21'	45°10'52"	12
EC9	48.00'	103.65'	N 32°01'37" W	84.86'	123°43'41"	12
EC10	48.00'	115.80'	S 81°03'10" E	69.69'	138°13'34"	12
EC11	25.00'	16.51'	S 30°51'28" E	16.21'	37°50'37"	12
EC12	410.00'	77.11'	S 4°03'28" E	77.00'	10°46'33"	12
EC13	48.00'	27.18'	S 72°12'23" W	26.82'	32°26'29"	13
EC14	330.33'	18.29'	S 87°32'47" W	18.28'	03°20'44"	15
EC15	48.00'	22.39'	S 82°43'32" W	22.19'	26°43'34"	19
EC16	NOT USED					
EC17	320.33'	168.53'	N 83°49'20" E	166.59'	30°00'38"	21
EC18	287.33'	76.60'	N 88°14'35" W	76.37'	15°16'25"	21
EC19	367.00'	167.98'	N 32°06'56" W	166.52'	26°13'31"	21
EC20	410.00'	112.48'	S 58°11'59" E	112.13'	15°43'07"	21
EC21	410.00'	143.98'	N 35°38'56" W	143.24'	20°07'13"	22



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 ENGINEERS & SURVEYORS (505) 345-4250
 JOB #2005.170.7 FINAL

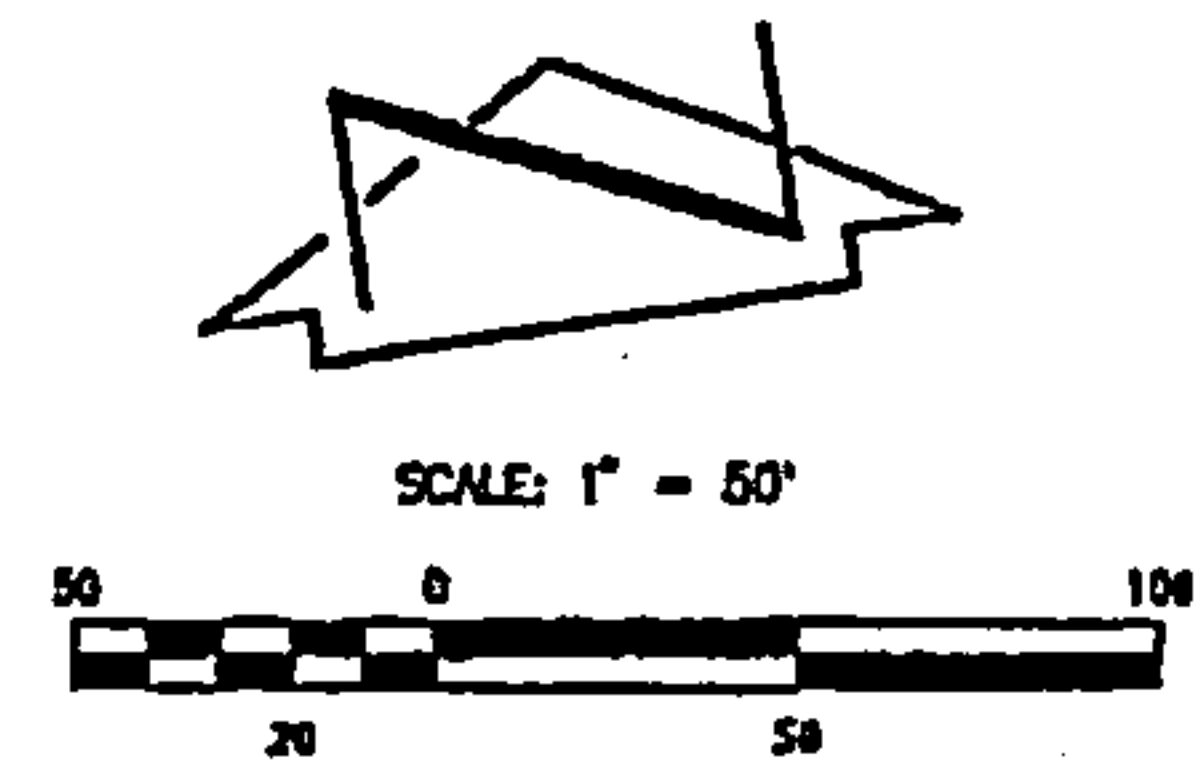
PLAT OF TRACTS A, B, C, D AND E, U.N.M. LANDS WEST

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

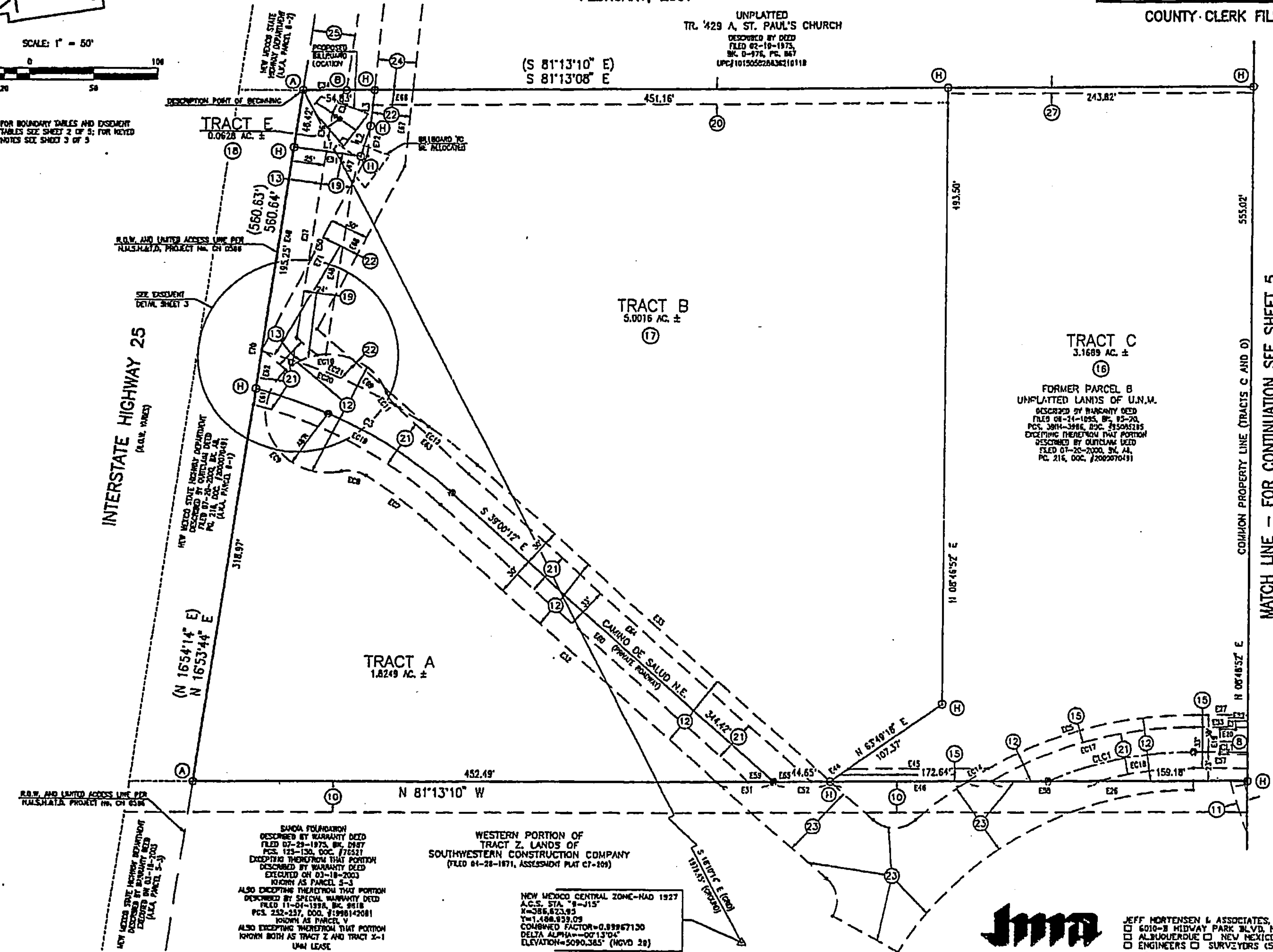
FEBRUARY, 2007

Doc# 2007030121
Part of 2007030121, Part of 2007030121, Bernalillo County
NEW MEXICO STATE HIGHWAY DEPARTMENT (A.M. PARCEL 8-1)

COUNTY CLERK FILING DATA



NOTE: FOR BOUNDARY TABLES AND EASEMENT TABLES SEE SHEET 2 OF 5; FOR KEYED NOTES SEE SHEET 3 OF 5



INTERSTATE HIGHWAY 25
(A.M. PARCEL)

R.O.W. AND LIMITED ACCESS LINE PER N.M.S.H.A.T.A. PROJECT NO. CH 6584

NEW MEXICO STATE HIGHWAY DEPARTMENT DESCRIBED BY WARRANTY DEED FILED 07-28-2003, BK. 975, PGS. 3814-3816, DOC. #2003070491 (A.M. PARCEL 5-1)

NEW MEXICO STATE HIGHWAY DEPARTMENT DESCRIBED BY WARRANTY DEED FILED 07-28-2003, BK. 975, PGS. 3814-3816, DOC. #2003070491 (A.M. PARCEL 8-1)

SANOA FOUNDATION DESCRIBED BY WARRANTY DEED FILED 07-29-1975, BK. 1987, PGS. 123-130, DOC. #78521 EXCEPTING THEREFROM THAT PORTION DESCRIBED BY WARRANTY DEED EXECUTED ON 03-18-2003 KNOWN AS PARCEL 5-3 ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED BY SPECIAL WARRANTY DEED FILED 11-04-1998, BK. 9818, PGS. 232-237, DOC. #1998142081 KNOWN AS TRACT V ALSO EXCEPTING THEREFROM THAT PORTION KNOWN BOTH AS TRACT Z AND TRACT 3-1 U.M. LEASE

WESTERN PORTION OF TRACT Z, LANDS OF SOUTHWESTERN CONSTRUCTION COMPANY (FILED 04-28-1871, ASSESSMENT PLAT CT-109)

NEW MEXICO CENTRAL ZONE-HAD 1927 A.C.S. STA. "B"-J15
I=385.823.83
Y=1.488.939.09
COMBINED FACTOR=0.99967130
DELTA ALPHA=-00'13'04"
ELEVATION=5090.385' (NGVD 28)

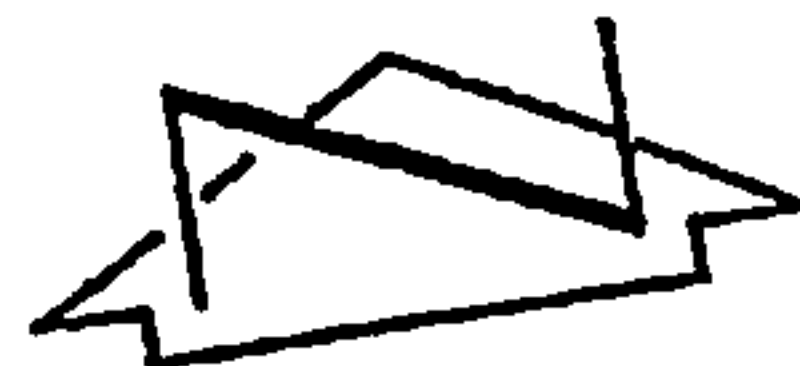
UNPLATTED TR. 429 A, ST. PAUL'S CHURCH DESCRIBED BY DEED FILED 02-18-1973, BK. D-976, PG. 867 UPC#101305228A36210118

TRACT C 3.1689 AC. ±
(16)
FORMER PARCEL B UNPLATTED LANDS OF U.N.M. DESCRIBED BY WARRANTY DEED FILED 08-24-1885, BK. 95-70, PGS. 3814-3816, DOC. #3504318 EXCEPTING THEREFROM THAT PORTION DESCRIBED BY OULCIAM DEED FILED 07-28-2000, BK. 44, PG. 216, DOC. #2000070491

MATCH LINE - FOR CONTINUATION SEE SHEET 5



JEFF MORTENSEN & ASSOCIATES, INC.
6010-N MIDWAY PARK BLVD. NE
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (505) 345-4250
JOB #2005.170.7 FINAL



SCALE: 1" = 50'

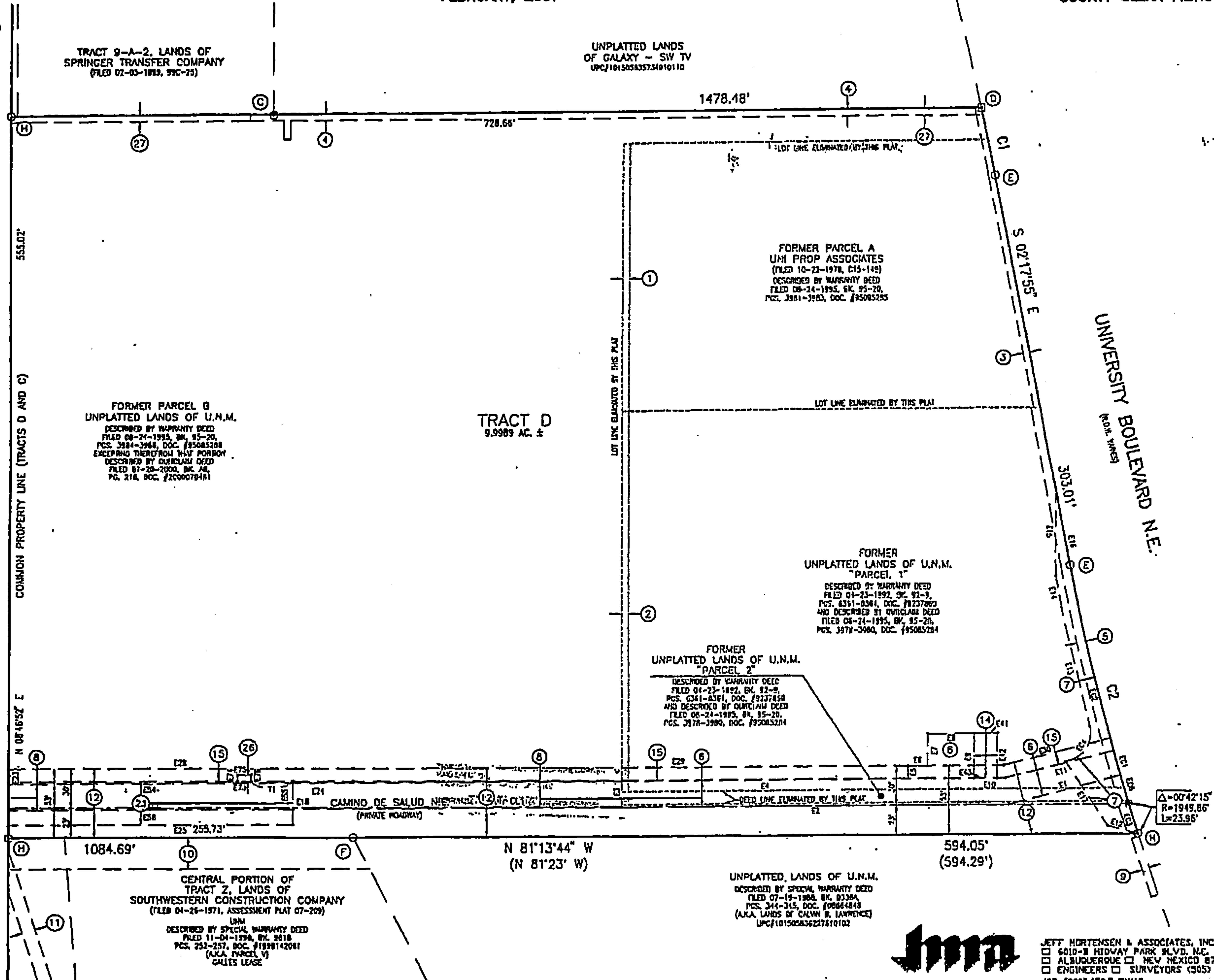


NOTE: FOR BOUNDARY TABLES AND EXCISEMENT TABLES SEE SHEET 2 OF 5; FOR KEYED NOTES SEE SHEET 3 OF 5

PLAT OF
TRACTS A, B, C, D AND E, U.N.M. LANDS WEST
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2007

Doc# 2007030121
 Page 5 of 5
 Filed 02-21-2007 10:40 AM
 BERNALILLO COUNTY CLERK
 COUNTY CLERK FILING DATA

MATCH LINE -- FOR CONTINUATION SEE SHEET 4



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 ENGINEERS & SURVEYORS (505) 345-4250
 JOB #2005.170.7 FINAL



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 21, 2006

3. **Project # 1004913**
06DRB-00730 Major-Vacation of Public Easements
06DRB-00731 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for REGENTS OF THE UNIVERSITY OF NEW MEXICO (REAL ESTATE) request(s) the above action(s) for all or a portion of Parcel(s) 1, 2, A & B, UNPLATTED LANDS OF UNM (to be known as TRACTS A, B, C, & D, UNM LANDS WEST) zoned C-3, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and LOMAS BLVD NE containing approximately 20 acre(s). (J-15)

At the June 21, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The above request was reviewed and comments were given.

If you wish to appeal this decision, you must do so by July 6, 2006, 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.



OFFICIAL NOTICE OF DECISION

PAGE 2

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.)

SM Sheran Matson, AICP, DRB Chair

Cc: Regents of the University of New Mexico, Real Estate, 1712 Las Lomas NE, 87131

Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 11, 2009

Project# 1004913
09DRB-70059 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

HIGH MESA CONSULTING GROUP agent(s) for THE UNIVERSITY OF NEW MEXICO request(s) the referenced/ above action(s) for all or a portion of Tract(s) A-D, UNM LANDS WEST zoned C-3, located on CAMINO DEL SALUD NE between I-25 and UNIVERSITY BLVD NE containing approximately 3.1657 acre(s). (J-15)


At the March 11, 2009 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 26, 2009, in the manner described below.

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

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

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


Jack Cloud, AICP, DRB Chair

Cc: Bohannon Huston, Inc. - 7500 Jefferson NE - Albuquerque, NM 87109
Cc: State of NM, Property Control Division - 1100 St. Francis Dr. - Santa Fe NM
87502
Cc: Sara Koplik - 1126 Stanford NE - 87106
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 23, 2011

Project# 1004913

11DRB-70021 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

HIGH MESA CONSULTING GROUP agent(s) for THE UNIVERSITY OF NEW MEXICO request(s) the referenced/ above action(s) for all or a portion of Tract(s) C, UNM LANDS WEST, zoned C-3, located on CAMINO DE SALUDE NE between INTERSTATE 25 and UNIVERSITY BLVD NE containing approximately 3.1657 acre(s). (J-15)

At the February 23, 2011 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

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

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

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

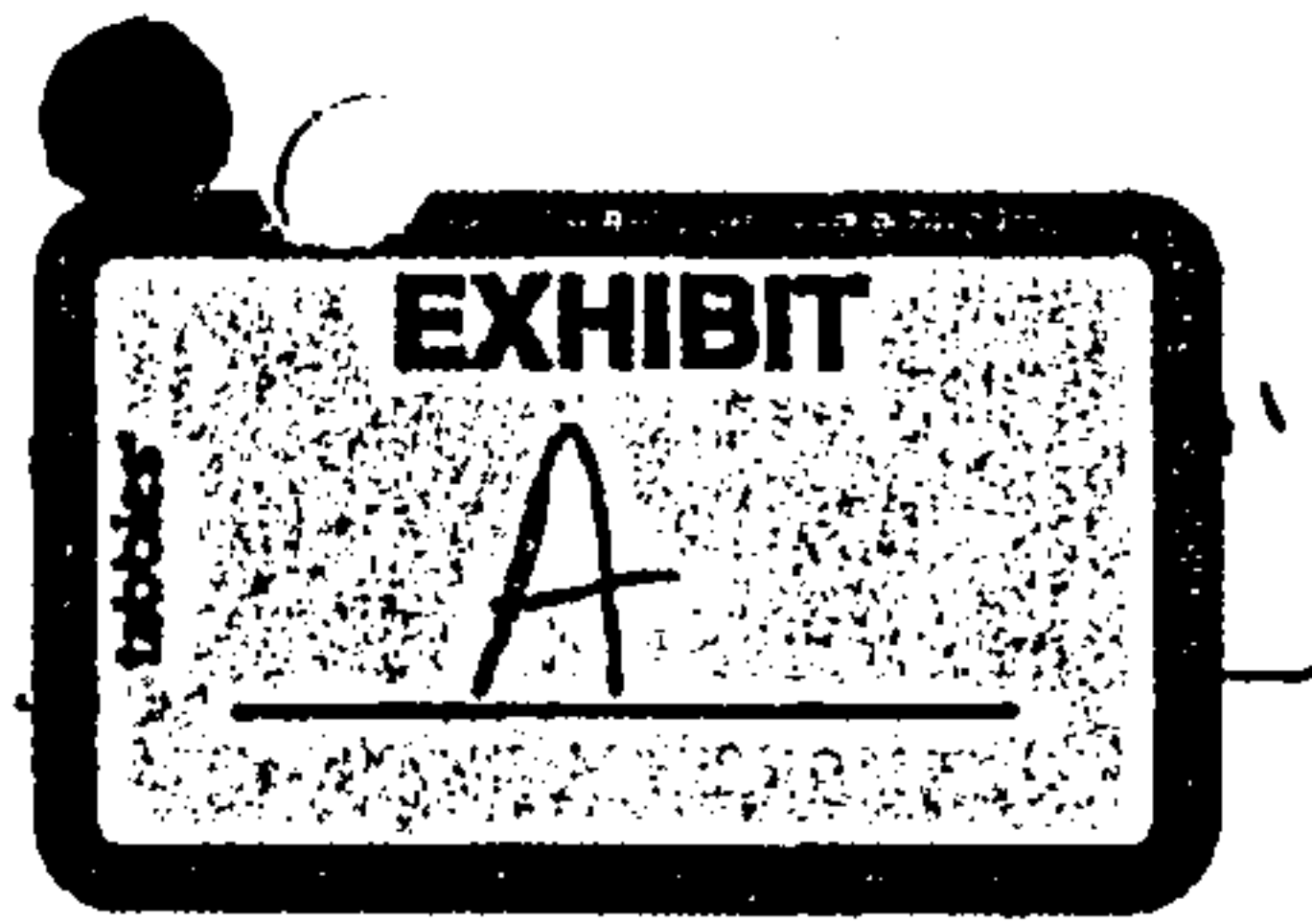

Jack Cloud, DRB Chair

Cc: High Mesa Consulting Group – 6010-B Midway Park Blvd. NE – Albuquerque, NM 87109

Cc: Regents of the University of New Mexico (Real Estate) – 2811 Campus Blvd. NE MSC06 3595 – Albuquerque, NM 87131-0001

Marilyn Maldonado

File



2013.170.1



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 20, 2013

Project# 1004913
13DRB-70456 MAJOR - 2YR SUBDIVISION IMPROVEMENTS AGREEMENT
EXTENSION (2YR SIA)

HIGH MESA CONSULTING GROUP agent(s) for THE UNIVERSITY OF NEW MEXICO request(s) the referenced/ above action(s) for all or a portion of Tract(s) C, UNM LANDS WEST zoned C-3, located on CAMINO DE SALUD NE between I-25 and UNIVERSITY BLVD NE containing approximately 3.1657 acre(s). (J-15)

At the March 20, 2013 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by April 4, 2013 in the manner described below.

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

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

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


Jack Cloud, DRB Chair

Cc: HIGH MESA CONSULTING GROUP
Marilyn Maldonado
File

Current DRC
Project Number: 670183

FIGURE 12

Date Submitted: 11/01/07
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 1-31-07
Date Preliminary Plat Expires: 1-31-08
DRB Project No.: 1004913
DRB Application No.: 07-00072
02-02-2007

JMA 2006.170.8 C-0178

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

Tracts A, B, C, D and E, U.N.M. Lands West

~~PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN~~

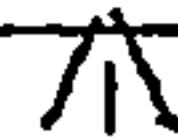
Parcels 1, 2, A and B, Unplatted Lands of U.N.M.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
DRC # <u>670181</u>	DRC # <u>670181</u>	10"	Public Water line	Camino De Salud	University Blvd NE	420' W. of University Blvd, NE centerline	/	/	/
<u>670181</u>	<u>670181</u>	12'	Decel Lane w/STD Curb & Gutter and arterial asphalt pavement	University Blvd, NE	South bound lanes	Camino De Salud	/	/	/
<u>670181</u>	<u>670181</u>	12'	Left Turnbay w/ Median Curb & Gutter and arterial asphalt pavement	University Blvd, NE	North bound lanes	Camino De Salud	/	/	/
<u>670181</u>	<u>670181</u>	40' (FF)	Collector pavement	Camino De Salud	University Blvd, NE	420' W. of University Blvd, NE centerline	/	/	/
<u>670181</u>	<u>670181</u>	N/A	STD Curb & Gutter (both sides)	Camino De Salud	University Blvd, NE	420' W. of University Blvd, NE centerline	/	/	/
<u>670181</u>	<u>670181</u>	6'	Sidewalk (North side only)	Camino De Salud	University Blvd, NE	420' W. of University Blvd, NE centerline	/	/	/
<u>670182</u>	<u>670182</u>	10"	Public Water line	Camino De Salud	W. end of 670181	SW corner of Tract D	/	/	/
<u>670182</u>	<u>670182</u>	30' (EA-EA)	Temporary asphalt pavement (2" asphalt over 6" gravel base course)	Camino De Salud	W. end of 670181	SW corner of Tract D	/	/	/
<u>670183</u>		78"	Public Storm Drain	1-25 E. Frontage Road R.O.W.	NMDOT inlet structure	NW Corner of Tract B	/	/	/
<u>670183</u>		78'	Public Storm Drain	Public Storm Drain Easement	NW Corner of Tract B	Private Road A	/	/	/
<u>670183</u>		60"	Public Storm Drain	Private Road A	End of 78" Storm Drain	Existing 48" Storm Drain @ SE Corner of Tract A	/	/	/
<u>670183</u>		10"	Public Sanitary Sewer	Public Sanitary Sewer Easement	Existing Sanitary Sewer MH # 341	Private Road A	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City/Crist Engineer
670183		8"	Public Sanitary Sewer	Private Road A	I-25 E. Frontage	Camino De Salud	/	/	/
670183		8"	Public Sanitary Sewer	Camino De Salud	Private Road A	SW Corner of Tract D			
670183		10"	Public Water line	Camino De Salud	SE Corner of Tract C	Private Road A Intersection	/	/	/
670183		10"	Public Water line	Private Road A	Camino De Salud	East PC in South property line Tract B	/	/	/
670183		40' R	Cul de Sac w/ Curb and Gutter	SW Corner of Tract B			/	/	/
670183		32' (FF)	Collector Pavement	Private Road A	Cul-de-Sac at S.W. Cor of Tract B	Camino De Salud	/	/	/
670183		N/A	Standard Curb and Gutter (Both Sides)	Private Road A	Cul-de-Sac at S.W. Cor of Tract B	Camino De Salud	/	/	/
670183		30' (EA-EA)	Temporary asphalt pavement (2 1/2" AC over 6" gravel base course)	Camino De Salud	SE Corner of Tract C	Private Road A Intersection	/	/	/
670183		6'	Sidewalk (North Side only)	Private Road A	S.W. Cor of Tract B	Camino De Salud	/	/	/
670183		24'	Residential (Private) Paving	Private Access Easement	Private Road A	Tract E	/	/	/
670184		8"	Public Sanitary Sewer	Camino De Salud	SW Corner of Tract D	200' East of SW Corner of Tract D	/	/	/
670184		N/A	Curb and Gutter (Both Sides)	Camino De Salud	West end of CPN 670161	SW Corner of Tract D	/	/	/
670184		40' (FF)	Collector Pavement	Camino De Salud	West end of CPN 670161	SW Corner of Tract D	/	/	/
670184		6'	Sidewalk (North Side only)	Camino De Salud	West end of CPN 670161	SW Corner of Tract D	/	/	/
670185		N/A	Curb and Gutter (Both Sides)	Camino De Salud	S.W. Corner of Tract D	Private Road A Intersection	/	/	/
670185		40' (FF)	Collector Pavement	Camino De Salud	SW Corner of Tract D	Private Road A Intersection	/	/	/
670185		6'	Sidewalk (North Side only)	Camino De Salud	Private Road A Intersection	SW Corner of Tract D	/	/	/



~~DEFERRED~~ JSM 02-02-2007



~~DEFERRED~~ JSM 02-02-2007

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
							/	/	/	
							/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							City User Dept. Signature		Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- CPN 670181 Completed and Accepted by City Engineer on September 23, 2003. Financial Guaranty not required
- CPN 670182 Completed and Accepted by City Engineer on May 12, 2005. Financial Guaranty not required
- JM* ~~CPN 670183 Completed and Accepted by City Engineer on September 23, 2003. Financial Guaranty not required~~
01-31-2007

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Jeffrey G. Mortensen, PE
NAME (print)

Jeff Mortensen & Associates, Inc.
FIRM

SIGNATURE - date

01-18-2007

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 1/31/07
DRB CHAIR - date

[Signature] 1/31/07
PARKS & RECREATION - date

[Signature] 1-31-07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 1/31/07
UTILITY DEVELOPMENT - date

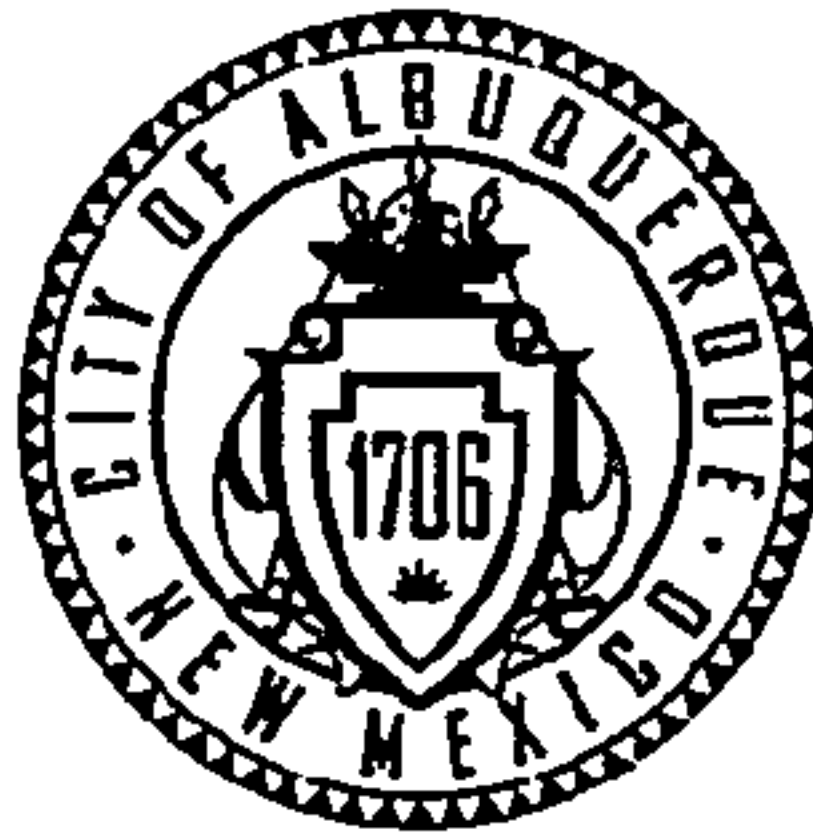
- date

[Signature] 1/31/07
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT/OWNER
1	02-02-2007	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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.

February 25, 2015

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **February 25, 2015:**

Contact Name: J. GRAEME MEANS, P.E.
Company or Agency: HIGH MESA CONSULTING GROUP
6010-B MIDWAY PARK BLVD. NE/87109
PHONE: 345-4250/FAX: 345-4254
E-mail: gmeans@highmesacg.com

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – TRACT C, UNM LANDS WEST, LOCATED AT 1151 CAMINO DE SALUD NE BETWEEN I-25 FREEWAY AND UNIVERSITY BOULEVARD NE** zone map **J-15**.

Our records indicate that as of February 25, 2015 there were no Neighborhood and/or Homeowner Associations in this area.

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 Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningrnaform(02/25/15)