

## 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.

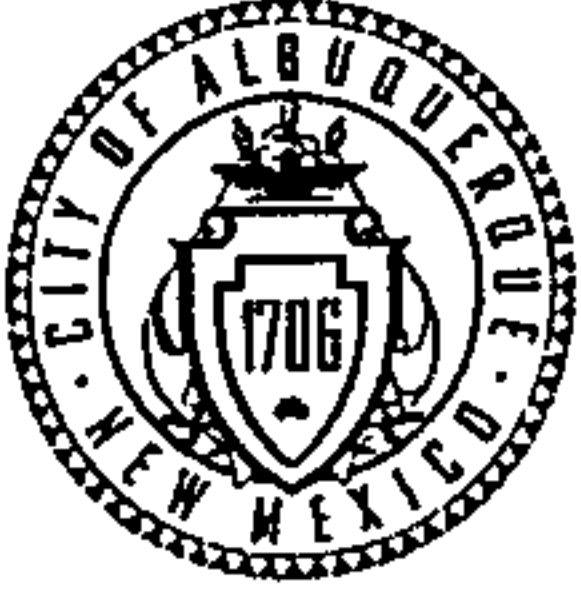
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued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



## 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



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)

<b>AMAFCA</b> No comments.
<b>COG</b> No comments.
<b>TRANSIT</b> No comments.
<b>ZONING ENFORCEMENT</b> No comments.
<b>NEIGHBORHOOD COORDINATION</b> Letters sent to: <b>No Neighborhood and/or Homeowner Association(s)</b>
<b>APS</b> This will have no adverse impacts to the APS district.
<b>POLICE DEPARTMENT</b> No Crime Prevention or CPTED comments concerning the proposed variance request at this time.
<b>FIRE DEPARTMENT</b> No comments.
<b>PNM ELECTRIC &amp; GAS</b> No comments.
<b>COMCAST</b> No comments.
<b>QWEST</b> Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.
<b>ENVIRONMENTAL HEALTH</b> No comments.
<b>M.R.G.C.D</b> No adverse comments.
<b>OPEN SPACE DIVISION</b> No comments.
<b>CITY ENGINEER</b> No comments.

**TRANSPORTATION DEVELOPMENT**

Please clearly define all infrastructure not yet completed and provide an approximate timeline.

**PARKS AND RECREATION**

No comments.

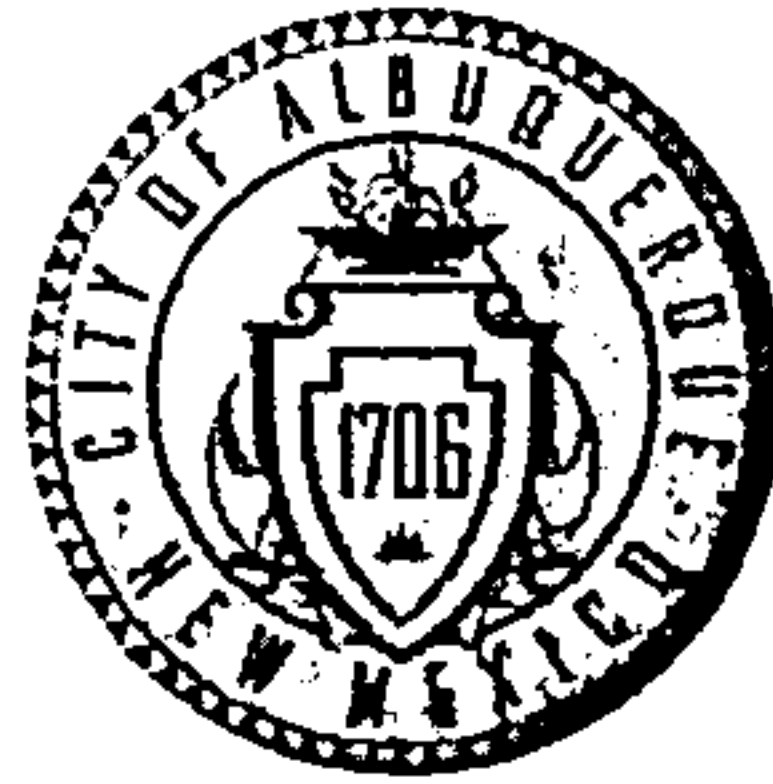
**ABCWUA**

No objection.

**PLANNING DEPARTMENT**

Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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



**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, February 23, 2011**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project# 1002632**  
11DRB-70015 MAJOR - 2 YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR SIA)

TIERRA WEST LLC agent(s) for AMGO PROPERTIES, LLC request(s) the referenced/ above action(s) for all or a portion of **SUNDANCE ESTATES UNIT 1**, zoned R-LT, located on the east side of UNSER BLVD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 26.5327 acre(s). (B-11)

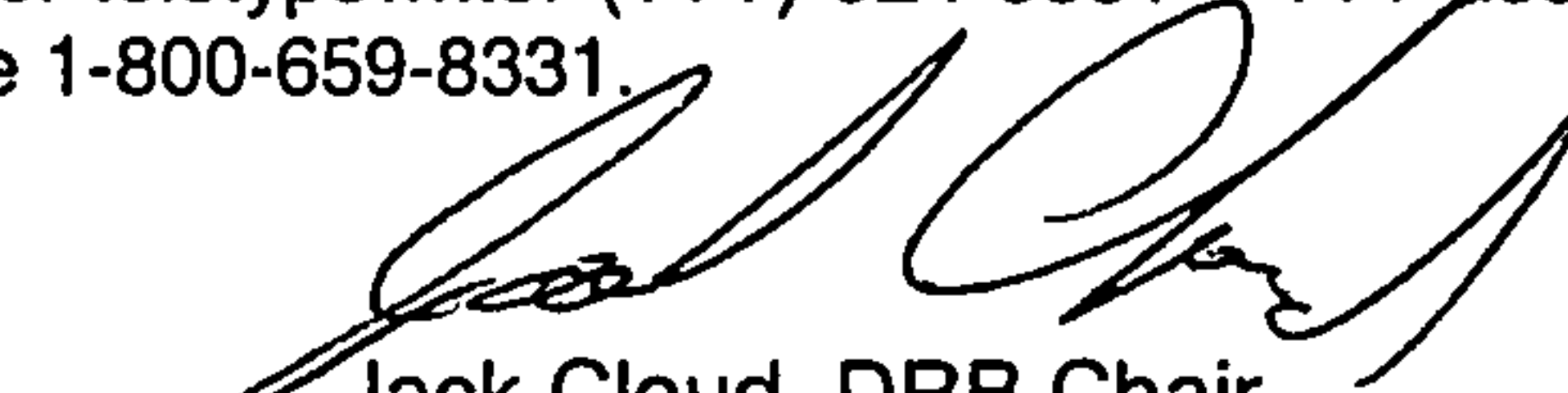
**Project# 1004913**  
11DRB-70021 MAJOR - 2 YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR SIA)

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)

**Project# 1007317**  
11DRB-70022 SUBDIVISION DESIGN  
VARIANCE

NM DEPT. OF TRANSPORTATION request(s) a Variance for Overhead Electrical Line on or adjacent to Tract(s) A-1A-1 & A-2A-1, **LUEKING PARK COMPLEX**, zoned SU-1, located on the east side of INTERSTATE 25 between COMNACHE RD NE and MONTGOMERY BLVD NE. (G-16)

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, FEBRUARY 7, 2011.**

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST

Meeting Date: February 23, 2011

Project# 1004913

Zone Atlas Page: C-3

App# 11DRB 70021

Notification Radius: 100'

Cross Reference and Location: CaminodeSalud NE Between

1-25 and University Blvd NE

Applicant: Regents of the University of New Mexico (Real Estate)

2811 Campus Blvd NE MSC06 3595

Alb NM 87131

Agent: High Mesa Consulting Group

6010-B Midway Park Blvd NE

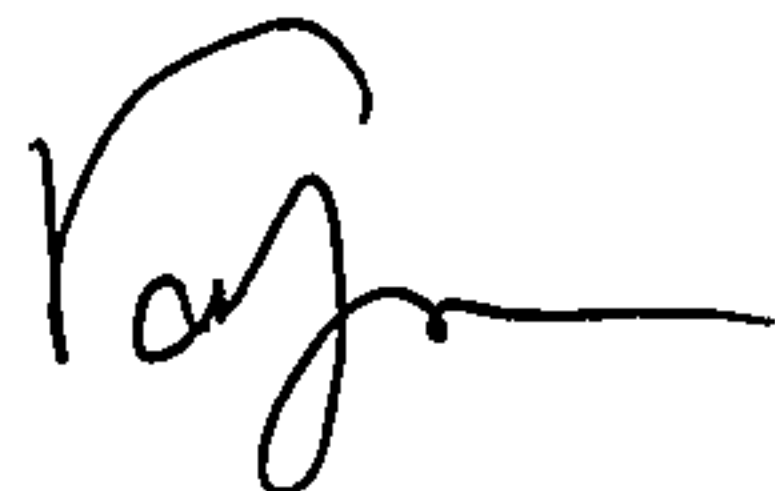
Alb, NM 87109


Special Instructions:

Notice must be mailed from the  
City's 15 day's prior to the meeting.

Date Mailed: 2-7-11

Signature:

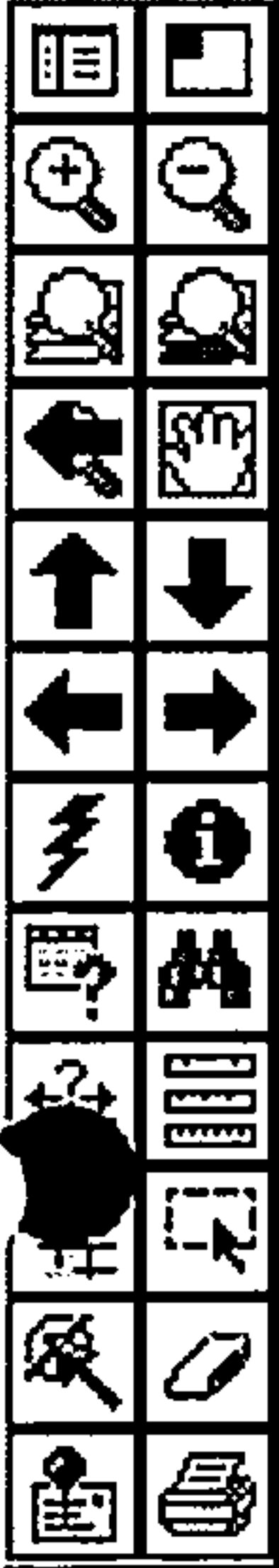


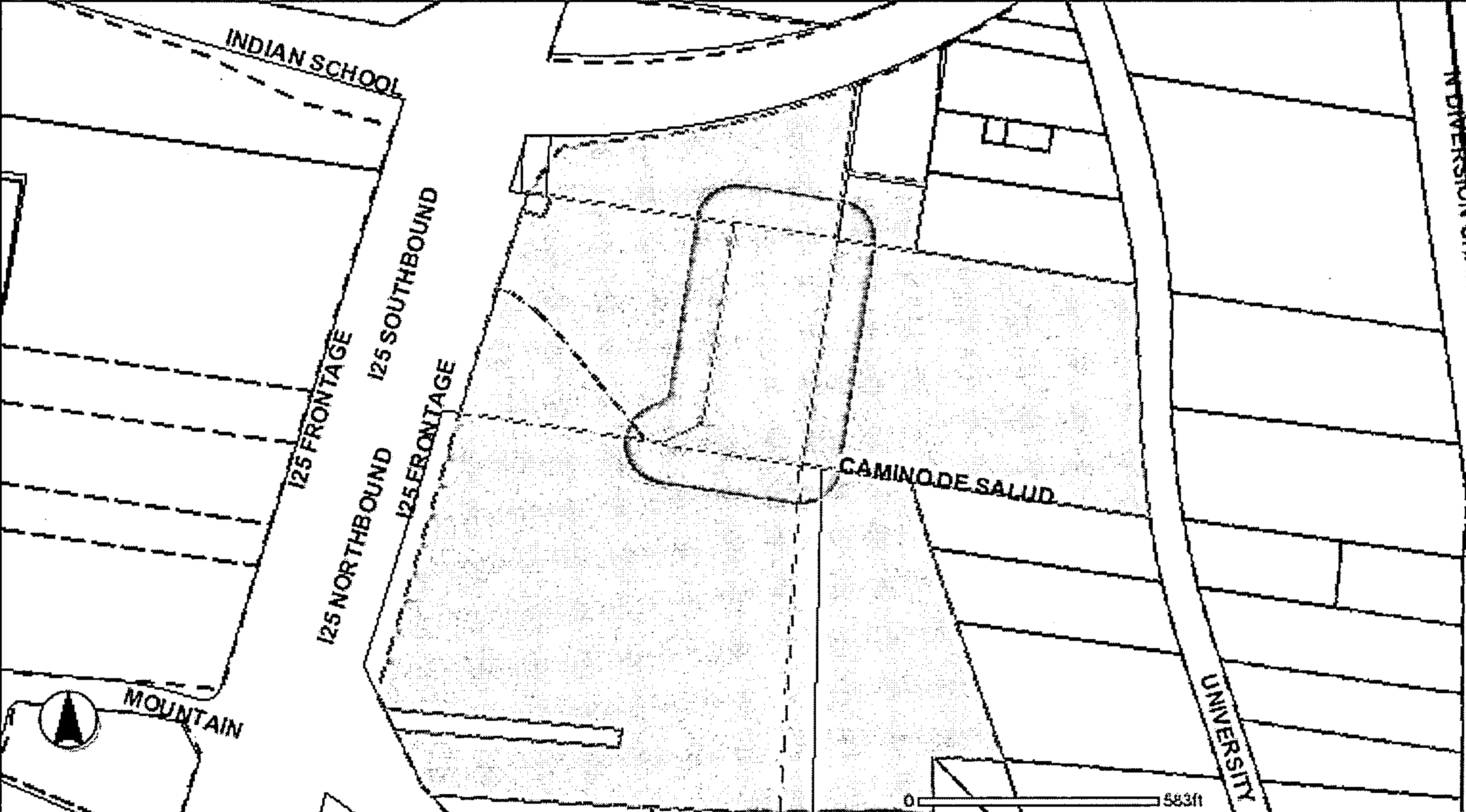


**CITY OF ALBUQUERQUE**  
www.cabq.gov

# ALBUQUERQUE GIS DATA WEBSITE





**LAYERS**

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2010 AIR PHOTO
  - 2008 AIR PHOTO
  - 2006 AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

**Refresh Map**

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible
- Visible group/layer, click to hide.
- Layer not visible at this scale.

OWNERSHIP					
Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNE STAT
1	101505830733210108	REGENTS OF THE UNIV OF NEW MEXICO ATTN: DIRECTOR OF REAL ESTATE	SCHOLES HALL STE 233	ALBUQUERQUE	NM
2	101505832224541017	REGENTS OF UNM REAL ESTATE OFFICE	SCHOLES HALL 252	ALBUQUERQUE	NM

Pan
[SEARCH](#)
[REFRESH](#)
[HELP](#)
[MAIN PAGE](#)
[CONTACT GIS TEAM](#)

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Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	101505830733210000	REGENTS OF THE UNIV OF NEW MEXICO ATTN: DIRECTOR OF REAL ESTATE	SCHOLES HALL STE 233	ALBUQUERQUE	NM	87131	V	A1A	TR C PLAT OF TRACTS A, B, C, D & E UNM LANDS WESTCONT 3.1689 AC	3.16913764
2	101505832224541000	REGENTS OF UNM REAL ESTATE OFFICE	SCHOLES HALL 252	ALBUQUERQUE	NM	87131	V	A1A	Ely POR OF TR Z OF SOUTHWESTERN CONST CO LEASED TO GALLES MOTOR CO CONT 6.80 AC +-	7.61875417
3	101505831935310000	REGENTS OF UNIVERSITY OF NEW MEXICO C/O REAL ESTATE OFFICE	1712 LAS LOMAS NE	ALBUQUERQUE	NM	87131	V	A1A	TRACT 9-A-2 PLAT OF TRACTS 9-A-1 & 9-A-2 "LANDS OF SPRINGERTRANSFER COMPANY" CONT .6951 AC	0.75665343
4	101505835432210000	REGENTS OF THE UNIV OF NEW MEXICO ATTN: DIRECTOR OF REAL ESTATE	SCHOLES HALL STE 233	ALBUQUERQUE	NM	87131	C	A1A	TR D PLAT OF TRACTS A, B, C, D & E UNM LANDS WESTCONT 9.9989 AC	9.99990931
5	101505828426841000	SANDIA FOUNDATION C/O UNM REAL ESTATE OFFICE	SCHOLES HALL 233	ALBUQUERQUE	NM	87131	V	A1A	TR Z SOUTHWESTERN CONST CO EXC THE W'LY PORT OUT TO 25 R/W & E'LY PORTS LEASED TO GALLES MOTOR COCONT 17.8389 AC +/-	18.07148277
6	101505828636210000	ST PAULS EVANGL LUTHERN CH	PO BOX 25001	ALBUQUERQUE	NM	87125	C	A1A	10N 3E SEC16PORTR4XTR9AEFREEWAY4.087ACRES	3.69249818
7	101505827434210000	STATE OF NEW MEXICO C/O PROPERTY CONTROL DIVISION	1100 ST FRANCIS DR	SANTA FE	NM	87502	V	A1A	TR B-1 PLAT OF TRS A-1, B-1 & E-1 UNM LANDS WEST (A REPL OF TRS A, B & E UNM LANDS WEST) CONT 5.0007 AC	5.00617705
8	101505825032510000	REGENTS OF THE UNIV OF NM ATTN DIRECTOR OF REAL ESTATE	SCHOLES HALL STE 233	ALBUQUERQUE	NM	87131	V	A1A	TR A-1 PLAT OF TRS A-1, B-1 & E-1 UNM LANDS WEST (A REPL OF TRS A, B & E UNM LANDS WEST) CONT 1.8255 AC	1.84488478



OR CURRENT OWNER  
STATE OF NEW MEXICO C/O PROPERTY  
CONTROL DIVISION  
1100 ST FRANCIS DR  
SANTA FE, NM 87502

OR CURRENT OWNER  
REGENTS OF UNIVERSITY OF NEW MEXICO  
C/O REAL ESTATE OFFICE  
1712 LAS LOMAS NE  
ALBUQUERQUE, NM 87131

OR CURRENT OWNER  
ST PAULS EVANGL LUTHERN CH  
PO BOX 25001  
ALBUQUERQUE, NM 87125

OR CURRENT OWNER  
SANDIA FOUNDATION C/O UNM REAL ESTATE  
OFFICE  
SCHOLLES HALL 233  
ALBUQUERQUE, NM 87131

OR CURRENT OWNER  
REGENTS OF THE UNIV OF NEW MEXICO  
ATTN: DIRECTOR OF REAL ESTATE  
SCHOLLES HALL STE 233  
ALBUQUERQUE, NM 87131

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004913

AGENDA ITEM NO: 1

SUBJECT:

SIA EXTENSION – 2 YEAR  
VACATION OF PRIVATE EASEMENTS

ENGINEERING COMMENTS:

No objection to vacation request.

Based upon the information provided, a shorter SIA extension is preferred.

→ 6 month  
extension

RESOLUTION:

APPROVED ; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: MARCH 25, 2009



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 25, 2009

**Project# 1004913**

09DRB-70081 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT

09DRB-70093 VACATION OF PRIVATE ACCESS EASEMENT(S)

BOHANNAN HUSTON INC agent(s) for STATE OF NEW MEXICO and 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 6.6903 acre(s). (J-15)

**At the March 25, 2009 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.**

(A)(1) The access easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the access easement.

(B)(3) 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.

**A 6 month extension of the Subdivision Improvements Agreement was approved.**

If you wish to appeal this decision, you must do so by April 9, 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).

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, AICP, DRB Chair

Cc: Bohannon Huston Inc. – 7500 Jefferson NE – Albuquerque, NM 87109  
Marilyn Maldonado  
File



COMPLETED 05/26/09 SH  
DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 09DRB-100154 70154 Project # 1004913  
Project Name: ~~JADE PARK MOBILE HOME SUBDIVISION~~  
Agent: ~~RUTHA WARR~~ Phone No.:

Your request was approved on 4-29-09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- PLANNING (Last to sign): - AMAFCA sign-off  
- revise Element note

- 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.
  - 3 copies of the approved site plan. Include all pages.
  - County Treasurer's signature must be obtained prior to the recording of the plat with the 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.

Created On:



# DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 09DRB-~~100154~~ 70154 Project # 1004913

Project Name: ~~JADE PARK MOBILE HOME SUBDIVISION~~

Agent: ~~RUTH A. WARR~~

Phone No.:

Your request was approved on 4-29-09 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_

UTILITIES: \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

PLANNING (Last to sign): - AMAFCA sign - ok  
- revise Element note

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.
- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the 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.

Created On:

**4913**

### DXF Electronic Approval Form

DRB Project Case #: 1004913

Subdivision Name: UNM LANDS WEST TRACTS A1 B1 & E1

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information: 798-1826

DXF Received: 5/21/2009

Hard Copy Received: 5/21/2009

Coordinate System: NMSP Grid (NAD 83)

  
Approved

05.25.2009  
Date

\* The DXF file cannot be accepted (at this time) for the following reason(s):

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**AGIS Use Only**

Copied fc 4913 to agiscov on 5/26/2009 Contact person notified on 5/26/2009

**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**April 29, 2009**

**DRB Comments**

**ITEM # 9**

**PROJECT # 1004913**

**APPLICATION # 09-70154**

**RE: Tracts A, B, & E, U.N.M. Lands West**

The beneficiary of an easement should be noted as a certain tract of land, not an owner, so that the easement rights run with the land. If the intent is to allow use of the easement(s) on this plat by the unplatted lands to the south and east, some type of legal description (e.g. 'Portions of Tract Z, K, & 5' etc.) should be used rather than ownership.

The Planning Department will need to record this plat to complete the vacation action.

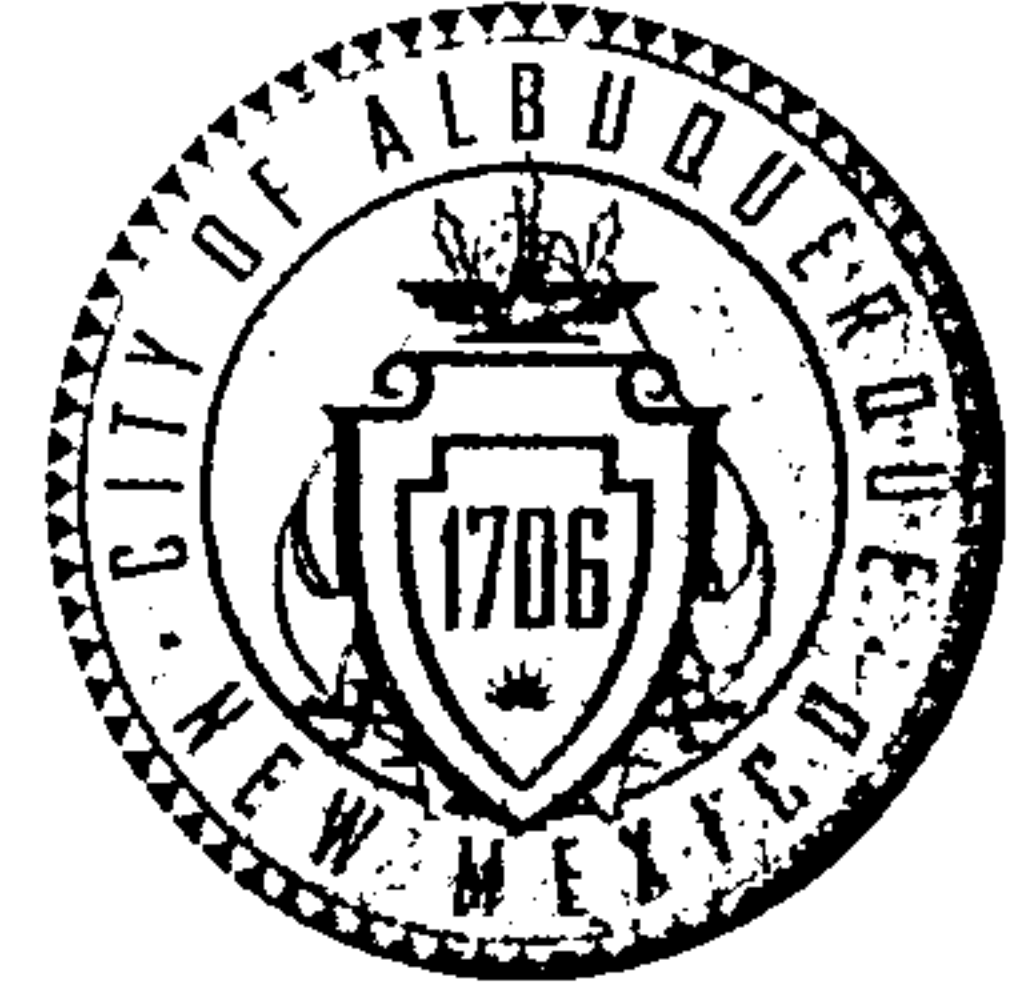


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Jack Cloud AICP, DRB Chairman  
924-3880/ jcloud@cabq.gov



# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD MEMO

**DRB CASE NO/PROJECT NO: 1004913**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Plat Approval

**ENGINEERING COMMENTS:**

No objection

PO Box 1293

**RESOLUTION:**

Albuquerque APPROVED ; DENIED ; COMMENTS PROVIDED ; WITHDRAWN   
DEFERRED TO: \_\_\_\_\_

SIGNED:

(UD) (CE) (TRANS) (PKS) (PLNG)

NM 87103

**COMMENTS:**

www.cabq.gov

**SIGNED:**

Curtis Cheme  
City Engineer Designee  
924-3695

**DATE:** 4-29-09



## 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)

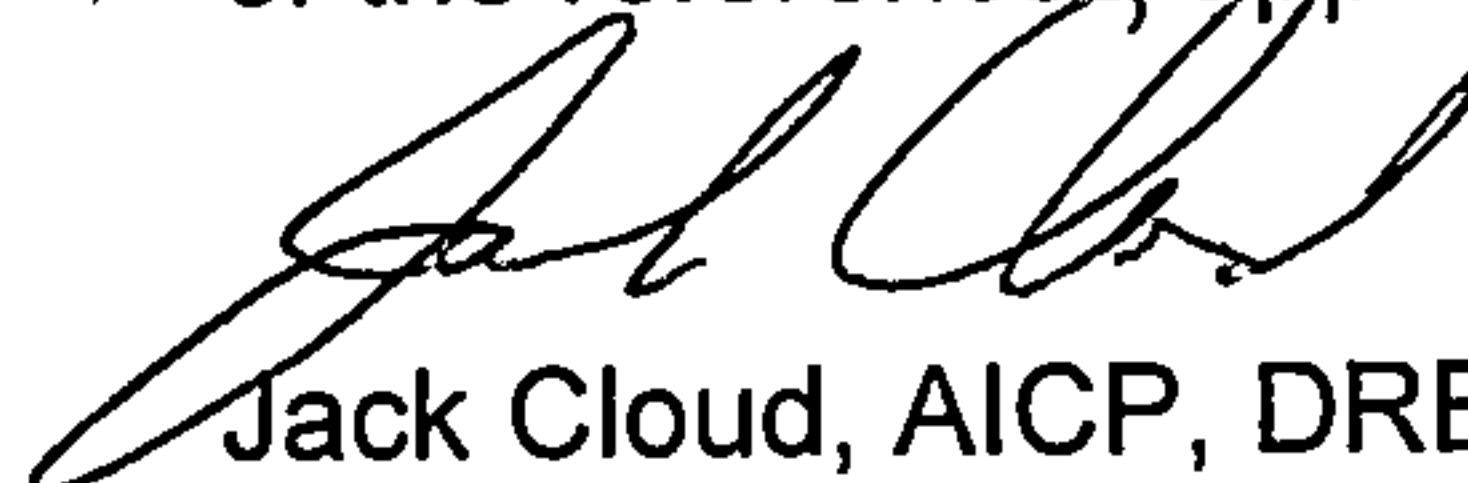
At the March 11, 2009 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

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.

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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



**DEVELOPMENT REVIEW BOARD**  
**Action Sheet**

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

March 11, 2009 9:00 AM  
MEMBERS:

**Jack Cloud, AICP, DRB Chairman, Planning Department**  
**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E., Transportation Development**      **Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA**  
**Brad Bingham, P.E., Hydrology/ Alternate City Engineer**      **Christina Sandoval, Parks/Municipal Development**

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**  
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **~~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) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
  
2. **Project# 1002944**  
09DRB-70056 MAJOR – 2 YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT  
  
MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC**, zoned SU-1/ MIXED USES, located on the west side of UNSER BLVD NW between MCMAHON BLVD NW and NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11) **A TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED FOR THE CALLE PERO ADDITION. A ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED FOR THE UNSER IMPROVEMENTS.**



ALBUQUERQUE  
NEW MEXICO

## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004913**

**AGENDA ITEM NO: 1**

**SUBJECT:**

Vacation  
SIA Extension

**ACTION REQUESTED:**

PO Box 1293

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:(x) AMEND:()

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to the subject request.  
No adverse comments.

NM 87103

**RESOLUTION:** 6-mo

www.cabq.gov

APPROVED X; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

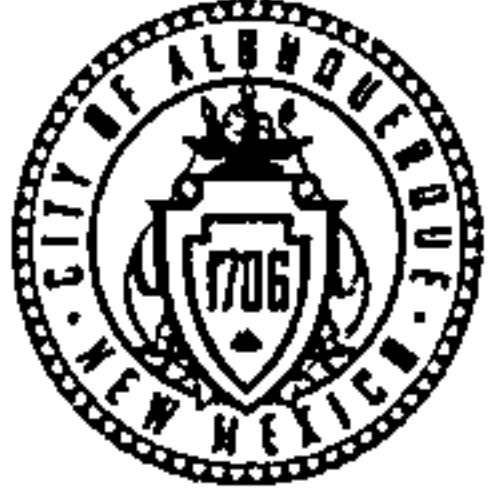
**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** March 25, 2009

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004913 AGENDA# 1 DATE: 3/25/09

1. Name: Sara Koplik Address: 1126 Stamford NE Zip: 87106
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

March 25, 2009

**Project# 1004913**

09DRB-70081 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

09DRB-70093 VACATION OF PRIVATE ACCESS EASEMENT(S)

BOHANNAN HUSTON INC agent(s) for STATE OF NEW MEXICO and 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 6.6903 acre(s). (J-15)

<b>AMAFCA</b> No comment.
<b>COG</b> No comment
<b>TRANSIT</b> Project # 1004913 09DRB-70081 MAJOR-2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT 09DRB-70093 VACCATION OF PUBLIC RIGHT-OF-WAY Adjacent and nearby routes Adjacent bus stops           None Site plan requirements       None. Large site TDM suggestions   None.
<b>ZONING ENFORCEMENT</b> Weeds and litter clean up
<b>NEIGHBORHOOD COORDINATION</b> Letters sent to: Santa Barbara-Martineztown Assoc. (R), Netherwood Park NA (R), North Campus NA (R), Spruce Park NA (R)
<b>APS</b> No comment
<b>POLICE DEPARTMENT</b> No comment
<b>FIRE DEPARTMENT</b> No comment
<b>PNM ELECTRIC &amp; GAS</b> No comment
<b>COMCAST</b> No comment
<b>QWEST</b> No comment

<b>ENVIRONMENTAL HEALTH</b> No comment
<b>M.R.G.C.D</b> Previously reviewed on 02/23/2009. 2. No Adverse Comments.
<b>OPEN SPACE DIVISION</b> Open Space has no adverse comments
<b>CITY ENGINEER</b> No objection to the extension request. No objection to the vacation request.
<b>TRANSPORTATION DEVELOPMENT</b> No objection to vacation request. Based upon the information provided, a shorter SIA extension is preferred.
<b>PARKS AND RECREATION</b> No objection.
<b>ABCWUA</b> No objection to Extension request. No objection to Vacation request.
<b>PLANNING DEPARTMENT</b> Refer to comments from affected agencies and any public hearing comments regarding proposed extension.

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

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** March 25, 2009  
**Zone Atlas Page:** J-15  
**Notification Radius:** 100 Ft.

**Project#** 1004913  
**App#** 09DRB-70081

**Cross Reference and Location:** CAMINO DEL SALUD SE BETWEEN I-25  
FRONTAGE AND UNIVERSITY BLVD SE

**Applicant:** STATE OF NM PROPERTY CONTROL DIVISION  
1100 ST FRANCIS CR  
SANTA FE, NM 87502

**Agent:** BOHANNAN HUSTON INC  
7500 JEFFERSON NE  
ALBUQUERQUE, NM 87109

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day's prior to the meeting.**

**Date Mailed:** MARCH 6, 2009  
**Signature:** ERIN TREMLIN



Rec	UPC	OWNER	OWNADD	OWN CITY	OWNS STATE	OWN ZIP CODE	PROP CLASS	TAX DIST	LEGALDESC	ACRES	OBJECTID
1	10150 58354 32210 109	REGENTS OF THE UNIV OF NEW MEXICO ATTN: DIRECTOR OF REAL EST ATE	SCHOLES HALL STE 233	ALB UQU ERQUE	NM	8713 1	V	A1 A	TR D PLAT OF TRACTS A, B, C, D & E UNM LANDS WESTCONT 9.9 989 AC	9.9 996 729 3	18 69 70
2	10150 58307 33210 108	REGENTS OF THE UNIV OF NEW MEXICO ATTN: DIRECTOR OF REAL EST ATE	SCHOLES HALL STE 233	ALB UQU ERQUE	NM	8713 1	V	A1 A	TR C PLAT OF TRACTS A, B, C, D & E UNM LANDS WESTCONT 3.1 689 AC	3.1 691 148 3	18 69 71
3	10150 58249 32421 706	REGENTS OF THE UNIV OF NEW MEXICO ATTN: DIRECTOR OF REAL EST ATE	SCHOLES HALL STE 233	ALB UQU ERQUE	NM	8713 1	V	A1 A	TR A PLAT OF TRACTS A, B, C, D & E UNM LANDS WESTCONT 1.8 249 AC	1.8 241 444 9	18 69 72
4	10150 58273 34110 107	STATE OF NEW MEXICO C/O PROPERTY CONTROL DIVISION	1100 ST F RANCIS D R	SAN TA F E	NM	8750 2	V	A1 A	TR B PLAT OF TRACTS A, B, C, D & E UNM LANDS OF WESTCONT 5.0016 AC	5.0 028 436 2	18 69 73
5	10150 58249 36621 707	ST PAUL LUTHERAN CH URCH	PO BOX 25 001	ALB UQU ERQUE	NM	8712 5	V	A1 A	TR E PLAT OF TRACTS A, B, C, D & E UNM LANDS WESTCONT .06 28 AC	0.0 628 117 9	18 69 74
6	10150 58153 33820 246	BOARD OF EDUCATION	PO BOX 25 704	ALB UQU ERQUE	NM	8712 5	V	A1 A	T10N R3E SEC 16 175FROM E LI NEALBGT11.9AC.	12. 149 528 12	19 52 42
7	10150 58142 37920 261	BOARD OF EDUCATION	PO BOX 25 704	ALB UQU ERQUE	NM	8712 5	C	A1 A	WLY POR TR 4 SEC16 10N R3E 6 .516 AC EX POR RW	6.6 773 346 2	19 99 11
8	10150 58322 24541 017	REGENTS OF UNM REAL ESTATE OFFICE	SCHOLES HALL 252	ALB UQU ERQUE	NM	8713 1	V	A1 A	ELY POR OF TR Z OF SOUTHW ESTERN CONST CO LEASED TO G ALLES MOTOR CO CONT 6.80 AC +-	7.6 187 529 7	14 79 47
9	10150 58264 26841 014	SANDIA FOUNDATION C/ O UNM REAL ESTATE OF FICE	SCHOLES HALL 233	ALB UQU ERQUE	NM	8713 1	V	A1 A	TR Z SOUTHWESTERN CONST C O EXC THE W'LY PORT OUT TOI- 25 RW & E'LY PORTS LEASED T O GALLES MOTOR COCONT 17.8 389 AC +/-	18. 070 826 81	16 26 82
10	10150 58262 39921 602	HARMONY LODGE NO 1	PO BOX 27 119	ALB UQU ERQUE	NM	8712 5	C	A1 A	T 10N R3E SEC 16 TR 9&9A E OF FREEWAY1.37AC	1.5 989 618 4	16 15 09
11	10150 58319 35310 125	LIN TELEVISION CORPO RATION	4 RICHMO ND SQUA RE SUITE 200	PRO VIDE NCE	RI	0290 6	V	A1 A	TRACT 9-A- 2 PLAT OF TRACTS 9-A-1 & 9-A- 2 "LANDS OF SPRINGERTRANSF ER COMPANY" CONT .6951 AC	0.7 566 545 7	15 96 98
12	10150 58286 36210 118	ST PAULS EVANGL LUTH ERN CH	PO BOX 25 001	ALB UQU ERQUE	NM	8712 5	C	A1 A	10N 3E SEC16PORTR4XTR9AEF REEWAY4.087ACRES	3.6 928 991	15 11 68
13	10150 58321 36910 111	DIALYSIS CLINIC INC	1633 CHU RCH ST S UITE 500	NAS HVIL LE	TN	3720 3	C	A1 A	TRACT 9-A- 1 PLAT OF TRACTS 9-A-1 & 9-A- 2 "LANDS OF SPRINGERTRANSF ER COMPANY" CONT 1.2726 AC	1.2 055 416 9	15 23 10

OR CURRENT RESIDENT  
101505815333820246  
BOARD OF EDUCATION  
PO BOX 25704  
ALBUQUERQUE, NM 87125

OR CURRENT RESIDENT  
101505814237920261  
BOARD OF EDUCATION  
PO BOX 25704  
ALBUQUERQUE, NM 87125

OR CURRENT RESIDENT  
101505832136910111  
DIALYSIS CLINIC INC  
1633 CHURCH ST SUITE 500  
NASHVILLE, TN 37203

OR CURRENT RESIDENT  
101505826239921602  
HARMONY LODGE NO 1  
PO BOX 27119  
ALBUQUERQUE, NM 87125

OR CURRENT RESIDENT  
101505831935310125  
LIN TELEVISION CORPORATION  
4 RICHMOND SQUARE SUITE 200  
PROVIDENCE, RI 02906

OR CURRENT RESIDENT  
101505835432210109  
REGENTS OF THE UNIV OF NEW MEXICO  
ATTN: DIRECTOR OF REAL ESTATE  
SCHOLLS HALL STE 233  
ALBUQUERQUE, NM 87131

OR CURRENT RESIDENT  
101505832224541017  
REGENTS OF UNM REAL ESTATE  
OFFICE  
SCHOLLS HALL 252  
ALBUQUERQUE, NM 87131

OR CURRENT RESIDENT  
101505826426841014  
SANDIA FOUNDATION C/O UNM  
REAL ESTATE OFFICE  
SCHOLLS HALL 233  
ALBUQUERQUE, NM 87131

OR CURRENT RESIDENT  
101505824936621707  
ST PAUL LUTHERAN CHURCH  
PO BOX 25001  
ALBUQUERQUE, NM 87125

Project# 1004913  
101505827334110107  
STATE OF NEW MEXICO C/O  
PROPERTY CONTROL DIVISION  
1100 ST FRANCIS DR  
SANTA FE, NM 87502

Project# 1004913  
BOHANNAN HUSTON  
7500 JEFFERSON ST NE  
ALBUQUERQUE, NM 87109

Project# 1004913  
PHIL HERN  
Santa Barbara-Martineztown Assoc  
509 SAN IGNACIO NE  
ALBUQUERQUE, NM 87102

Project# 1004913  
CHAL-MARIE LUCERO  
Santa Barbara-Martineztown Assoc  
420 HANNETT NE  
ALBUQUERQUE, NM 87102

Project# 1004913  
CHUCH MAGUIRE  
Netherwood Park NA  
1925 APACHE CT NE  
ALBUQUERQUE, NM 87102

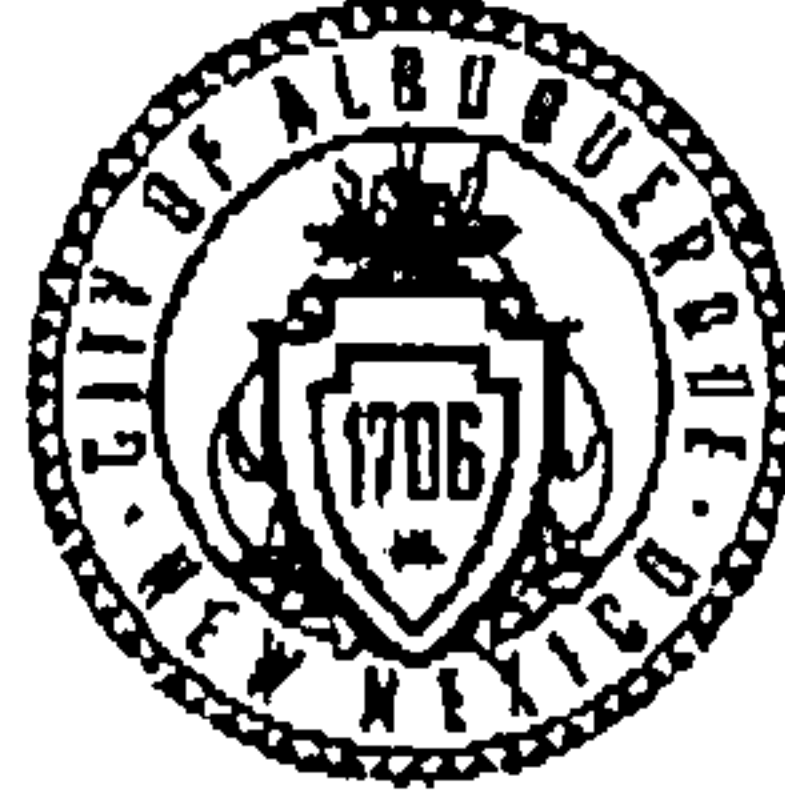
Project# 1004913  
KARL SCHWERIN  
Netherwood Park NA  
2305 CUTLER NE  
ALBUQUERQUE, NM 87106

Project# 1004913  
SARA KOPLIK  
North Campus NA  
1126 STANDFORD NE  
ALBUQUERQUE, NM 87106

Project# 1004913  
TIM DAVIS  
North Campus NA  
2404 HANNETT NE  
ALBUQUERQUE, NM 87106

Project# 1004913  
DANEIL LAIRD  
Spruce Park NA  
603 CEDAR NE  
ALBUQUERQUE, NM 87106

Project# 1004913  
BART CHIMENTI  
Spruce Park NA  
1502 ROMA NE  
ALBUQUERQUE, NM 87106



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

February 25, 2009

Racquel Michel  
Bohannan Huston Inc.  
7500 Jefferson NE/87109  
Phone: 798-7988/Fax: 798-7988

Dear Racquel:

Thank you for your inquiry of February 25, 2009 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 **(CITY PROJECT - 670183) - TRACT B OF UNM LANDS WEST, LOCATED ON CAMINO DE SALUD NE BETWEEN I-25 FRONTAGE AND UNIVERSITY BOULEVARD NE** zone map J-15.

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

### **SEE ATTACHED LIST OF NEIGHBORHOOD AND/OR HOMEOWNERS TO CONTACT IN REGARDS TO THIS CITY PROJECT 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](mailto: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.**

planningmaform(12/06/07)

**(CITY PROJECT - 670183) – TRACT B OF UNM LANDS WEST,  
LOCATED ON CAMINO DE SALUD NE BETWEEN I-25 FRONTAGE AND  
UNIVERSITY BOULEVARD NE zone map J-15.**

**SANTA BARBARA-MARTINEZTOWN ASSOC. (SBM) "R"**

Phil Hern

509 San Ignacio NE/87102 238-1548 (h)

Chal-Marie Lucero

420 Hannett NE/87102 248-0065 (h)

**NETHERWOOD PARK N.A. (NWP) "R"**

Chuck Maguire

1925 Apache Ct. NE/87106 255-4008 (h)

Karl Schwerin

2305 Cutler NE/87106 255-9344 (h)

**NORTH CAMPUS N.A. (NCA) "R"**

Sara Koplik

1126 Stanford NE/87106 266-0579 (h) 570-5757 (c)

Tim Davis

2404 Hannett NE/87106 265-4642 (h) 264-3524 (w)

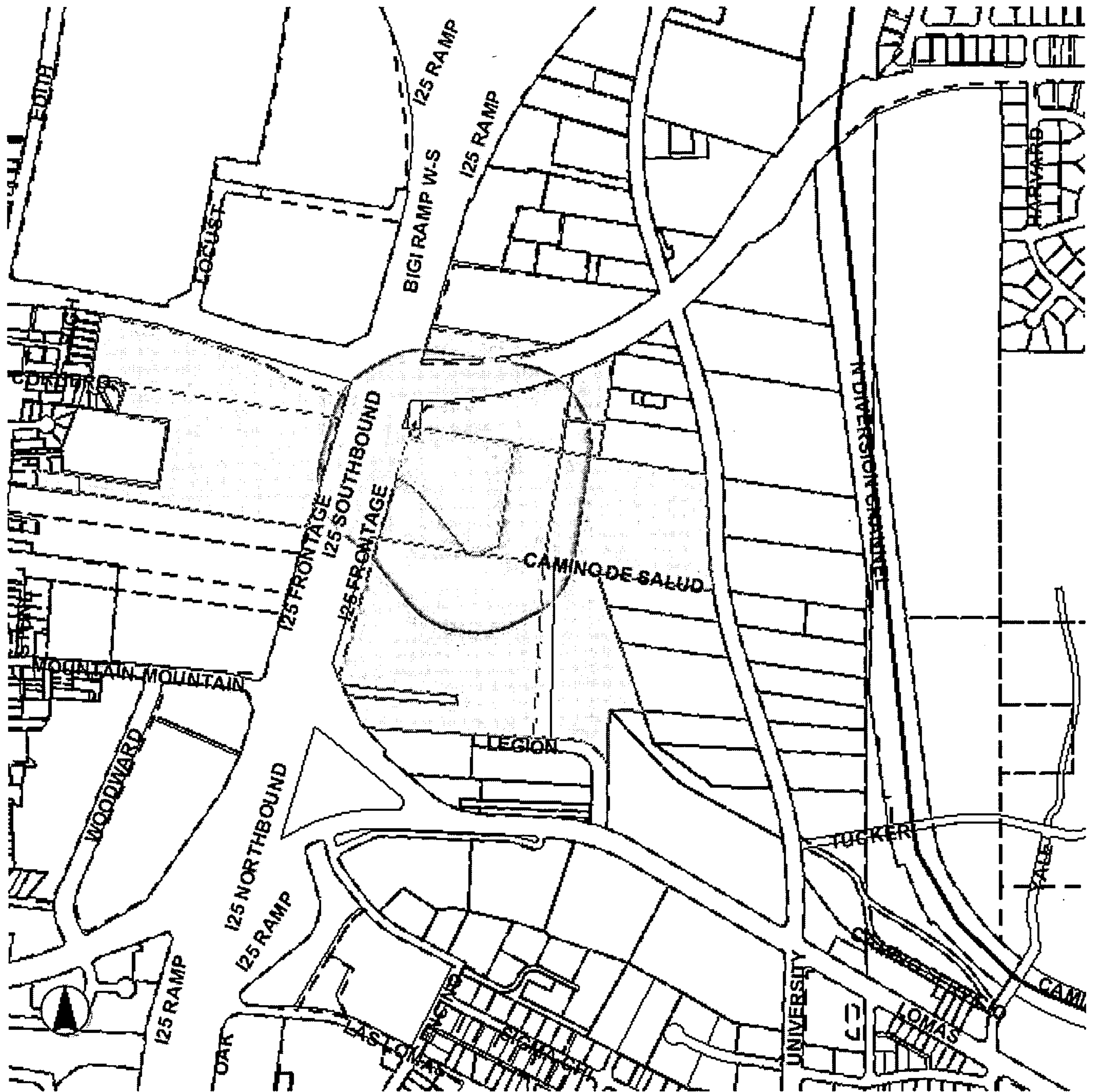
**SPRUCE PARK N.A. INC. (SPK) "R"**

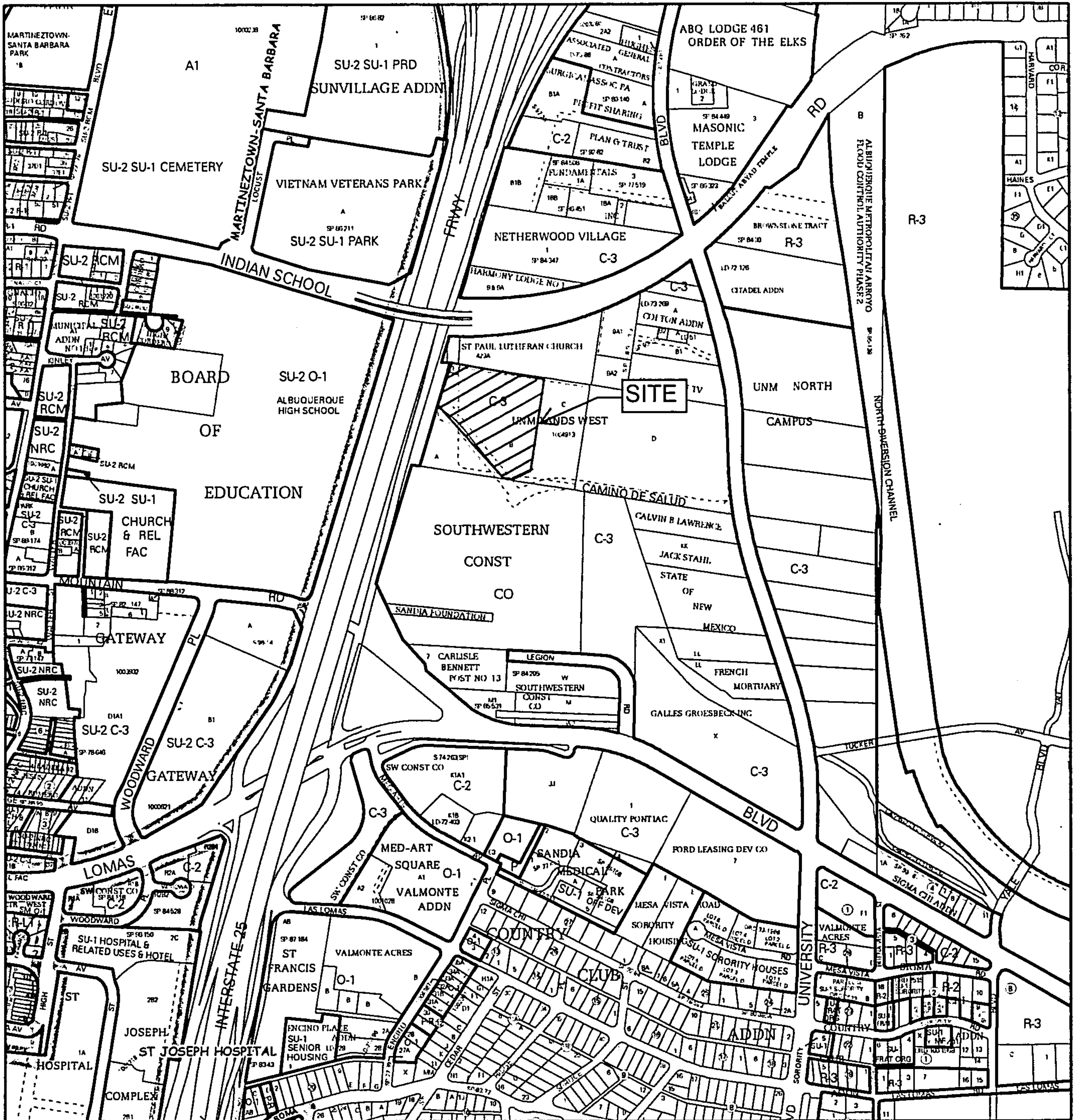
Daniel Laird

603 Cedar NE/87106 766-7696 (h)

Bart Chimenti

1502 Roma NE/87106 293-6734 (h)





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

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 1500 Feet

Map amended through: 6/13/2008

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004913**

**AGENDA ITEM NO: 1**

**SUBJECT:**

SIA Extension

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

PO Box 1293

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the extension request.

Albuquerque

NM 87103

**RESOLUTION:** 2 yr

APPROVED ; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** March 11, 2009



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004913

AGENDA ITEM NO: 1

SUBJECT:

SIA EXTENSION – 2 YR

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: MARCH 11, 2009

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004913 AGENDA# 1 DATE: 3/11/09

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



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)

<b>AMAFCA</b> No comment.										
<b>COG</b> Juan Tabo Bd has been identified as an ITS Corridor. Please contact DMD at 291-6220 for ITS enhancement planning and programming information.										
<b>TRANSIT</b> Project # 1004913 09DRB-70059 MAJOR-2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT <table border="0"> <tr> <td>Adjacent and nearby routes</td> <td>None</td> </tr> <tr> <td>Adjacent bus stops</td> <td>None</td> </tr> <tr> <td>Site plan requirements</td> <td>None.</td> </tr> <tr> <td>Large site TDM suggestions</td> <td>None.</td> </tr> <tr> <td>Other information</td> <td>None.</td> </tr> </table>	Adjacent and nearby routes	None	Adjacent bus stops	None	Site plan requirements	None.	Large site TDM suggestions	None.	Other information	None.
Adjacent and nearby routes	None									
Adjacent bus stops	None									
Site plan requirements	None.									
Large site TDM suggestions	None.									
Other information	None.									
<b>ZONING ENFORCEMENT</b> No comment.										
<b>NEIGHBORHOOD COORDINATION</b> Letters sent to: <b>No Neighborhood and/or Homeowner Association(s)</b>										
<b>APS</b> UNM Lands West, Tracts A-D, is located on Camino Del Salud NE between I-25 and University Blvd NE. The owner of the above property requests a 2 Year Extension of Subdivision Improvements Agreement for a development that consists of a parking facility. This will have no adverse impacts to the APS district.										
<b>POLICE DEPARTMENT</b> See file for informational comments.										
<b>FIRE DEPARTMENT</b> No comment.										
<b>PNM ELECTRIC &amp; GAS</b> No comment.										
<b>COMCAST</b> No comment.										

<b>QWEST</b> No comment.
<b>ENVIRONMENTAL HEALTH</b> No comment.
<b>M.R.G.C.D</b> . No Adverse Comments.
<b>OPEN SPACE DIVISION</b> Open Space has no adverse comments
<b>CITY ENGINEER</b> The Hydrology section has no objection to the extension request.
<b>TRANSPORTATION DEVELOPMENT</b> Please clarify the status of the improvements along University Boulevard.
<b>PARKS AND RECREATION</b> No objection.
<b>ABCWUA</b> No objection to Extension request.
<b>PLANNING DEPARTMENT</b> Refer to comments from affected agencies and any public hearing comments regarding proposed extension.

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

Qwest. 

400 Tijeras NW  
Station 520  
Albuquerque, NM 87102

March 03, 2009

Ms. Angela Gomez-Administrative Assistant  
Plaza Del Sol  
600 Second St. NW  
Planning Dept.-Development Services  
Albuquerque, NM 87102

Subject: Case Number(s) Project #1004913, Appl #09DRB-70059

Dear Ms Gomez:

Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.

Sincerely,



Michele Ramirez  
Qwest Corporation

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** March 11, 2009  
**Zone Atlas Page:** J-15  
**Notification Radius:** 100 Ft.

**Project# 1004913**  
**App# 09DRB-70059**

**Cross Reference and Location:** 1151 CAMINO DE SALUD NE BETWEEN I-25 AND  
UNIVERSITY BLVD NE

**Applicant:** REGENTS OF THE UNIVERSITY OF NEW MEXICO  
(REAL ESTATE)  
1712 LAS LOMAS NE  
ALBUQUERQUE, NM 87131

**Agent:** HIGH MESA CONSULTING GROUP  
6010-B MIDWAY PARK BLVD NE  
ALBUQUERQUE, NM 87109

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day's prior to the meeting.**

**Date Mailed:** FEBRUARY 20, 2009  
**Signature:** ERIN TREMLIN

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	OWN ER ST ATE	OWN ER ZIP CODE	PR OP ER TY CL AS S	TAX DI ST RICT	LEGAL	AC RES
1	101505 832224 541017	REGENTS OF UNM REAL E STATE OFFICE	SCHOLES HALL 252	ALBU QUE RQU E	N M	87 13 1	V	A1 A	ELY POR OF TR Z OF SOUTHWEST ERN CONST CO LEASED TO GALLE S MOTOR CO CONT 6.80 AC +/-	7.61 875 297
2	101505 828636 210118	ST PAULS EVANGL LUTHE RN CH	PO BOX 25 001	ALBU QUE RQU E	N M	87 12 5	C	A1 A	10N 3E SEC16PORTR4XTR9AEFRE EWAY4.087ACRES	3.69 289 91
3	101505 831935 310125	LIN TELEVISION CORPORA TION	4 RICHMON D SQUARE SUITE 200	PRO VIDE NCE	RI	02 90 6	V	A1 A	TRACT 9-A-2 PLAT OF TRACTS 9-A- 1 & 9-A- 2 "LANDS OF SPRINGERTRANSFER COMPANY" CONT .6951 AC	0.75 665 457
4	101505 826426 841014	SANDIA FOUNDATION C/O UNM REAL ESTATE OFFIC E	SCHOLES HALL 233	ALBU QUE RQU E	N M	87 13 1	V	A1 A	TR Z SOUTHWESTERN CONST CO EXC THE W'LY PORT OUT TOI- 25 R/W & E'LY PORTS LEASED TO GALLES MOTOR COCONT 17.8389 AC +/-	18.0 708 268 1
5	101505 835432 210109	REGENTS OF THE UNIV OF NEW MEXICO ATTN: DIRE CTOR OF REAL ESTATE	SCHOLES HALL STE 2 33	ALBU QUE RQU E	N M	87 13 1	V	A1 A	TR D PLAT OF TRACTS A, B, C, D & E UNM LANDS WESTCONT 9.9989 A C	9.99 967 293
6	101505 830733 210108	REGENTS OF THE UNIV OF NEW MEXICO ATTN: DIRE CTOR OF REAL ESTATE	SCHOLES HALL STE 2 33	ALBU QUE RQU E	N M	87 13 1	V	A1 A	TR C PLAT OF TRACTS A, B, C, D & E UNM LANDS WESTCONT 3.1689 A C	3.16 911 483
7	101505 824932 421706	REGENTS OF THE UNIV OF NEW MEXICO ATTN: DIRE CTOR OF REAL ESTATE	SCHOLES HALL STE 2 33	ALBU QUE RQU E	N M	87 13 1	V	A1 A	TR A PLAT OF TRACTS A, B, C, D & E UNM LANDS WESTCONT 1.8249 A C	1.82 414 449
8	101505 827334 110107	STATE OF NEW MEXICO C/ O PROPERTY CONTROL DI VISION	1100 ST FR ANCIS DR	SANT A FE	N M	87 50 2	V	A1 A	TR B PLAT OF TRACTS A, B, C, D & E UNM LANDS OF WESTCONT 5.00 16 AC	5.00 284 362

OR CURRENT RESIDENT  
101505831935310125  
LIN TELEVISION CORPORATION  
4 RICHMOND SQUARE SUITE 200  
PROVIDENCE, RI 02906

OR CURRENT RESIDENT  
101505828636210118  
ST PAULS EVANGL LUTHERN CH  
PO BOX 25001  
ALBUQUERQUE, NM 87125

Project# 1004913  
HIGH MESA CONSULTING GROUP  
6010-B MIDWAY PARK BLVD NE  
ALBUQUERQUE, NM 87109

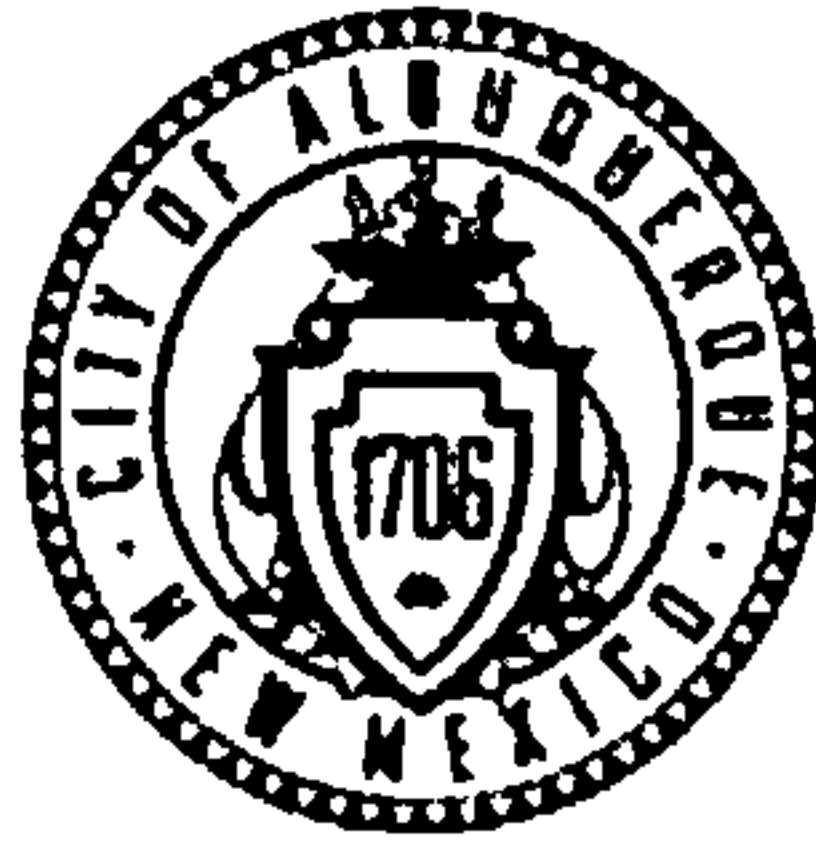
OR CURRENT RESIDENT  
101505835432210109  
REGENTS OF THE UNIV OF NEW MEXICO  
ATTN: DIRECTOR OF REAL ESTATE  
SCHOLES HALL STE 233  
ALBUQUERQUE, NM 87131

OR CURRENT RESIDENT  
101505827334110107  
STATE OF NEW MEXICO C/O  
PROPERTY CONTROL DIVISION  
1100 ST FRANCIS DR  
SANTA FE, NM 87502

OR CURRENT RESIDENT  
101505826426841014  
SANDIA FOUNDATION C/O UNM  
REAL ESTATE OFFICE  
SCHOLES HALL 233  
ALBUQUERQUE, NM 87131

Project# 1004913  
REGENTS OF UNM (REAL ESTATE)  
1712 LAS LOMAS NE  
ALBUQUERQUE, NM 87131





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

February 10, 2009

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

This letter will serve to notify you that on **February 10, 2009:**

Contact Name: DEBIE LeBLANC TRUJILLO  
Company or Agency: HIGH MESA CONSULTING GROUP  
6010-B MIDWAY PARK BLVD. NE/87109  
PHONE: 345-4250/FAX: 345-4254  
E-mail: [dtrujillo@highmesacg.com](mailto:dtrujillo@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 O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT C, UNM LANDS WEST, LOCATED AT 1151 CAMINO DE SALUD NE zone map J-15.**

*Our records indicate that as of February 10, 2009, 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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Stephani Winklepleck***

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
PLANNING DEPARTMENT

planningnrnaform(02/10/09)

# !!!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 recognized neighborhood 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 describe 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-
- [X] **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.

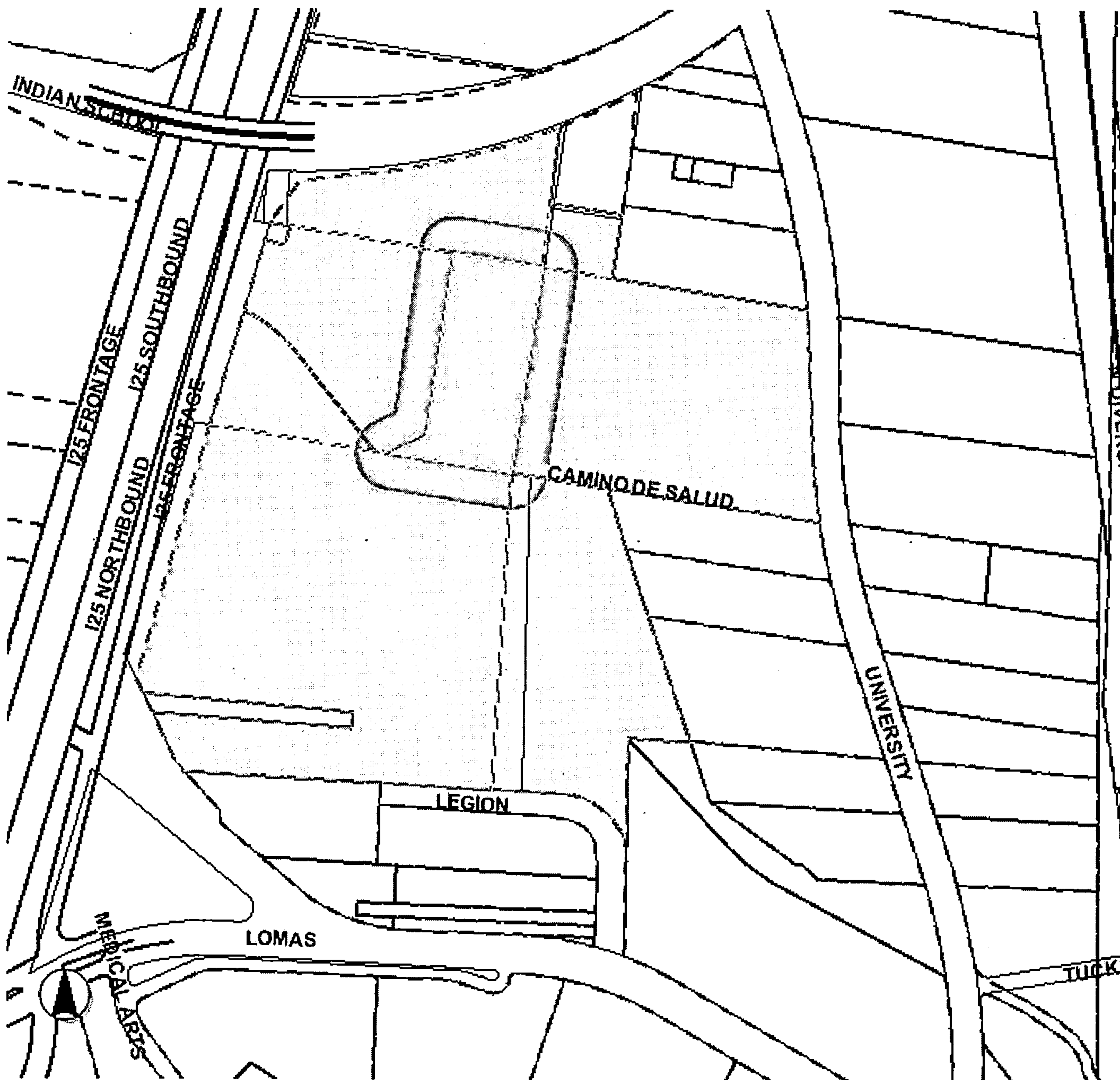
**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

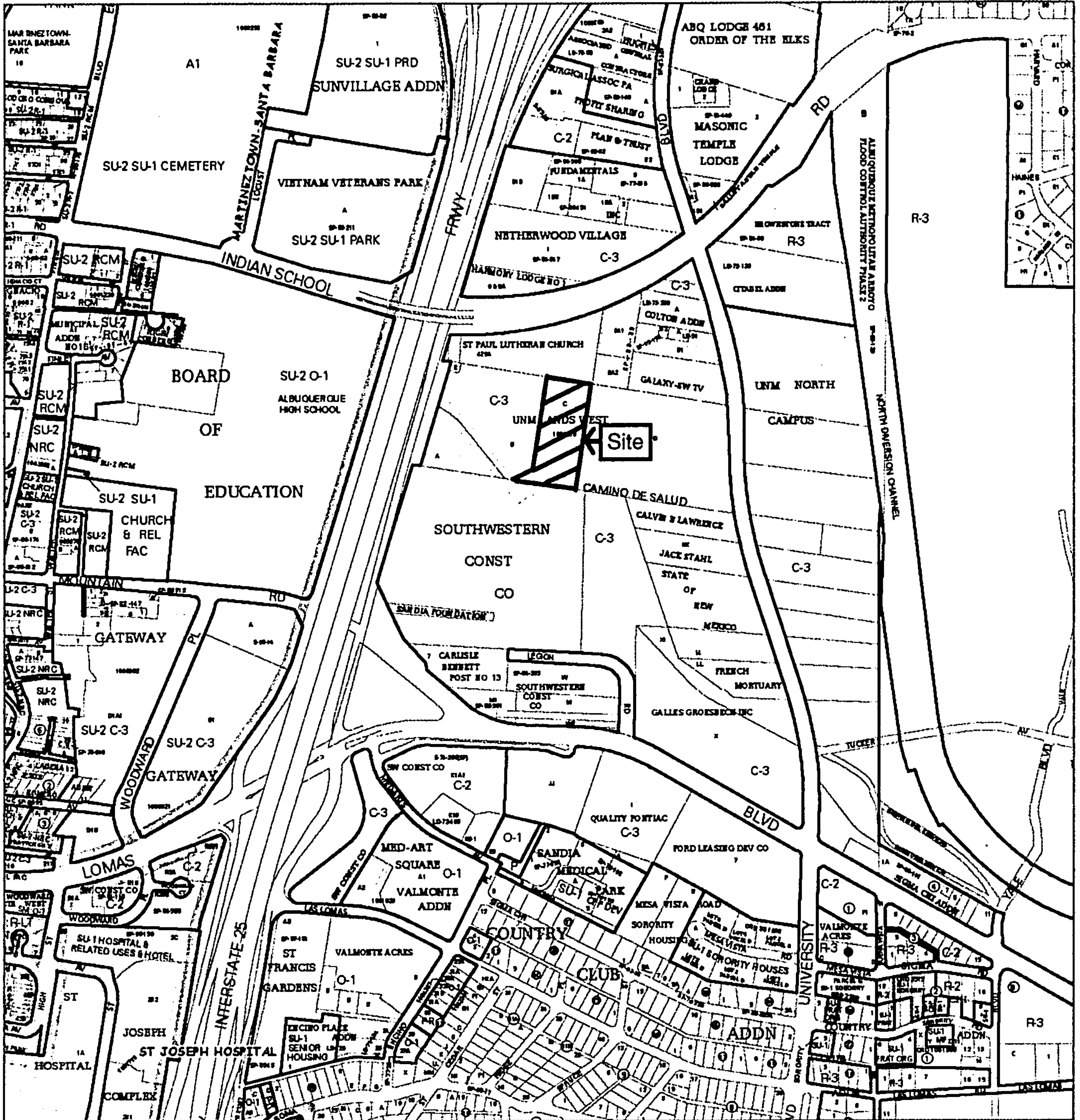
Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

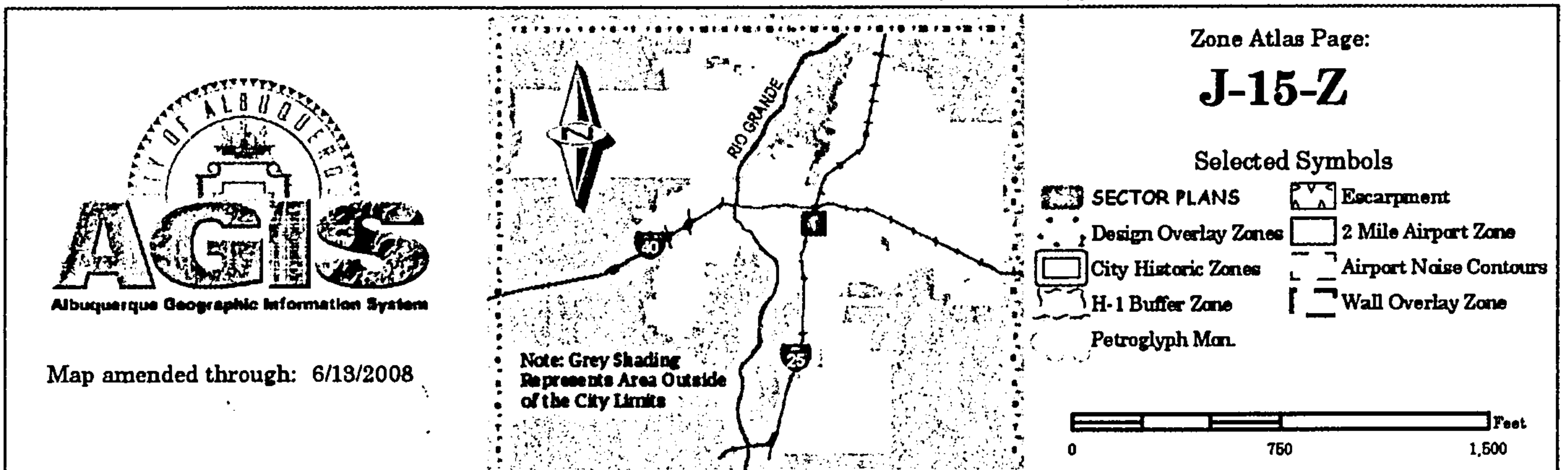
\*\*\*\*\*  
(below this line for ONC use only)

Date of Inquiry: 02/10/09 Time Entered: 11:10 a.m. ONC Rep. Initials: siw





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



Map amended through: 6/13/2008

**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**February 11, 2009**

**DRB Comments**

**ITEM # 13**

**PROJECT # 1004913**

**APPLICATION # 09-70046**

**RE: Tracts A, B & E, U.N.M. Lands West**

Vacation of Public Easement will require an advertised Vacation public hearing.

A Solar Note will be needed on the plat (consistent with Section 14-14-4-7 of the Subdivision Ordinance) which is specific to this type of request, i.e. use the words "THIS PLAT" (rather than the words "REQUESTED FINAL ACTION") at the beginning of the note, and do not use the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note.



---

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



#14

Completed 6/20/05

2005.170.7

# DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00072 (P&F)  
Project Name: UNPLATTED LANDS OF UNM  
Agent: Jeff Mortensen & Associates

Project # 1004913  
Phone No.: 345-4250

Project Number

1004913

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/07/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): Record plat, 3 IA SW 2 off site  
elements  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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.
  - 3 copies of the approved site plan. Include all pages.
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
  - Property Management's signature must be obtained prior to Planning Department's signature.
  - AGIS DXF File approval required. OK
  - ~~Copy of recorded plat for Planning.~~



#14

# DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00072 (P&F)  
Project Name: UNPLATTED LANDS OF UNM  
Agent: Jeff Mortensen & Associates

Project # 1004913  
Phone No.: 345-4250

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/07/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): record plat, 3 IA SW 2 off site  
comments

- 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.
  - 3 copies of the approved site plan. Include all pages.
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
  - Property Management's signature must be obtained prior to Planning Department's signature.
  - AGIS DXF File approval required. **OK**
  - ~~Copy of recorded plat for Planning.~~

Project Number 1004913

**4913**

### DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

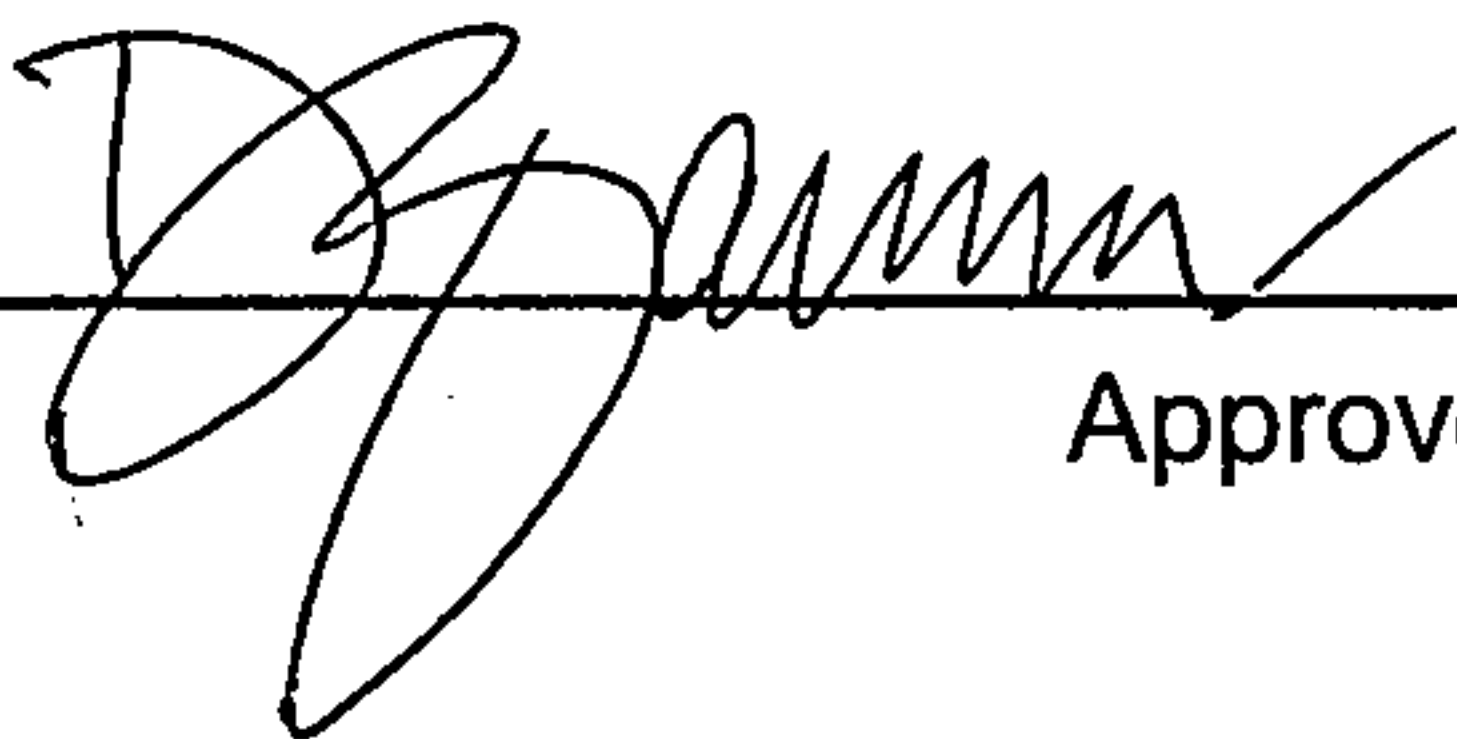
Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:

  
\_\_\_\_\_  
Approved

03-08-2007  
\_\_\_\_\_  
Date

\* The DXF file cannot be accepted (at this time) for the following reason(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**AGIS Use Only**

Copied fc4913      to agiscov on 3/8/2007      Contact person notified on 3/8/2007





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 7, 2007

9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**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.

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 11:10 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1003713**  
07DRB-00143 Major-Two Year SIA

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, **BELL TRADING POST LOFTS**, zoned SU-2 SU-1 FOR RES W/C-1, located on CENTRAL AVE SW, between LAGUNA RD SW and 15<sup>TH</sup> SW containing approximately 1 acre(s). [REF: Z-85-9, 05DRB-00149, 05DRB-00147] (J-13) **TWO YEAR SIA WAS APPROVED.**

2. **Project # 1004246**  
07DRB-00144 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for KOZANI LLC request(s) the above action(s) for Lot(s) 7-10 and 23-26, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **HOLLY PLAZA**) zoned SU-2 FOR IP, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s). [Deferred from 3/07/2007] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 5/02/07.**

3. **Project # 1005346**  
07DRB-00134 Major-Vacation of Public  
Easements

SURV-TEK INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK**, zoned SU-1 AIRPORT, located WEST OF PASEO DEL VULCAN NW, between I-40 and CITY OF RIO RANCHO containing approximately 50 acre(s). (F-6) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002739**  
06DRB-01621 Major-Vacation of Public  
Easements  
06DRB-01622 Major-Vacation of Pub  
Right-of-Way  
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06, 12/13/06 & 12/20/06] [Deferred from 1/3/07, 1/10/07, 1/17/07, 1/24/07, 1/31/07, 2/7/07, 2/21/07 & 3/07/07] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 3/21/07.**

5. **Project # 1005346**  
07DRB-00084 Major-Bulk Land Variance  
07DRB-00085 Major-Vacation of Public  
Easements  
07DRB-00086 Minor-Prelim & Final Plat  
Approval

CONSENSUS PLANNING INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK** and Tract(s) D & S, **DOUBLE EAGLE AIRPORT AND ADJACENT LANDS**, zoned SU-1 FOR AIRPORT & RELATED FACILITIES, located on PASEO DEL VOLCAN NW, between 1-40 and the CITY OF RIO RANCHO containing approximately 50 acre(s). [REF: 04DRB01505, 04DRB01506] [Deferred from 2/21/07 & 2/28/07] (F-6) **THE BULK LAND VARIANCE WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, VACATION OF REST OF 106-FOOT PUBLIC ACCESS & UTILITY EASEMENT AND TO RECORD THE PLAT AND NOTICE OF SUBDIVISION PLAT CONDITIONS.**

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

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.**

6. **Project # 1003801**  
07DRB-00222 Minor-SiteDev Plan  
BldPermit/EPC

CARLISLE SHOPS LLC request(s) the above action(s) for all or any portion of Lot(s) 28A, Block(s) A, **ALTURA ADDITION**, zoned SU-1 FOR C-1 WITH EXCLUSIONS located on CARLISLE BLVD NE between INDIAN SCHOOL RD NE and HANNETT AVE NE containing approximately 1 acre(s). [REF: 07EPC00012, 05EPC00745, 04EPC01821] [Anna DiMambro, EPC Case Planner] [Deferred from 3/07/07] (J-16) **DEFERRED AT AGENT'S REQUEST TO 3/14/07.**

7. **Project # 1003794**  
07DRB-00181 Minor-SiteDev Plan  
Subd/EPC  
07DRB-00182 Minor-SiteDev Plan Bldg  
Permit/EPC  
07DRB-00183 Minor-Prelim&Final Plat  
Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER**) zoned SU-2 PCA, located on 98<sup>th</sup> ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] [**Maggie Gould, EPC Case Planner**] [Deferred from 2/21/07 & 3/07 07] (K-9) **DEFERRED AT AGENT'S REQUEST TO 3/14/07.**

8. **Project # 1005189**  
07DRB-00089 Minor-SiteDev Plan  
BldPermit/EPC

BRASHER & LORENZ INC. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION**, zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14<sup>TH</sup> ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] [**Maggie Gould, EPC Case Planner**] [Deferred from 2/7/07, 2/14/07 & Indef deferred on a no show 2/21/07] (J-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES.**

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

9. **Project # 1004354**  
07DRB-00216 Minor-Amendment to Final  
Plat Conditions

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or any portion of Lot(s) 22-26, a portion of Lot 27, Block(s) 9, ORIGINAL TOWNSITE OF WESTLAND (to be known as **MONAHITI SUBDIVISION**) zoned SU-2 FOR IP USES located on 98<sup>TH</sup> ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: 05DRB01229, 05EPC01234] (K-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

10. **Project # 1002345**  
07DRB-00232 Minor-Prelim&Final Plat  
Approval

LAND DEVELOPMENT CONSULTANTS LLC agent(s) for KARSTEN HOMES request(s) the above action(s) for all or any portion of Lot(s) 3 & 8, **BROADWAY INDUSTRIAL CENTER, UNITS 1 & 3**, zoned SU-2/HM located on KARSTEN CT SE between WOODWARD RD SE and SAN JOSE AVE SE containing approximately 18 acre(s). [REF: S-97-76] [Deferred from 3/07/07] (M-15) **DEFERRED AT AGENT'S REQUEST TO 3/14/07.**

11. **Project # 1003857**  
07DRB-00230 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or any portion of Tract(s) C-1, C-2 & D, LANDS OF BROMO GONZALES and Tract(s) 31-B-1, M.R.G.C.D. MAP 41, Lot(s) 4-6, 10-12, SIMPIER ADDITION 2, Block(s) E, (to be known as **TRACTS A & B BARELAS COFFEE HOUSE**) zoned SU-2 FOR NCR & SU-2 RT located on SIMPIER LN SW, between 8<sup>TH</sup> ST SW and 4<sup>TH</sup> ST SW containing approximately 2 acre(s). [REF: 07DRB00166] (L-14) **THE PRLIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTIES SIGNATURE AND AGIS DXF FILE.**

12. **Project # 1005402**  
07DRB-00234 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for ANSELMO GUTIERREZ request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 9, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3, located on COCHITI RD SE BETWEEN DOROTHY ST SE AND SHIRLEY ST SE, containing approximately 1 acre(s). (L-21) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

13. **Project # 1002730**  
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *[Deferred from 10/25/06 Indef deferred 11/8/06 & Indef deferred 11/29/06]* (C-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. **Project # 1004913**  
07DRB-00072 Minor- Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for REGENTS OF UNM REAL ESTATE request(s) the above action(s) for PARCELS 1, 2, A & B, **UNPLATTED LANDS OF UNM**, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and LOMAS BLVD NE containing approximately 20 acre(s). [REF: 06DRB00730, 06DRB00731] *[Final Plat was indef deferred 1/31/07 for SIA]* (J-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

15. **Project # 1005390**  
07DRB-00206 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 9, 10 & 12, **NZ OFFICE COMMERCIAL CENTER**, zoned IP industrial park zone, located on RANDOLPH RD SE, between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). *[Deferred from 2/28/07]* (M-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/07/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

16. **Project # 1005392**  
07DRB-00215 Minor-Sketch Plat or Plan

SANDRA HILDEBRAND agent(s) for VIOLA & ROSS LUCERO request(s) the above action(s) for Lot(s) 3, **TOWN OF ATRISCO GRANT**, zoned R-1 located on GALLEGOS RD SW, between OLD COORS RD SW and GARCIA RD SW containing approximately 1 acre(s). (L-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1005394**  
07DRB-00223 Minor-Sketch Plat or Plan

ROBERT MIERA request(s) the above action(s) for all or any portion of Lot(s) 17 thru 20, Block(s) K, **NEW KIMO ADDITION**, zoned SU-2 located on SAN PEDRO DR NE and TAYLOR AVE NE, between MENAUL NE and LOMAS NE containing approximately 1 acre(s). [REF: V-86-32] (H-18) **DUPLICATE REQUEST. WAS WITHDRAWN BY APPLICANT.**

18. **Project # 1005398**  
07DRB-00228 Minor-Sketch Plat or Plan

DANIEL DUNN request(s) the above action(s) for all or any portion of Lot(s) 1, 2 & 3, Block(s) 3, **GARCIA ADDITION**, zoned S-R located on 11<sup>TH</sup> ST NW between MOUNTAIN NW and SAWMILL NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005401**  
07DRB-00233 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for ROBERT MIERA request(s) the above action(s) for all or any portion of Lot(s) 17-20, Block(s) K, **NEW KIMO ADDITION**, zoned SU-2 for R-2 & O-1 office and institution zone, located on SAN PEDRO DR NE between TAYLOR AVE NE and CUTLER AVE NE containing approximately 1 acre(s). (H-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1005403**  
07DRB-00235 Minor-Sketch Plat or Plan

INTEGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for Tract(s) 12A1A & 12A1B on **M.R.G.C.D. MAP 35**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW between CONTRERAS PL NW and EL NIDO CT NW containing approximately 2 acre(s). (H-13) **INDEFINITELY DEFERRED ON A NO SHOW. AGENT REQUESTED TO BE HEARD ON 3/14/07.**

21. Approval of the Development Review Board Minutes for February 28, 2007. **THE DRB MINUTES FOR 2/28/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.



# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004913**

**AGENDA ITEM NO: 14**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** MARCH 7, 2007



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 31, 2007

9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**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.

- A. Call to Order: 9:00 A.M.                      Adjourned: 11:50 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. **Project # 1003798**  
07DRB-00005 Major-Preliminary Plat  
Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, EMIL MANN ADDITION (to be known as **TRUMBULL VILLAGE SUBDIVISION**) zoned R-T residential zone, located on SOUTHERN AVE SE, between DALLAS ST SE and PENNSYLVANIA ST SE containing approximately 1 acre(s). [REF: 06DRB01126] (L-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/18/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: AN APPROVED PERIMETER WALL DESIGN PRIOR TO FINAL PLAT APPROVAL. RADII DEDICATION AT SOUTHERN & PENNSYLVANIA AND SOUTHERN & DALLAS.**

**SIDEWALK EASEMENTS ALONG PENNSYLVANIA ARE REQUIRED.**

- 2. Project # 1004526**  
07DRB-00013 Major-Preliminary Plat Approval  
07DRB-00014 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 401, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between 75<sup>TH</sup> ST SW and COORS RD SW containing approximately 10 acre(s). [REF: 05DRB-01129] [Deferred from 1/31/07] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**
  
- 3. Project # 1000614**  
06DRB-01670 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for LA CUEVA OESTE HOMEOWNER'S ASSOCIATION request(s) the above action(s) for **LA CUEVA OESTE UNIT 4**, zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 05DRB00982] [Deferred from 1/3/07 & 1/31/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/21/07.**
  
- 4. Project # 1002739**  
06DRB-01621 Major-Vacation of Public Easements  
06DRB-01622 Major-Vacation of Pub Right-of-Way  
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07 & 1/31/07] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 2/7/07.**

5. **Project # 1005182**  
06DRB-01784 Major-Preliminary Plat  
Approval

WILSON AND CO. agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, correction plat of the bulk land plat of La Cuentista Subdivision (to be known as **LA CUENTISTA SUBDIVISION, UNIT 2**) zoned SU-2/SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01428] *[Deferred from 1/17/07 & 1/24/07]* (C-10/C-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/19/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: ALL PUBLIC STORM DRAIN EASEMENTS SHALL BE 20-FEET WIDE MAXIMUM. THE PRESIDENT OF THE HOME OWNER'S ASSOCIATION MUST SIGN THE FINAL PLAT. AN APPROVED WALL DESIGN IS REQUIRED. ALL TRACTS SHALL BE DESIGNATED PRIVATE OPEN SPACE FOR RECREATIONAL PURPOSES. BREAKS IN THE WALLS EVERY 500 TO 600 FEET FOR PEDESTRIAN ACCESS IS REQUIRED.**

07DRB-00049 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LA CUENTISTA II LLC MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION UNIT 2**, zoned SU-2 SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01426, 06DRB01784] (C-1011) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.**

6. **Project # 1005126**  
07DRB-00065 Minor-SiteDev Plan  
BldPermit/EPC

PCM agent(s) for MR DON GIBSON, PASTOR request(s) the above action(s) for all or a portion of Lot(s) 313, TOWN OF ATRISCO GRANT, UNIT 8 (to be known as **CENTRAL SEVENTH DAY ADVENTIST CHURCH**) zoned SU-1 FOR CHURCH AND PRIVATE SCHOOL, located on ESTANCIA DR NW, between MIAMI NW and JUNIPER NW containing

approximately 5 acre(s). [REF: 06EPC01299] [Maggie Gould, EPC Case Planner] [Deferred from 1/31/07] (H-11) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

7. **Project # 1004874**  
07DRB-00070 Minor-SiteDev Plan  
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for ANDERSON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 17-A, Block(s) 2, **MONKBRIDGE ADDITION**, zoned SU-1 FOR SALES OF BUILDING MATERIAL AND OUTSIDE STORAGE, located on CANDELARIA BLVD NW, between 2<sup>ND</sup> ST NW and 3<sup>RD</sup> ST NW containing approximately 1 acre(s). [REF: 06EPC00623, 06EPC00702, 06DRB01571] [Maggie Gould, EPC Case Planner] [Deferred from 1/31/07] (G-14) DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.

8. **Project # 1004354**  
07DRB-00033 Minor-SiteDev Plan  
Subd/EPC  
07DRB-00034 Minor-SiteDev Plan  
BldPermit/EPC  
07DRB-00032 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA**) zoned SU-2 FOR IP, located on 98<sup>TH</sup> ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). [Carmen Marrone for Petra Morris, EPC Case Planner]. [Deferred from 1/24/07 & 1/31/07] (K-9) DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.

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

9. **Project # 1004913**  
07DRB-00072 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for REGENTS OF UNM REAL ESTATE request(s) the above action(s) for PARCELS 1, 2, A & B, **UNPLATTED LANDS**

#9  
1004913

OF UNM, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and LOMAS BLVD NE containing approximately 20 acre(s). [REF: 06DRB00730, 06DRB00731] (J-15) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: THE OFFSITE EASEMENTS ARE EXECUTED AND WILL BE RECORDED WITH OR BEFORE THE FINAL PLAT. PRIOR TO FINAL PLAT APPROVAL A SIDEWALK DEFERRAL EXHIBIT AND APPLICATION ARE REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

NOT DEFERRED

10. **Project # 1000365**  
07DRB-00073 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 2-4 and 19-21, Block(s) 1, UNITY ADDITION (to be known as **UNITY TOWNHOMES**) zoned SU-1/C-1, located on RHODE ISLAND ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-95-296, ZA-97-2, ZA-97-4] [Deferred from 1/31/07] (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. **Project # 1004679**  
07DRB-00071 Minor-Prelim&Final Plat Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] [Deferred from 1/31/07] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

12. **Project # 1003928**  
07DRB-00068 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D, **TOHATCHI ADDITION & LOT 12, BLOCK C, J M MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] [Deferred from 1/31/07] (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

DEFERRED  
1003928  
2/14/07

13. **Project # 1004878**  
07DRB-00041 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] [Deferred from 1/24/07 & 1/31/07] (M-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

14. **Project # 1005283**  
07DRB-00076 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for Tract(s) 2A-2A-2B-1 (to be known as **TRACTS 2A-2A-2B-1-A, JOURNAL CENTER**) zoned IP, located on JEFFERSON ST NE, between HEADLINE BLVD NE and JOURNAL CENTER BLVD NE containing approximately 6 acre(s). [Listed under Project #1004909 in error] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1005221**  
07DRB-00075 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC. agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for Tract(s) 5-B-1-A-1, 5-B-1-A-2 & 5-B-1-B-1 (to be known as **TRACTS 5-B-1-A-1-A, 5-B-1-A-2-A & 5-B-1-B-1, JOURNAL CENTER**) zoned IP, located on JEFFERSON ST NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 14 acre(s). [REF: 06DRB01520] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

16. **Project # 1005226**  
06DRB-01543 Minor-Prelim&Final Plat  
Approval

ROSS HOWARD COMPANY agent(s) for ESTELLE BEATY-VAHN request(s) the above action(s) for all or a portion of Lot(s) 1-3 and vacated Garcia Street, Block(s) 42, **SKYLINE HEIGHTS SUBDIVISION**, zoned C-3 & M-1, located on ACOMA ST SE, between ALTEZ ST SE and CONCHAS ST SE containing approximately 1 acre(s). [*Indef deferred on a no show on 11/1/06 & 11/15/06 & 1/31/07*] (L-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

17. **Project # 1005160**  
07DRB-00069 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD. agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Lot(s) 2A & 4A, Tract(s) 246, **UNIT 2, JESUS ROMERO ADDITION**, zoned C-1 neighborhood commercial zone, located on RIO GRANDE BLVD NW, between HOLLYWOOD AVE NW and SOTO AVE NW containing approximately 1 acre(s). [REF: 06DRB-01372, 06DRB-01373] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



18. **Project # 1004907**  
07DRB-00078 Minor-Sketch Plat or Plan

RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 20 & 21, **CORONADO PLACE ADDITION**, zoned SU-2/RC, located on FORRESTER ST NW, between MOUNTAIN RD NW and LOMAS BLVD NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005344**  
07DRB-00074 Minor-Sketch Plat or Plan

CHANNING KELLY agent(s) for JESSE ROACH request(s) the above action(s) for all or a portion of Tract(s) 14, Block(s) 2, **FRANKLIN ADDITION**, zoned RA-2 residential and agricultural zone, located on VAN CLEAVE NW, between SAN ISIDRO NW and GRANDE NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for January 24, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 24, 2007 WERE APPROVED.**

ADJOURNED: 11: 50 A.M.

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004913**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

P.O. Box 1293

A public storm drain easement must be shown on the final plat.  
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:** *Signal I.L.*

APPROVED X; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** JANUARY 31, 2007



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
JANUARY 31, 2007  
DRB Comments**

**ITEM # 9**

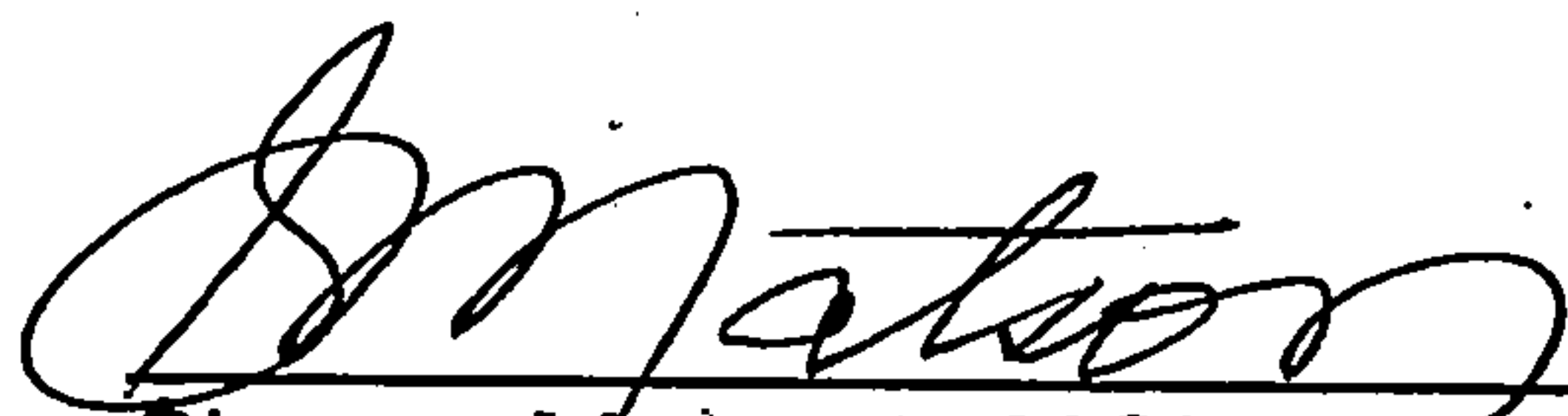
**PROJECT # 1004913**

**APPLICATION # 07-00072**

**RE: Parcels 1,2, A & B, Unplatted Lands of UNM/minor plat**

No objection to the requested platting action.

Applicant may record the plat provided Planning receives a recorded copy to close the file.



---

Sheran Matson, AICP DRB Chair

924-3880 fax: 924-3864 smatson@cabq.gov



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
JANUARY 31, 2007  
DRB Comments**

**ITEM # 9**

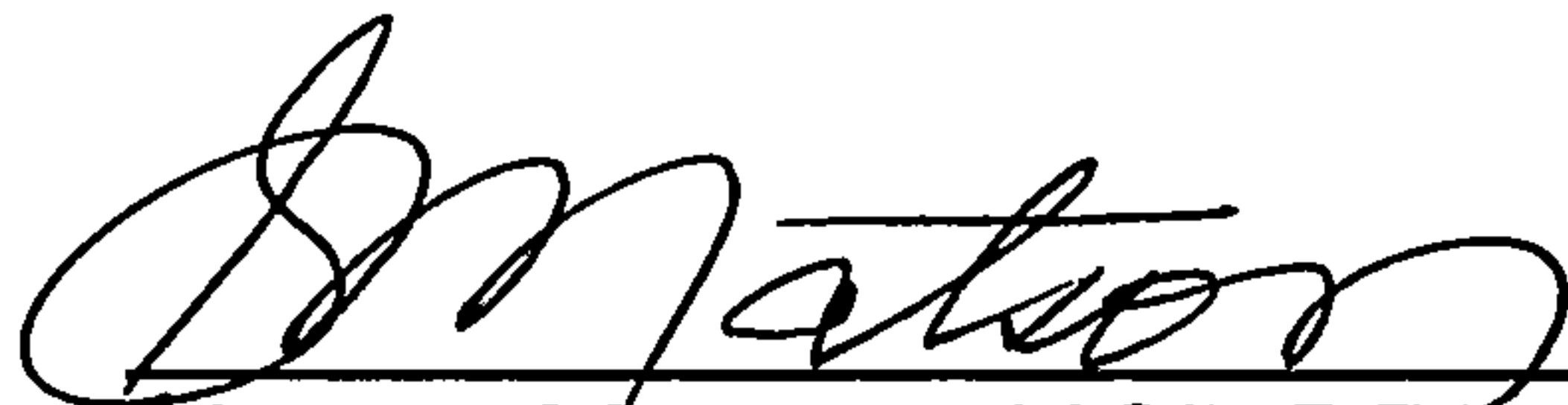
**PROJECT # 1004913**

**APPLICATION # 07-00072**

**RE: Parcels 1,2, A & B, Unplatted Lands of UNM/minor plat**

No objection to the requested platting action.

Applicant may record the plat provided Planning receives a recorded copy to close the file.



---

Sheran Matson, AICP DRB Chair

924-3880 fax: 924-3864 smatson@cabq.gov



## 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.)

*for* Sheran Matson, AICP, DRB Chair

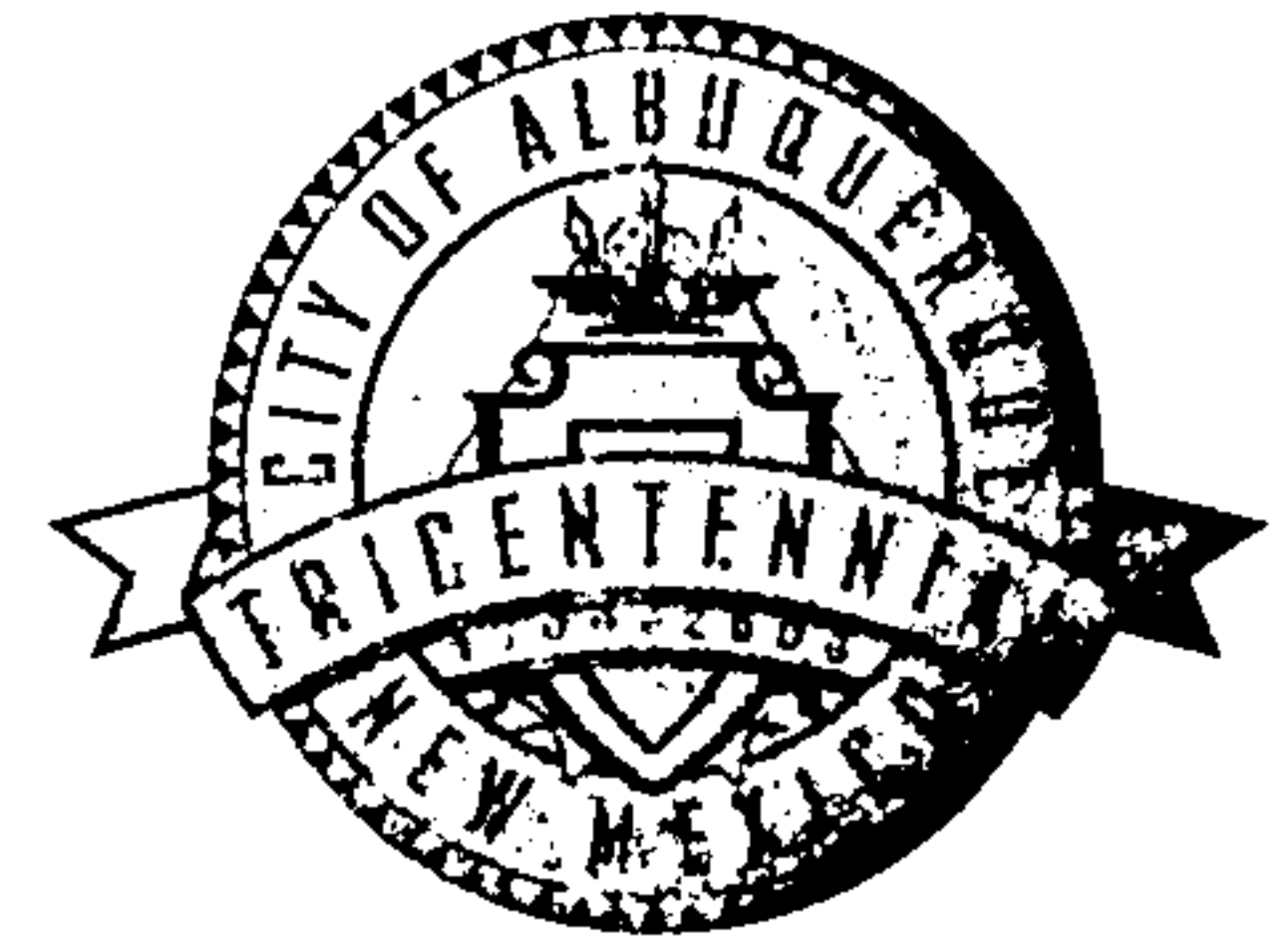
Cc: Regents of the University of New Mexico, Real Estate, 1712 Las Lomas NE, 87131

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

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

File





**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1004913**

**AGENDA ITEM NO: 3**

**SUBJECT:**

Sketch Plat/Plan  
Vacation

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to the vacation request.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED <sup>vac</sup> X; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED <sup>sk P</sup> X; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

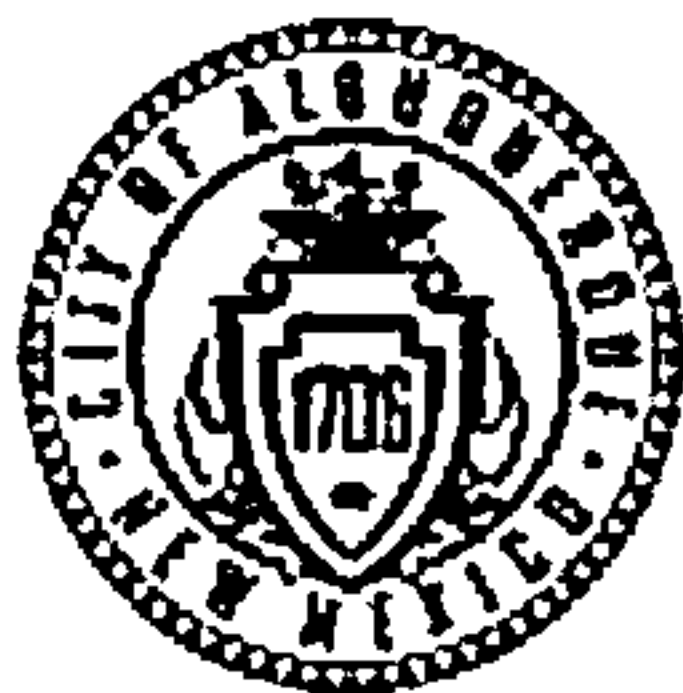
**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** June 21, 2006

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004913 AGENDA#: 3 DATE: 6/21/06

1. Name: J. Matthews Address: Ima Zip: \_\_\_\_\_
2. Name: Walter Inupello Address: Ima Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



"Graeme Means"  
<GMeans@jmainc.org>  
06/20/2006 08:33 AM

To <SMatson@cabq.gov>  
cc "Debie Trujillo" <DTrujillo@jmainc.org>  
bcc  
Subject FW: UNM Pharmacy power relocation drawing - UNM Lands West

Sheran,

This applies to the vacation request for a PNM easement for DRB case #3 on tomorrow's agenda.

As shown by the correspondence below, UNM and PNM have made arrangements to relocate the power line that currently lies within the easement, but PNM has not yet signed the contract with PNM. PNM row agent Joseph Rice has agreed to the vacation contingent upon the relocation which will be verified prior to the replat that consummates the vacation. If the relocation does not occur within 1 year, then we don't get their signature on the plat.

Hopefully, PNM conveyed this info to you in their comments. If not, please let me know.

Based on this info, it is my understanding that the vacation request can be approved. Please let me know if you concur.

Graeme Means

-----Original Message-----

**From:** Rice, Joseph [mailto:Joseph.Rice@pnm.com]  
**Sent:** Wednesday, June 07, 2006 1:32 PM  
**To:** Vigil, Fernando  
**Cc:** Graeme Means; Zedalis, Gary; Debie Trujillo; Charles G. Cala; Rogers, Susie  
**Subject:** FW: UNM Pharmacy power relocation drawing - UNM Lands West

Fernando,

There will be a vacation ordinance coming from the City DRB (if you don't already have it) to vacate two PNM easements at and near the old University Volkswagen Dealership for a proposed replat called UNM Lands West. Currently we have some underground services in this location - one of which is serving the UNM Pharmacy. It is my understanding that the plan would be to relocate these facilities in a more suitable location (Susie Rogers is working on acquiring the new easements). Gary Zedalis is working on this project for NSD and is currently waiting for UNM approval to proceed.

With the knowledge of these plans, I see no reason why your reply to this vacation request could not be contingent upon the relocation of these existing facilities and once PNM determines the easement is no longer needed. Graeme Means of Jeff Mortensen and Associates feels stating this response in this manner is important to their effort and I think it is a reasonable request to have us respond to this vacation request in this manner as well. Let me know if you have any questions.





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 21, 2006

**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)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	

Letter sent to Santa Barbara-Martineztown Assoc. (R).

APS The request by the Regents of the University of New Mexico to vacate PNM and MST&T easements will have no adverse impacts to the APS district.

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approved pending relocation of existing facilities that serve the UNM Pharmacy and the dedication of new easements as needed.
Comcast	No comments received.
QWEST	No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

No objection to Vacation request. An approved drainage report is required for Preliminary Plat approval. **Note:** Must adhere to master plan (UNM North Campus – Lands West of University).

Transportation Development

Where is the vacation exhibit? No objection to the vacation requests. Why isn't there a continuous 60' access easement? Should this easement be public? Has the NMDOT approved the access point onto the frontage road? A TIS will need to be prepared. Why doesn't the access easement allow for vehicles to continue through? Assuming the infrastructure will be part of the platting action. Does the NMDOT have any other required infrastructure?

Parks & Recreation

Defer to affected agencies regarding vacation request. No objection to the sketch plat.

Utilities Development

No objection to Vacation request. Plat action will require an Infrastructure List for construction of water/sewer lines.

Planning Department

The vacation exhibit is too large. Otherwise, Planning has no objection to the vacation request.

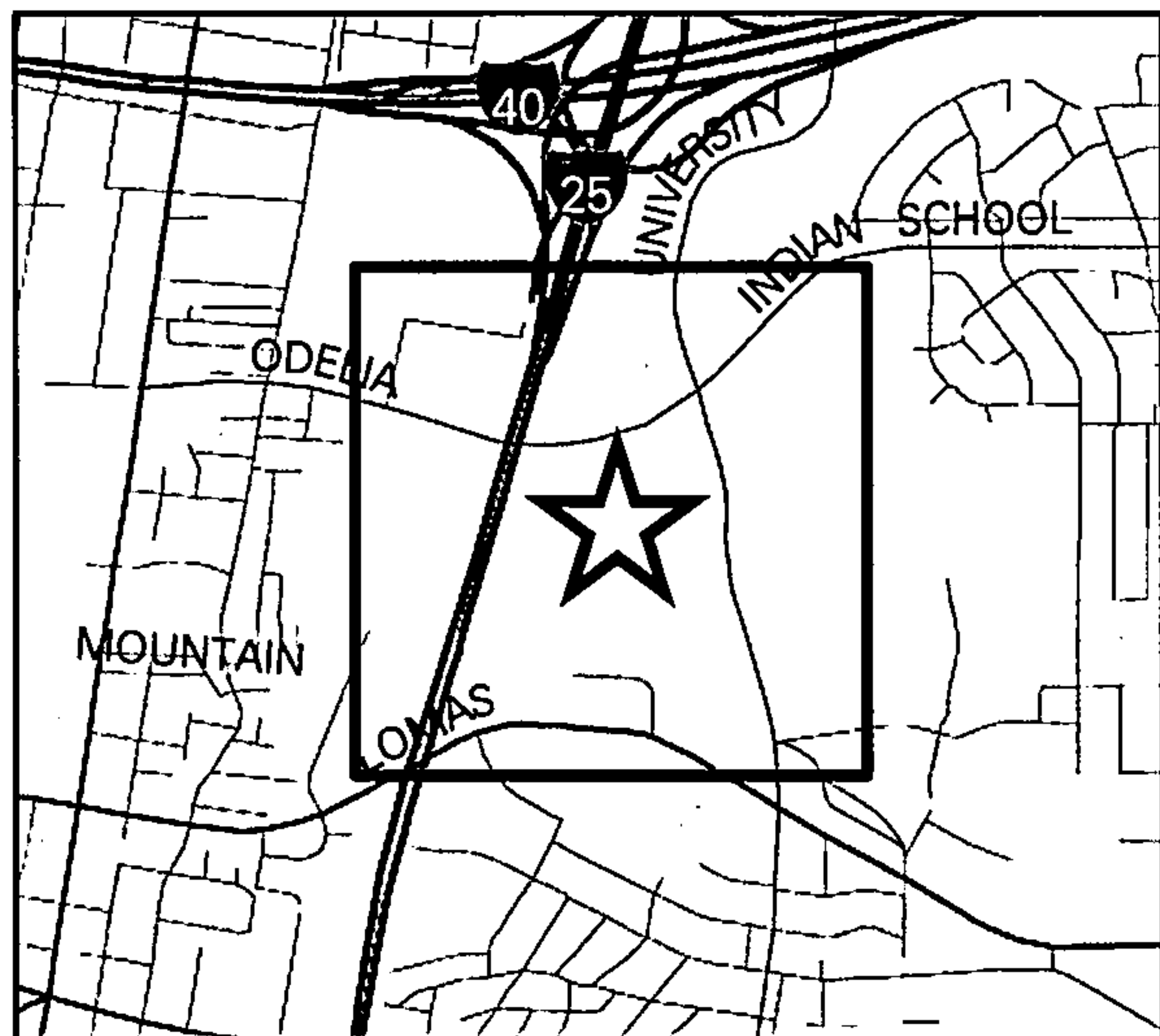
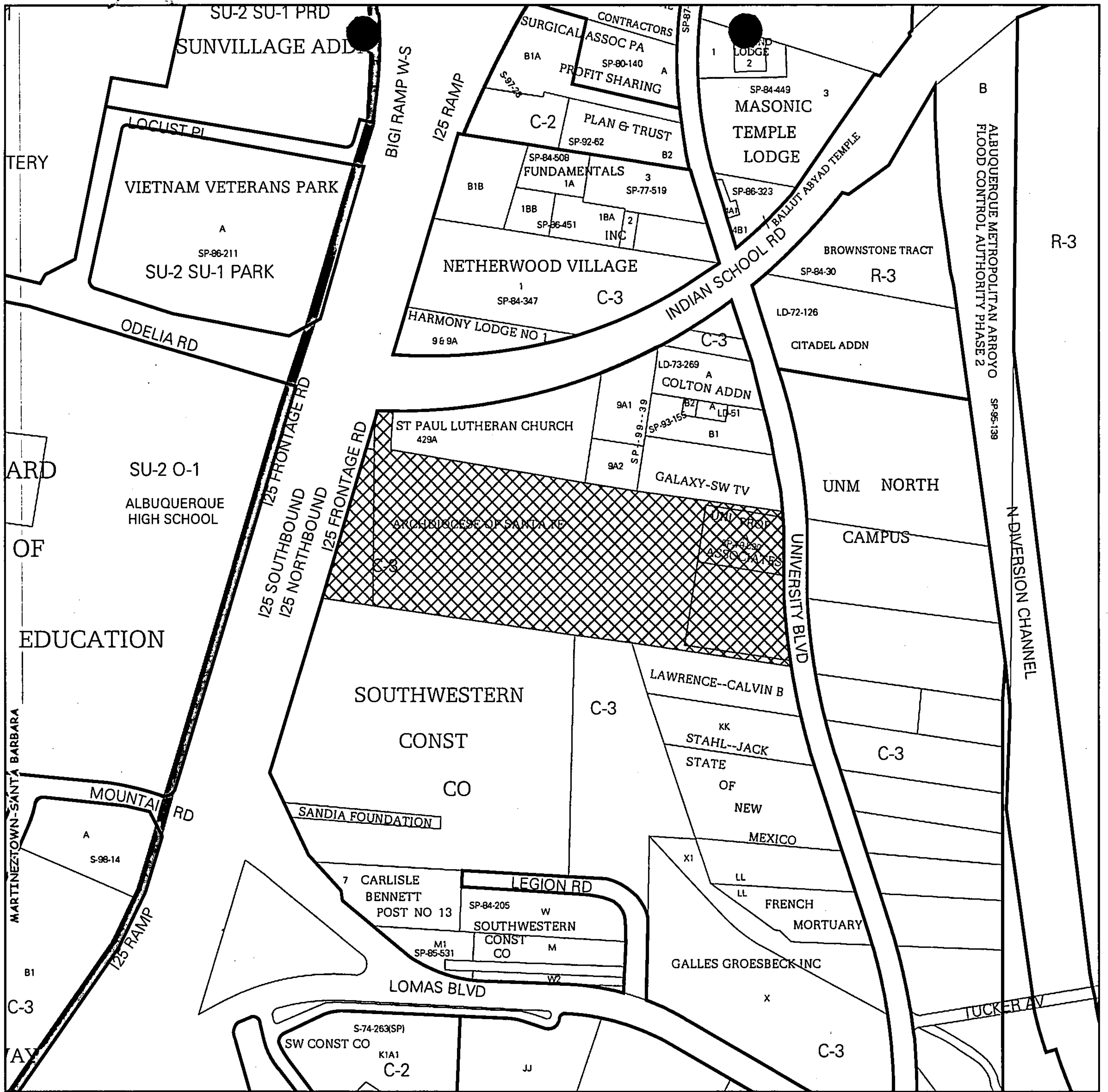
Impact Fee Administrator

No comment on proposed vacation (s). Impact Fees will not be required at the time of subdivision; however, at the time a Building Permit is obtained, Impact Fees will be collected for Public Safety, at the rate of \$108 for each 1,000 square feet of floor area. Impact Fees may be paid at a rate of 67% if a permit is obtained by December 29, 2006.

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

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



# ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:  
1004913

Hearing Date:  
6/21/06

Zone Map Page:  
J-15

Additional Case Numbers:  
06DRB-00730  
06DRB-00731

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** JUNE 21, 2006  
**Zone Atlas Page:** J-15-Z  
**Notification Radius:** 100 Ft.

**Project# 1004913**  
**App#06DRB-00730**  
**App#06DRB-00731**

**Cross Reference and Location:** UNIVERSITY BLVD NE BETWEEN INDIAN  
SCHOOL RD NE AND LOMAS BLVD NE

**Applicant:** REGENTS OF THE UNIVERSITY OF NEW MEXICO (REAL  
ESTATE)

**Address:** 1712 LAS LOMAS NE  
ALBUQUERQUE, NM 87131

**Agent:** JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD NE  
ALBUQUERQUE, NM 87109

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day's prior to the meeting.**

**Date Mailed:** JUNE 2, 2006  
**Signature:** YVONNE SAAVEDRA



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

**PROJECT #** 1004913  
**APPLICATION #** \_\_\_\_\_

**PAGE** 1 **OF** 2

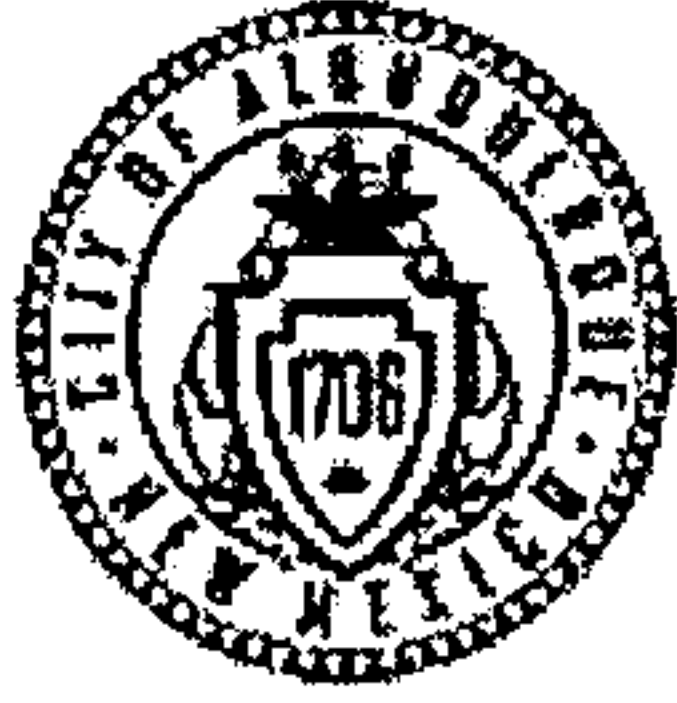
<b>ZONE ATLAS PAGE #</b>	<b>ZONE ATLAS #</b>	<b>GRID LOCATIONS</b>	<b>PARCEL SEQUENCES</b>	<b>NAME AND ADDRESS</b>
J-15	1015058	300-324	101-07	✓ Dup
		286-362	18	✓
		368-324	09	✓ Dup <sup>2</sup>
		367-299	08	✓ Dup
		362-276	02	✓ Dup <sup>2</sup>
		369-285	06	✓ Dup <sup>2</sup>
		357-349	10	✓ Dup
		319-353	25	✓ Dup <sup>2</sup>
		321-369	11	✓
		355-366	12	✓ Dup <sup>2</sup>
		349-370	20	✓
		358-370	13	✓
		355-382	14	✓
		356-396	16	✓
		350-402	17	✓
		228-328	217-06	✓ Dup <sup>2</sup>

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

**PROJECT #** 1004913  
**APPLICATION #** \_\_\_\_\_

**PAGE** 2 **OF** 2

<b>ZONE ATLAS PAGE #</b>	<b>ZONE ATLAS #</b>	<b>GRID LOCATIONS</b>	<b>PARCEL SEQUENCES</b>	<b>NAME AND ADDRESS</b>
J-15	1015058	234-362	217-07	✓ Dup <sup>2</sup>
		264-268	410-14	✓ Dup <sup>2</sup>
		230-227	15	✓
		322-245	17	✓ Dup <sup>2</sup>
		153-338	202-46	✓ Dup
		142-379	61	✓ Dup <sup>2</sup>
		111-309	30	✓ Dup <sup>2</sup>
		108-294	25	✓ Dup <sup>2</sup>
		110-279	23	✓
		109-256	319-05	✓ Dup <sup>2</sup>
		262-399	216-02	✓
		302-421	103-03	✓ Dup <sup>2</sup>
		180-443	212-05	✓ Dup <sup>2</sup>



mainframe@coa1mp3.ca To  
bq.gov cc  
05/30/2006 11:38 AM bcc  
Subject

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01015058 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101505830032410107 LEGAL: TRAC T OF LAND ALONG THE WLY LINE OF UNI-PROP  
ASSOC LAND USE:  
PROPERTY ADDR: 00000 UNIVERSITY  
OWNER NAME: REGENTS OF THE UNIV OF NEW MEX  
OWNER ADDR: 0 SCHOLES HALL 233  
ALBUQUERQUE NM 87131  
0101505828636210118 LEGAL: 10N 3E S EC16PORTR4XTR9AEFREEWAY4.087ACRES  
LAND USE:  
PROPERTY ADDR: 00000 INDIAN SCHOOL  
OWNER NAME: ST PAULS EVANGL LUTHERN CH  
OWNER ADDR: PO BOX 25001  
ALBUQUERQUE NM 87125  
0101505836832410109 LEGAL: PARC EL A SUMMARY PLAT SHOWING UNI-PROP  
ASSOCIATES LAND USE:  
PROPERTY ADDR: 00000 UNIVERSITY  
OWNER NAME: REGENTS OF THE UNIV OF NEW MEX  
OWNER ADDR: 0 SCHOLES HALL 233  
ALBUQUERQUE NM 87131  
0101505836729910108 LEGAL: ELY POR OF TR IN T10N R3E SEC16  
LAND USE:  
PROPERTY ADDR: 00000 UNIVERSITY  
OWNER NAME: REGENTS OF UNM  
OWNER ADDR: SCHOLES HASS 252  
ALBUQUERQUE NM 87131  
0101505836227610102 LEGAL: T10N SEC 16 R3E TR 5 POR SPRNGR E HWY 422  
LAND USE:  
PROPERTY ADDR: 00000 UNIVERSITY  
OWNER NAME: REGENTS OF UNM  
OWNER ADDR: SCHOLES HALL 252  
ALBUQUERQUE NM 87131  
0101505836928510106 LEGAL: TRAC T OF LAND BEING ACCESS TO COUGAR FIELD  
WITHIN LAND USE:  
PROPERTY ADDR: 00000 UNIVERSITY  
OWNER NAME: REGENTS OF UNM  
OWNER ADDR: SCHOLES HALL 252  
ALBUQUERQUE NM 87131  
0101505835734910110 LEGAL: T10N R3E SEC 16 PORTION OF TR 4 OF THE LAND OF  
SPR LAND USE:  
PROPERTY ADDR: 00000 UNIVERSITY  
OWNER NAME: RAYCOM NATIONAL LLC  
OWNER ADDR: 00201 MONROE ST  
MONTGOMERY AL 36104  
0101505831935310125 LEGAL: TRAC T 9- A-2 PLAT OF TRACTS 9-A-1 & 9-A-2 "LANDS  
OF LAND USE:  
PROPERTY ADDR: 00000 UNIVERSITY  
OWNER NAME: RAYCOM NATIONAL LLC  
OWNER ADDR: 00201 MONROE ST  
MONTGOMERY AL 36104

PAGE 2

0101505832136910111      LEGAL: TRAC T 9- A-1 PLAT OF TRACTS 9-A-1 & 9-A-2 "LANDS  
OF LAND USE:  
PROPERTY ADDR: 00000      INDIAN SCHOOL  
OWNER NAME: DIALYSIS CLINIC INC  
OWNER ADDR: 01633      CHURCH      ST  
NASHVILLE      TN      37203  
0101505835536610112      LEGAL: TRAC T B- 1 PLAT FOR WILSON AHERN & MONTGOMERY  
ADDN LAND USE:  
PROPERTY ADDR: 00000      UNIVERSITY  
OWNER NAME: REGENTS OF UNM  
OWNER ADDR: SCHOLLES HALL 252  
ALBUQUERQUE NM      87131  
0101505834937010120      LEGAL: TRAC T B- 2 PLAT FOR WILSON AHERN & MONTGOMERY  
ADDN LAND USE:  
PROPERTY ADDR: 00000      UNIVERSITY  
OWNER NAME: LOTT JOSEPH E II & LISA  
OWNER ADDR: 01600      UNIVERSITY      NE  
ALBUQUERQUE NM      87107  
0101505835837010113      LEGAL: TR A WIL SON AHERN X MONTGOMERY ADDN  
LAND USE:  
PROPERTY ADDR: 00000      UNIVERSITY  
OWNER NAME: LOTT II JOSEPH E & LISA  
OWNER ADDR: 01600      UNIVERSITY      BL NE  
ALBUQUERQUE NM      87107  
0101505835538210114      LEGAL: TR A COL TON ADD CONT 1.437 ACRES  
LAND USE:  
PROPERTY ADDR: 00000      UNIVERSITY  
OWNER NAME: CHAVEZ BEN & VIDALIA B  
OWNER ADDR: 01524      CENTRAL      AV SE  
ALBUQUERQUE NM      87106  
0101505835639610116      LEGAL: TRAC T IN NE1/4 T10N R3E SEC 16 LYING BETWEEN  
INDIA LAND USE:  
PROPERTY ADDR: 00000      UNIVERSITY  
OWNER NAME: NECK & BACK PAIN CENTER LLC  
OWNER ADDR: 01415      UNIVERSITY      BL NE  
ALBUQUERQUE NM      87102  
0101505835040210117      LEGAL: TR I N NE 1/4 T10N R3E SEC 16 CONT 0.4611 AC  
LAND USE:  
PROPERTY ADDR: 00000      UNIVERSITY  
OWNER NAME: DIAMOND SHAMROCK STATIONS INC  
OWNER ADDR: PO BOX 690110  
SAN ANTONIO TX      78269  
0101505822832821706      LEGAL: SEC 16 T 10N R3E TR BETWEEN HI X RD ALBINE  
LAND USE:  
PROPERTY ADDR: 00000      N/A  
OWNER NAME: REGENTS OF THE UNIV OF NEW MEX  
OWNER ADDR: 0 SCHOLLES HALL 233  
ALBUQUERQUE NM      87131  
0101505823436221707      LEGAL: N PO RT T R4B T10N R3E SEC16  
LAND USE:  
PROPERTY ADDR: 00000      INDIAN SCHOOL  
OWNER NAME: ST PAUL LUTHERN CHURCH  
OWNER ADDR: PO BOX 25001  
ALBUQUERQUE NM      87125

PAGE 3

0101505826426841014      LEGAL: TR Z    SOU THWESTERN CONST CO EXC THE W'LY PORT  
OUT T    LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: SANDIA FOUNDATION  
OWNER ADDR: SCHOLLES HALL 233

ALBUQUERQUE NM                      87131  
0101505823022741015      LEGAL: TRAC T IN    S D 12 IN NE1/4 SW1/4 CONT 0.596 AC  
T10N    LAND USE:  
PROPERTY ADDR: 00000    UNIVERSITY  
OWNER NAME: SANDIA FOUNDATION  
OWNER ADDR: 06211    SAN MATEO                                      BL NE

ALBUQUERQUE NM                      87109  
0101505832224541017      LEGAL: ELY    POR    OF TR Z OF SOUTHWESTERN CONST CO LEASED  
TO    LAND USE:  
PROPERTY ADDR: 00000    LEGION  
OWNER NAME: REGENTS OF UNM  
OWNER ADDR: SCHOLLES HALL 252

ALBUQUERQUE NM                      87131  
0101505815333820246      LEGAL: T10N    R3E    SEC 16 175FROM E LINEALBGT11.9AC.  
LAND USE:  
PROPERTY ADDR: 00000    ODELIA  
OWNER NAME: BOARD OF EDUCATION  
OWNER ADDR: PO BOX 25704

ALBUQUERQUE NM                      87125  
0101505814237920261      LEGAL: WLY    POR    TR 4 SEC16 10N R3E 6.516 AC EX POR R/W  
LAND USE:  
PROPERTY ADDR: 00000    ODELIA  
OWNER NAME: BOARD OF EDUCATION  
OWNER ADDR: PO BOX 25704

ALBUQUERQUE NM                      87125  
0101505811130920230      LEGAL: T10N    R3E    SEC16 TR 5 W OF FREEWAY 6.187 AC  
LAND USE:  
PROPERTY ADDR: 00000    ODELIA  
OWNER NAME: BOARD OF EDUCATION  
OWNER ADDR: PO BOX 25704

ALBUQUERQUE NM                      87125  
0101505810829420225      LEGAL: TR O    RKW    SURVEY X MAP  
LAND USE:  
PROPERTY ADDR: 00000    ODELIA  
OWNER NAME: BOARD OF EDUCATION  
OWNER ADDR: PO BOX 25704

ALBUQUERQUE NM                      87125  
0101505811027920223      LEGAL: T10N    R3E    SEC 16 TR WEST OF FREEWAY BEING POR O  
FTR    LAND USE:  
PROPERTY ADDR: 00000    ODELIA  
OWNER NAME: ARCHDIOCESE OF SANTA FE  
OWNER ADDR: 04000    ST JOSEPH                                      PL NW

ALBUQUERQUE NM                      87120  
0101505810925631905      LEGAL: T10N    R3E    SEC 16 REM TR 6 PLAT SPRINGER TRAN  
7.143    LAND USE:  
PROPERTY ADDR: 00000    MOUNTAIN  
OWNER NAME: BOARD OF EDUCATION  
OWNER ADDR: PO BOX 25704

ALBUQUERQUE NM                      87125

PAGE 4

0101505826239921602      LEGAL: T 10 N R3 E SEC 16 TR 9&9A E OF FREEWAY1.37AC  
LAND USE:

PROPERTY ADDR: 00000      INDIAN SCHOOL  
OWNER NAME: HARMONY LODGE NO 1  
OWNER ADDR: PO BOX 27119

ALBUQUERQUE NM      87125

0101505830242110303      LEGAL: TR 1      SUM MARY PLAT OF NETHERWOOD VILLAGE EXC  
W'LY P      LAND USE:

PROPERTY ADDR: 00000      INDIAN SCHOOL  
OWNER NAME: SANDIA FOUNDATION  
OWNER ADDR: 06211      SAN MATEO

BL NE

ALBUQUERQUE NM      87109

0101505818044321205      LEGAL: TRAC T A      PLAT OF VIETNAM VETERANS' PARK CONT  
13.042      LAND USE:

PROPERTY ADDR: 00000      LOCUST  
OWNER NAME: BOARD OF EDUCATION  
OWNER ADDR: PO BOX 25704

ALBUQUERQUE NM      87125

QUIT

101505830032410107      LEGAL: TRACT OF LAND ALONG THE WLY LINE OF UNI-PROP H IN THE S/2  
N/2 SEC  
PROPERTY ADDR: UNIVERSITY BLVD NE

OWNERS NAME:            REGENTS OF THE UNIV OF NEW MEX  
OWNERS ADDR:            0 SCHOLES HALL 233  
                                 ALBUQUERQUE, NM 87131

101505828636210118      LEGAL: 10N 3E SEC 16 PRORT TR 4X TR9A EFREEWAY 4.087 ACRES  
PROPERTY ADDR: 1100 INDIAN SCHOOL RD NE

OWNERS NAME:            ST PAULS EVANCL LUTHERN CHURCH  
OWNERS ADDR:            PO BOX 25001  
                                 ALBUQUERQUE, NM 87125

101505836832410109      LEGAL: PARCEL A SUMMARY PLAT SHOWING UNI-PROP ASSOC WITHIN  
SEC T ON  
PROPERTY ADDR: UNIVERSITY BLVD NE

OWNERS NAME:            REGENTS OF THE UNIV OF NEW MEX  
OWNERS ADDR:            0 SCHOLES HALL 233  
                                 ALBUQUERQUE, NM 87131

101505836729910108      LEGAL: ELY POR OF TR IN T10N R3E SEC 16  
PROPERTY ADDR: 1213 UNIVERSITY BLVD NE

OWNERS NAME:            REGENTS OF UNM  
OWNERS ADDR:            SCHOLES HALL 252  
                                 ALBUQUERQUE, NM 87131

101505836227610102      LEGAL: T10N SEC 16 R3E TR 5 POR SPRING R E HWY 422  
PROPERTY ADDR: 1209 UNIVERSITY BLVD NE

OWNERS NAME:            REGENTS OF UNM  
OWNERS ADDR:            SCHOLES HALL 252  
                                 ALBUQUERQUE, NM 87131

101505836928510106      LEGAL: TRACT OF LAND BEING ACCESS TO COUGAR FIELD W S W/4 NE/4  
SEC 16 T1  
PROPERTY ADDR: UNIVERSITY BLVD NE

OWNERS NAME:            REGENTS OF UNM  
OWNERS ADDR:            SCHOLES HALL 252  
                                 ALBUQUERQUE, NM 87131

101505835536610112      LEGAL: TRACT B-1 PLAT FOR WILSON AHER N & MONTGOMERY & B-2  
CONT 1.3037 AC

OWNERS NAME:            REGENTS OF UNM  
OWNERS ADDR:            SCHOLES HALL 252  
                                 ALBUQUERQUE, NM 87131

101505835040210117      LEGAL: TR IN NE ¼ T10N R3E SEC 16 CONT 0.4611 AC  
PROPERTY ADDR: 1425 UNIVERSITY BLVD NE

OWNERS NAME:            DIAMOND SHAMROCK STATION INC  
OWNERS ADDR:            PO BOX 690110  
                                 SAN ANTONIO, TX 78269

101505822832821706

LEGAL: SEC 16 T10N R3E TR BETWEEN HI X RD ALBINE  
PROPERTY ADDR: N/A

OWNERS NAME: REGENTS OF THE UNIV OF NEW MEX  
OWNERS ADDR: 0 SCHOLLES HALL 233  
ALBUQUERQUE, NM 87131

101505823436221707

LEGAL: N PORT TR4B T10N R3E SEC 16  
PROPERTY ADDR: 1100 INDIAN SCHOOL RD NE

OWNERS NAME: ST PAUL LUTHERN CHURCH  
OWNERS ADDR: PO BOX 25001  
ALBUQUERQUE, NM 87125

101505826426841014

LEGAL: TR Z SOUTHWESTERN CONST CO EXC THE W'LY POR W & E'LY  
PORTS LEASE  
PROPERTY ADDR: N/A

OWNERS NAME: SANDIA FOUNDATION  
OWNERS ADDR: SCHOLLES HALL 233  
ALBUQUERQUE, NM 87131

101505832224541017

LEGAL: ELY POR OF TR Z OF SOUTHWESTERN CONST CO LEA O TOR CO  
CONT 6.80 A  
PROPERTY ADDR: 1221 LEGION RD NE

OWNERS NAME: REGENTS OF UNM  
OWNERS ADDR: SCHOLLES HALL 252  
ALBUQUERQUE, NM 87131

101505815333820246

LEGAL: T10N R3E SEC 16 175 FROM E LINE ALBGT 11.9AC  
PROPERTY ADDR: 800 ODELIA RD NE

OWNERS NAME: BOARD OF EDUCATION  
OWNERS ADDR: PO BOX 25704  
ALBUQUERQUE, NM 87125

101505814237920261

LEGAL: WLY POR TR 4 SEC16 10N R3E 6.5 16 AC EX POR R  
PROPERTY ADDR: 800 ODELIA RD NE

OWNERS NAME: BOARD OF EDUCATION  
OWNERS ADDR: PO BOX 25704  
ALBUQUERQUE, NM 87125

101505811130920230

LEGAL: T10N R3E SEC 16 TR 5 W OF FREEWAY AY 6.187 AC  
PROPERTY ADDR: 800 ODELIA RD NE

OWNERS NAME: BOARD OF EDUCATION  
OWNERS ADDR: PO BOX 25704  
ALBUQUERQUE, NM 87125

101505810829420225

LEGAL: TR O R KW SURVEY X MAP  
PROPERTY ADDR: 800 ODELIA RD NE

OWNERS NAME: BOARD OF EDUCATION  
OWNERS ADDR: PO BOX 25704  
ALBUQUERQUE, NM 87125



101505810925631905

LEGAL: T1ON R3E SEC 16 REM TR 6 PLAT SPRINGER TRAN  
PROPERTY ADDR: 807 MOUNTAIN RD NE

OWNERS NAME: BOARD OF EDUCATION  
OWNERS ADDR: PO BOX 25704  
ALBUQUERQUE, NM 87125

101505826239921602

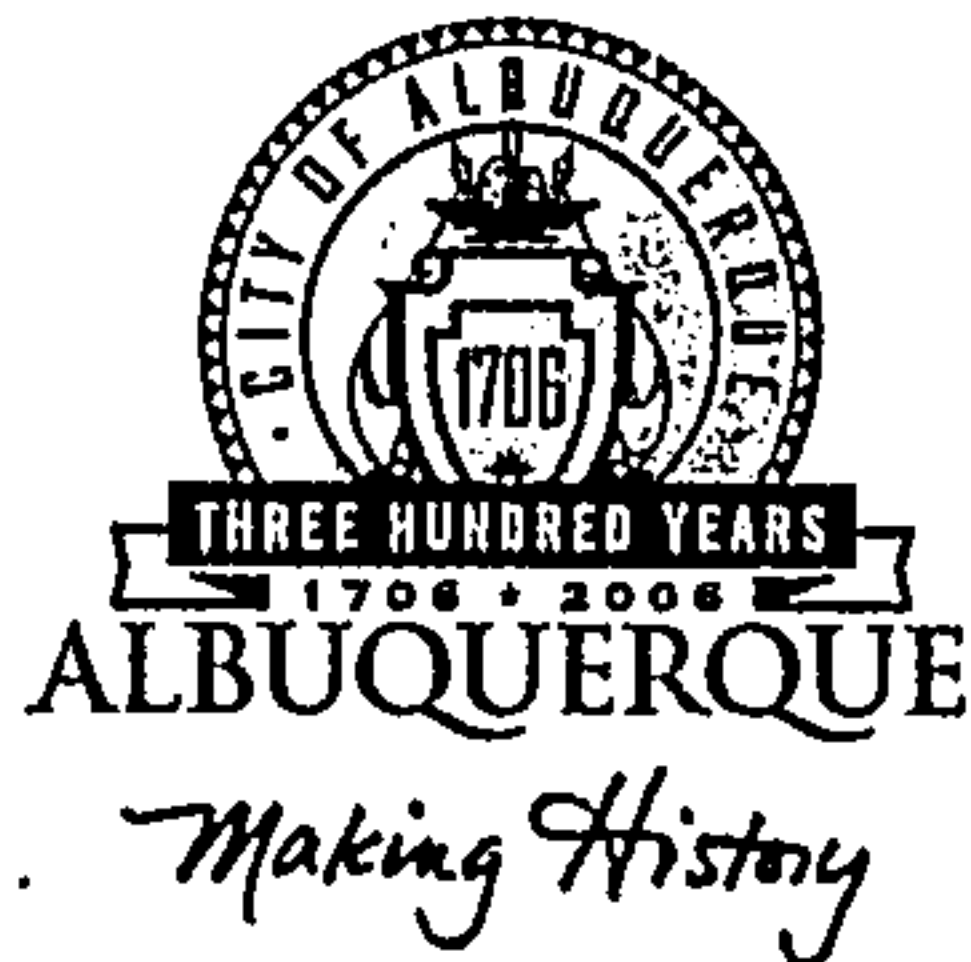
LEGAL: T1ON R3E SEC 16 TR 9&9A E OF FREEWAY 1.37 AC  
PROPERTY ADDR: 1101 INDIAN SCHOOL RD NE

OWNERS NAME: HARMONY LODGE NO 1  
OWNERS ADDR: PO BOX 27119  
ALBUQUERQUE, NM 87125

101505818044321205

LEGAL: TRACT A PLAT OF VIETNAM VETERA NS/ PARK CONT  
PROPERTY ADDR: 805 LOCUST PL NE

OWNERS NAME: BOARD OF EDUCATION  
OWNERS ADDR: PO BOX 25704  
ALBUQUERQUE, NM 87125



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

2005-170-7

**PLEASE NOTE:** The Neighborhood 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.

May 22, 2006

Debie LeBlanc Trujillo  
Jeff Mortensen and Associates, Inc.  
6010-B Midway Park Blvd. NE/87109  
Phone: 345-4250/Fax – 345-4254  
E-mail: [dtrujillo@jmainc.org](mailto:dtrujillo@jmainc.org)

Dear Debie:

Thank you for your inquiry of May 22, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **PARCELS 1, 2, A AND B, UNPLATTED LANDS OF THE UNIVERSITY OF NEW MEXICO LOCATED ON UNIVERSITY BOULEVARD NE, BETWEEN INDIAN SCHOOL ROAD, NE AND LOMAS BOULEVARD NE, zone map J-15.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

**SANTA BARBARA-MARTINEZTOWN ASSOC. (SBM) "R"**

**\*Robert Sanchez**

508 Aspen NE/87102 450-9136 (h)

Christina Chavez-Apodaca

517 Marble NE/87102 459-4521 (h)

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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Stephani Winklepleck***

*Stephani I. Winklepleck*

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

planningrnaform(11/08/05)

# 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 recognized neighborhood 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 describe 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.
5. 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.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: 05/22/06 Time Entered: 4:10 p.m. ONC Rep. Initials: SW

Project # 1004913

REGENTS OF THE UNM (REAL ESTATE)  
1712 LAS LOMAS NE  
ALBUQUERQUE, NM 87131

Project # 1004913

JEFF MORTENSEN & ASSOCIATES, INC  
6010-B MIDWAY PARK BLVD NE  
ALBUQUERQUE, NM 87109

Project # 1004913

ROBERT SANCHEZ  
Santa Barbara-Martineztown Assoc.  
508 ASPEN NE  
ALBUQUERQUE, NM 87102

Project # 1004913

CHRISTINA CHAVEZ-APODACA  
Santa Barbara-Martineztown Assoc.  
517 MARBLE NE  
ALBUQUERQUE, NM 87102

101505830032410107

REGENTS OF THE UNIV OF NEW MEX  
0 SCHOLLS HALL 233  
ALBUQUERQUE NM 87131

101505828636210118

ST PAULS EVANGL LUTHERN CH  
PO BOX 25001  
ALBUQUERQUE, NM 87125

101505836729910108

REGENTS OF UNM  
SCHOLLS HALL 252  
ALBUQUERQUE, NM 87131

101505835734910110

RAYCOM NATIONAL LLC  
201 MONROE ST  
MONTGOMERY AL 36104

101505831935310125

RAYCOM NATIONAL LLC  
201 MONROE ST  
MONTGOMERY AL 36104

101505832136910111

DIALYSIS CLINIC INC  
1633 CHURCH ST  
NASHVILLE TN 37203

101505834937010120

LOTT JOSEPH E II & LISA  
1600 UNIVERSITY NE  
ALBUQUERQUE NM 87107

101505835538210114

CHAVEZ BEN & VIDALIA B  
1524 CENTRAL AV SE  
ALBUQUERQUE NM 87106

101505835639610116

NECK & BACK PAIN CENTER LLC  
1415 UNIVERSITY BL NE  
ALBUQUERQUE NM 87102

101505835040210117

DIAMOND SHAMROCK STATIONS INC  
PO BOX 690110  
SAN ANTONIO, TX 78269

101505826426841014

SANDIA FOUNDATION  
SCHOLLS HALL 233  
ALBUQUERQUE, NM 87131

101505823022741015

SANDIA FOUNDATION  
6211 SAN MATEO BL NE  
ALBUQUERQUE NM 87109

101505815333820246

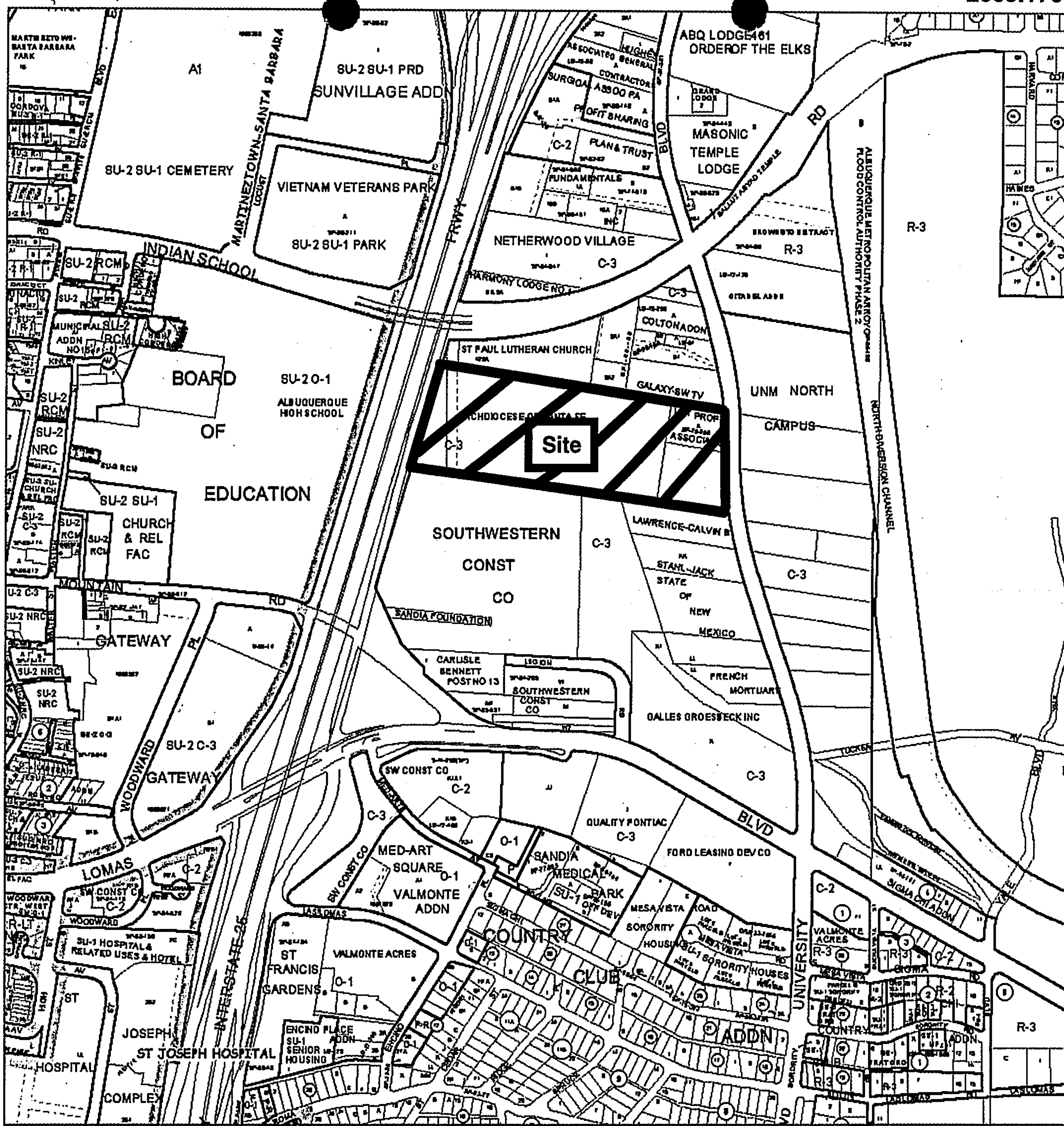
BOARD OF EDUCATION  
PO BOX 25704  
ALBUQUERQUE, NM 87125

101505811027920223

ARCHDIOCESE OF SANTA FE  
4000 ST JOSEPH PL NW  
ALBUQUERQUE NM 87120

101505826239921602

HARMONY LODGE NO 1  
PO BOX 27119  
ALBUQUERQUE, NM 87125



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

Albuquerque Geographic Information System

Map amended through: 3/14/2006

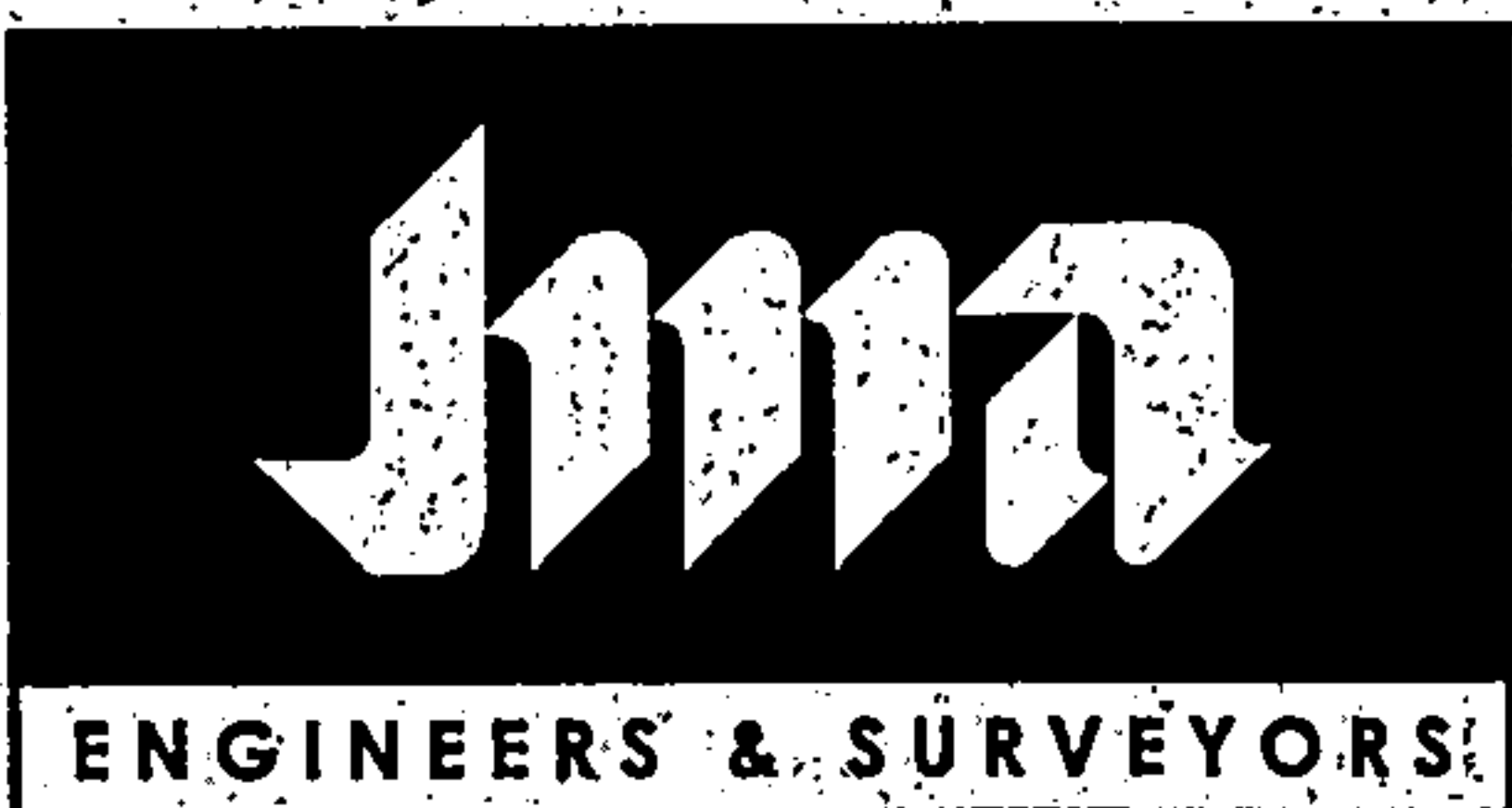
Note: Grey Shading Represents Area Outside of the City Limits

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



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. NE  
 ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250  
 F: 505.345.4254  
 ESTABLISHED 1977

2005.170.7  
 May 24, 2006

Sheran Matson, AICP  
 Planning Manager, DRB Chair  
 Planning Department  
 Development & Building Services Division  
 City of Albuquerque  
 600 2nd Street, NW  
 Albuquerque, NM 87103

Re: Request for Vacation of PNM and MST&T easements  
 Sketch Plat Review and Comment  
 Project To be known as Tracts A, B, C and D, U.N.M. Lands West

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms V and S(3) along with related fees
- Twenty Four (24) copies of the documents that created the easements
- Twenty Four (24) copies of the Vacation and Sketch Plat
- One (1) COLOR copy of the Vacation and Sketch Plat for Planning's File
- Six (6) copies of the Site Sketch
- City of Albuquerque Zone Atlas J-15 (with site highlighted)
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts

On behalf of our clients, The Regents of the University of New Mexico, we are requesting vacation of PNM and MST&T easements. We are also requesting Sketch Plat review and comment.

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,

JEFF MORTENSEN & ASSOCIATES, INC.

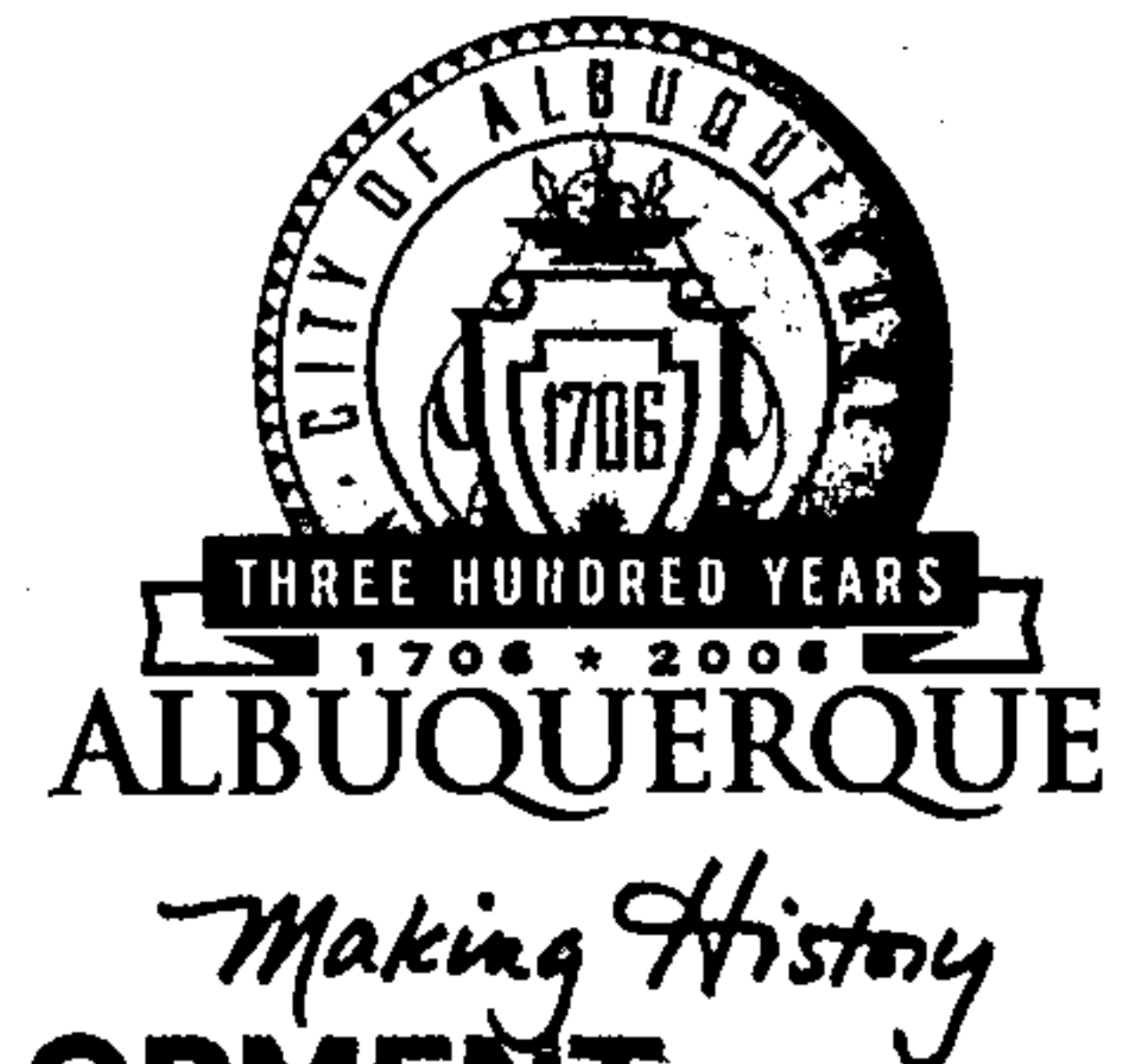
  
 Debie LeBlanc Trujillo

DLT  
 Enclosures

xc: Kim Murphy, Real Estate Director - University of New Mexico w/enc.

<b>PRINCIPALS</b>	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

## FYI



### **NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD**

June 6, 2006

**TO:** Robert Sanchez and Christina Chavez-Apodaca, Santa Barbara-Martineztown Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately twenty (20) acre(s) - Major Vacation of Public Easements and Minor Sketch Plat or Plan for vacation of PNM and MST&T easements and Sketch Plat review and comment.

*Proposed by:* Jeff Mortensen and Associates, Inc. at 345-4250

*Agent for:* Regents of the University of New Mexico

P.O. Box 1293

*For property located:* On or near University Boulevard NE between Indian School Road NE and Lomas Boulevard NE.

Albuquerque

*The case number(s) assigned is:* 06DRB- 00730 and 00731, Project # 1004913

City Planning accepted application for this request on May 24, 2006.

New Mexico 87103

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, June 21, 2006 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Sincerely,

*Stephani J. Winklepleck*

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB  
Administrative Assistant**



**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, June 21, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1003175**

06DRB-00733 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUN GATE SUBDIVISION**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 24 acre(s). [REF: 04DRB-01126] (N-9)

**Project # 1003612**

06DRB-00737 Major-Preliminary Plat Approval

06DRB-00738 Major-Vacation of Pub Right-of-Way

06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98<sup>TH</sup> ST NW and 94<sup>TH</sup> ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] (J-9)

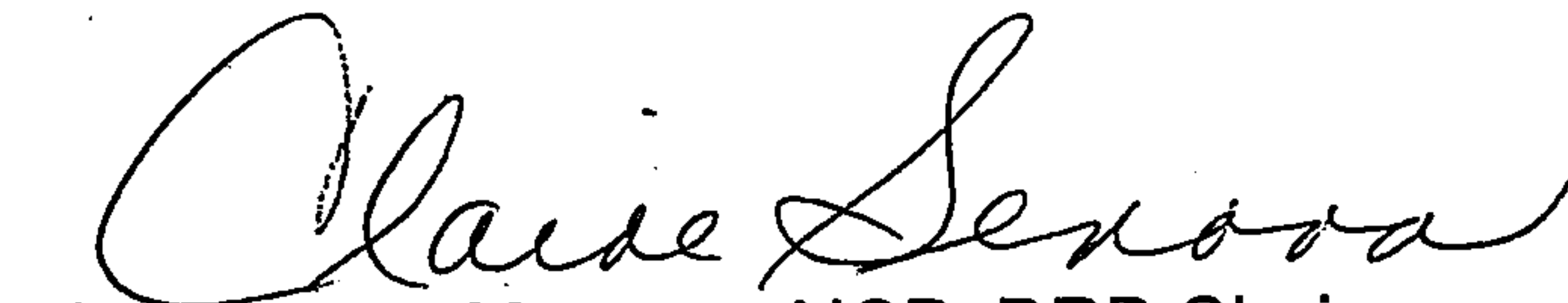
**Project # 1004913**

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)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
for Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 5, 2006.**





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

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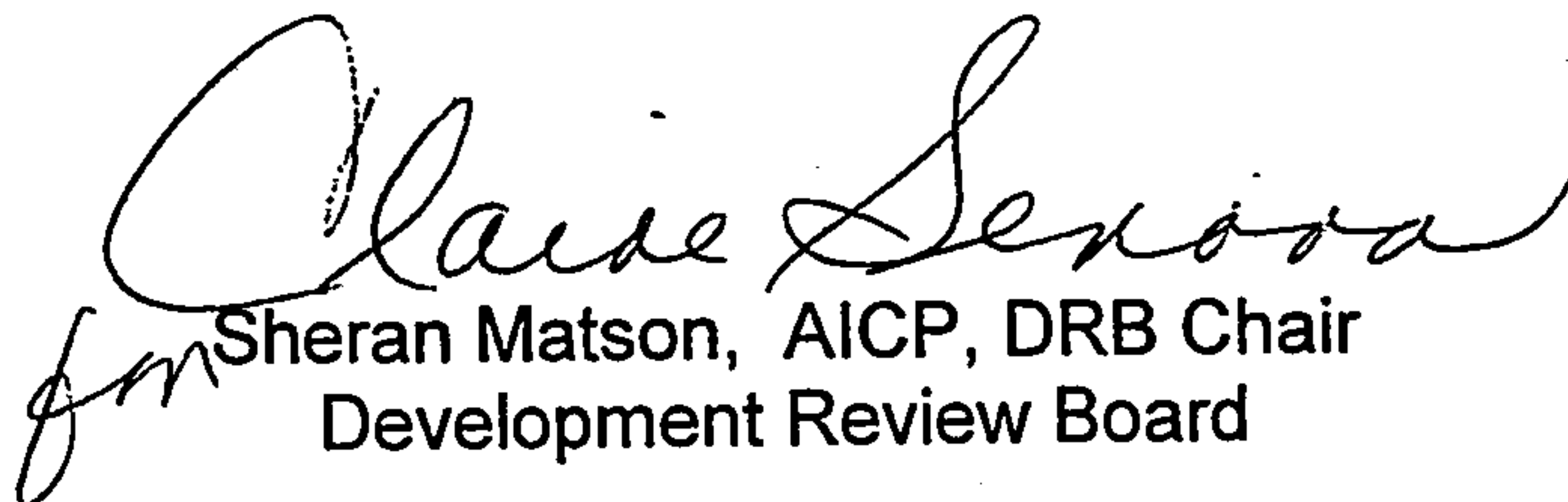
**Project # 1004913**

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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)

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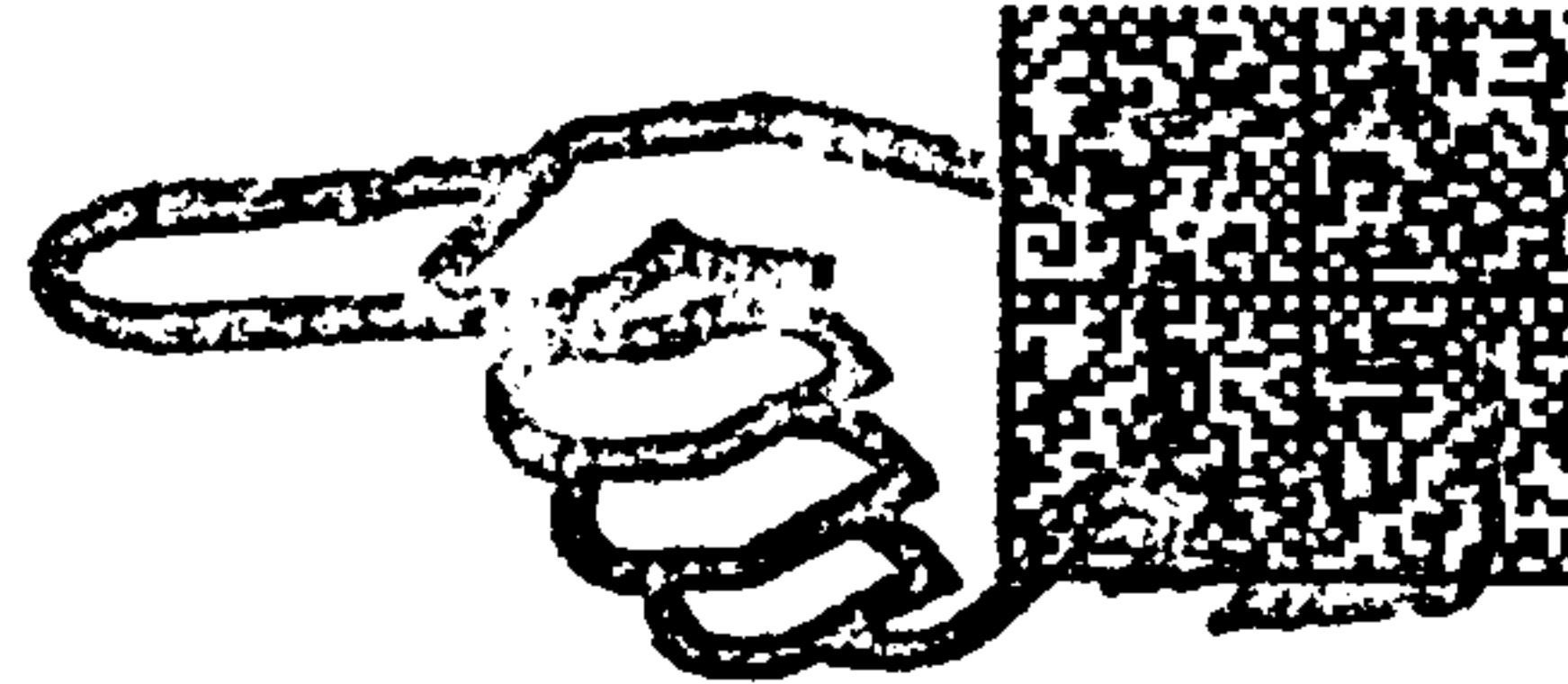
  
for Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 5, 2006.**

# CITY OF ALBUQUERQUE



Planning Department



UNITED STATES POSTAGE  
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02 1A \$ 00.39<sup>0</sup>  
0004329277 JUN 02 2006  
MAILED FROM ZIP CODE 87102

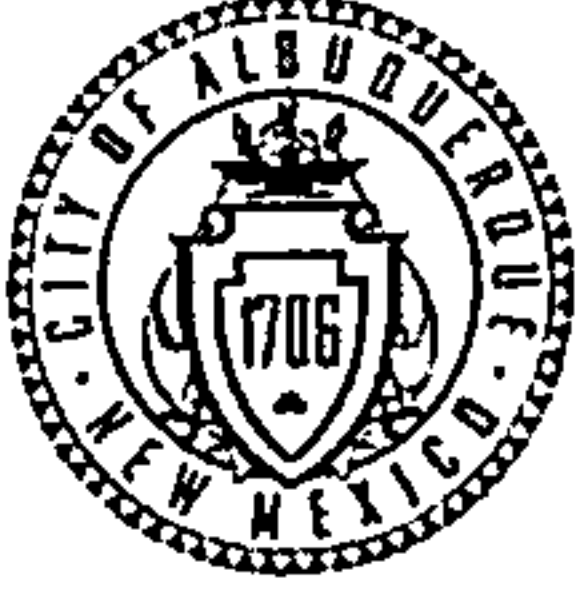
RETURN TO SENDER  
DEPARTMENT NEEDED

101505826426841014

SANDIA FOUNDATION  
~~SCIENCE HALL 255~~  
ALBUQUERQUE, NM ~~87102~~

*Return to Sender*

P O Box 1293 Albuquerque, New Mexico 87103



## 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



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 23, 2011

**Project# 1004913**

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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

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

### STANDARD APPLICATION, Paper Plans Required

#### DEVELOPMENT REVIEW BOARD

02/22/2013 Issued By: E08375 181355

Category Code **910**  
**2013 070 456**

**Application Number:** 13DRB-70456, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

**Address:**

**Location Description:** CAMINO DE SALUD NE BETWEEN I-25 AND UNIVERSITY BLVD NE

**Project Number:** 1004913

#### Applicant

REGENTS OF THE UNIVERSITY OF NEW MEXICO  
(REAL ESTATE)

2811 CAMPUS BLVD NE, MSC06 3595  
ALBUQUERQUE NM 87131  
277-4620

#### Agent / Contact

HIGH MESA CONSULTING GROUP

6010-B MIDWAY PARK BLVD NE  
ALBUQUERQUE NM 87109  
505-345-4250

#### Application Fees

APN Fee	\$75.00
Conflict Mgmt Fee	\$20.00
DRB Actions	\$50.00
<b>TOTAL:</b>	<b>\$145.00</b>

City of Albuquerque Treasury  
Date: 2/22/2013 Office: ANHEX  
Stat ID: W5000007 Cashier: TRSND0  
Batch: 1503 Trans #: 15  
Permit: 2013070456  
Receipt Num 00100328  
Payment Total: \$145.00  
0900 APN Fee \$75.00  
0901 Conflict Mgmt. Fee \$20.00  
0903 DRB Actions \$50.00  
Check Tendered: \$145.00

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

01/26/2011 Issued By: E08375 99248

**STANDARD APPLICATION, Paper Plans Required**

**Permit Number:** 2011 070 021 **Category Code 910**  
**Application Number:** 11DRB-70021, Major - 2yr Subd Imp Agmt Ext (2yr Sia)  
**Address:**  
**Location Description:** CAMINO DE SALUDE NE BETWEEN INTERSTATE 25 AND UNIVERSITY BLVD NE  
**Project Number:** 1004913

**Applicant**  
 REGENTS OF THE UNIVERSITY OF NEW MEXICO  
 (REAL ESTATE)  
 2811 CAMPUS BLVD NE MSC08 3595  
 NM 87131-0001  
 505-277-2820

**Agent / Contact**  
 High Mesa Consulting Group  
 Debie Trujillo  
 6010-B Midway Park Blvd Ne  
 Albuquerque NM 87109  
 dttrujillo@highmesacg.com

**Application Fees**

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$50.00
<b>TOTAL:</b>		<b>\$145.00</b>

City of Albuquerque  
 Treasury Division

1/26/2011 3:22PM LOC: ANNX  
 US# 009 TRANSH 0029  
 RECEIPT# 00127062-00127062  
 PERMIT# 2011070021 TRSLNF  
 Trans Amt \$145.00  
 APN Fee \$75.00  
 Conflict Manso. Fee \$20.00  
 DRB Actions \$50.00  
 NC \$145.00  
 CHANGE \$0.00

Thank You

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

04/21/2009 Issued By: E08375

**Permit Number: 2009 070 154** **Category Code 910**

**Application Number:** 09DRB-70154, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** CAMINO DEL SALUD BETWEEN I-25 FRONTAGE AND UNIVERSITY BLVD

**Project Number:** 1004913

**Applicant**  
State Of New Mexico Property Control Division  
  
1100 St Francis Dr  
Santa Fe NM 87502  
827-2141

**Agent / Contact**  
Bohannon Huston Inc  
Kevin Patton  
7500 Jefferson Ne  
Albuquerque NM 87109  
  
kpatton@bhinc.com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$355.00
<b>TOTAL:</b>		<b>\$375.00</b>

City Of Albuquerque  
Treasury Division

4/21/2009 11:05AM LOC: ANNX  
WS# 008 TRANSH# 0007  
RECEIPT# 00104513-00104513  
PERMIT# 2009070154 TRSASR  
Trans Amt \$375.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$355.00  
VI \$375.00  
CHANGE \$0.00

Thank You





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 2<sup>nd</sup> 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) 345-4520  
 ADDRESS: 6010-B Midway Park Blvd. NE FAX: (505) 345-4254  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: gmeans@highmesacg.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: 3rd 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 J. Graeme Means DATE 02/22/13  
 (Print Name) J. Graeme Means, P.E. Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB - 70456</u>	<u>SIA</u>	_____	<u>\$50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADY</u>	_____	<u>\$ 25.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</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	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 145.00</u>

Hearing date March 20, 2013

[Signature] 2-22-13  
 Staff signature & Date

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.**

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**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
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- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
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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.

J. Graeme Means Applicant name (print)  
2/22/13 Applicant signature / date



Form revised October 2007

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

Application case numbers  
13DRB -70456

[Signature] 2-22-13  
Planner signature / date  
Project # 1004913



## INTER-OFFICE MEMORANDUM

### COMMENTING AGENCIES

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

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

PROJECT # 10004913

**Wednesday, March 20, 2013**

Comments must be received by:

**Friday, March 15, 2013**

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

**If you have any questions, please contact me at 924-3946 or [agomez@cabq.gov](mailto:agomez@cabq.gov)**



Supplemental Form (SF)

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input checked="" type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	<b>V</b>		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
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<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		<input type="checkbox"/> 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
<input type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	<b>D</b>		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			
<b>STORM DRAINAGE (Form D)</b>	<b>L A</b>		<b>APPEAL / PROTEST of...</b>
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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SIGNATURE J. Graeme Means DATE 02/22/13  
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**FOR OFFICIAL USE ONLY**

Revised: 4/2012

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Hearing date March 20, 2013

[Signature] 2-22-13  
 Staff signature & Date

Project # 1004913

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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.

J. Graeme Means Applicant name (print)  
2/22/13 Applicant signature / date

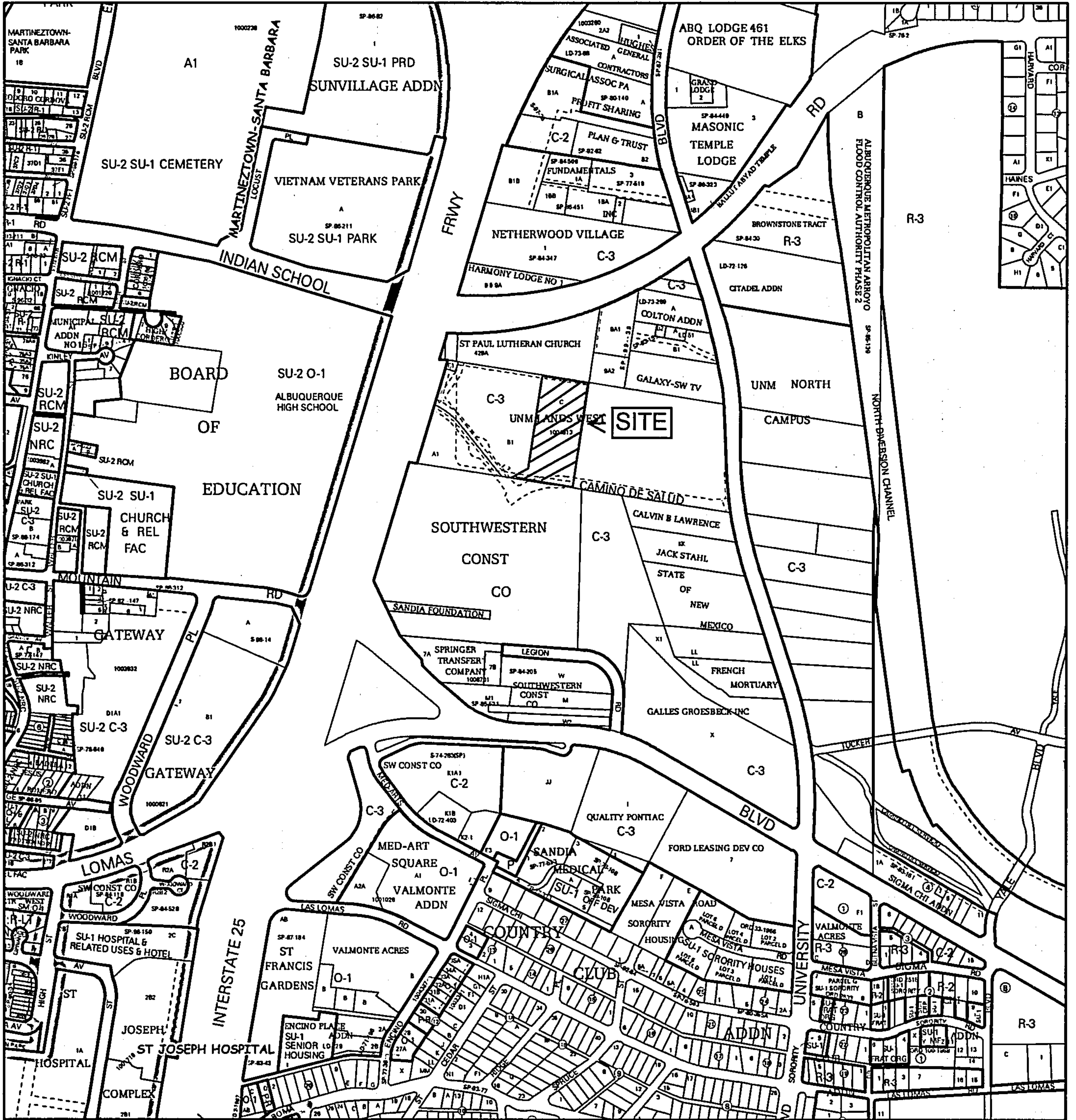


Form revised October 2007

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- Case #s assigned
- Related #s listed

Application case numbers  
DRB - 70456

Y. J. ... 2-22-13  
Planner signature / date  
Project # 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
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Map amended through: 1/10/2013

# HIGH MESA Consulting Group

2013.170.1  
February 22, 2013

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 3<sup>rd</sup> 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 Recorded Plat
- Original DRB Hearing Official Notice of Decision (June 21, 2006)
- Official DRB Notice of Decision for 1<sup>st</sup> Extension (March 11, 2009)
- Official DRB Notice of Decision for 2<sup>nd</sup> Extension (February 23, 2011)
- 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 and 2) to allow for coordination of entrance location(s) and curb ramps that will serve the eventual development on Tract C.

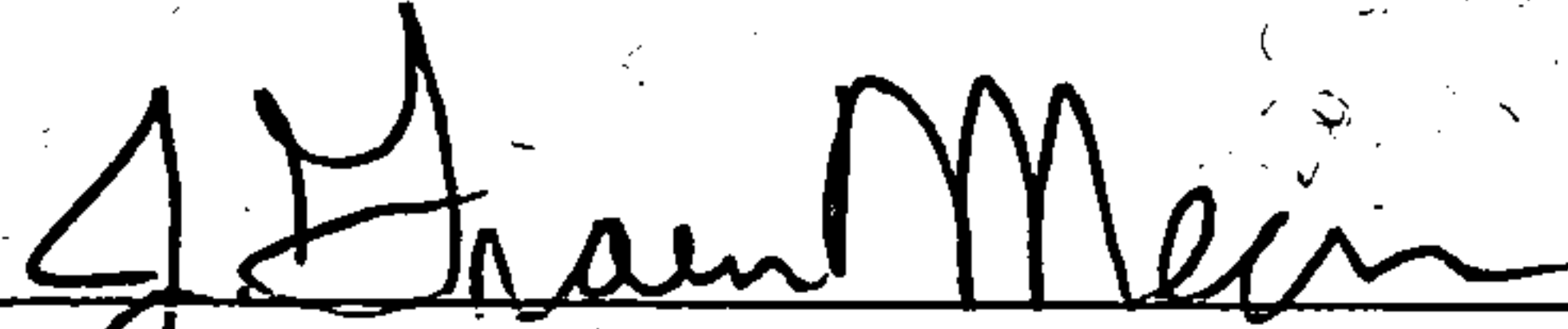
Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala  
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White

Mr. Jack Cloud  
February 22, 2013  
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**



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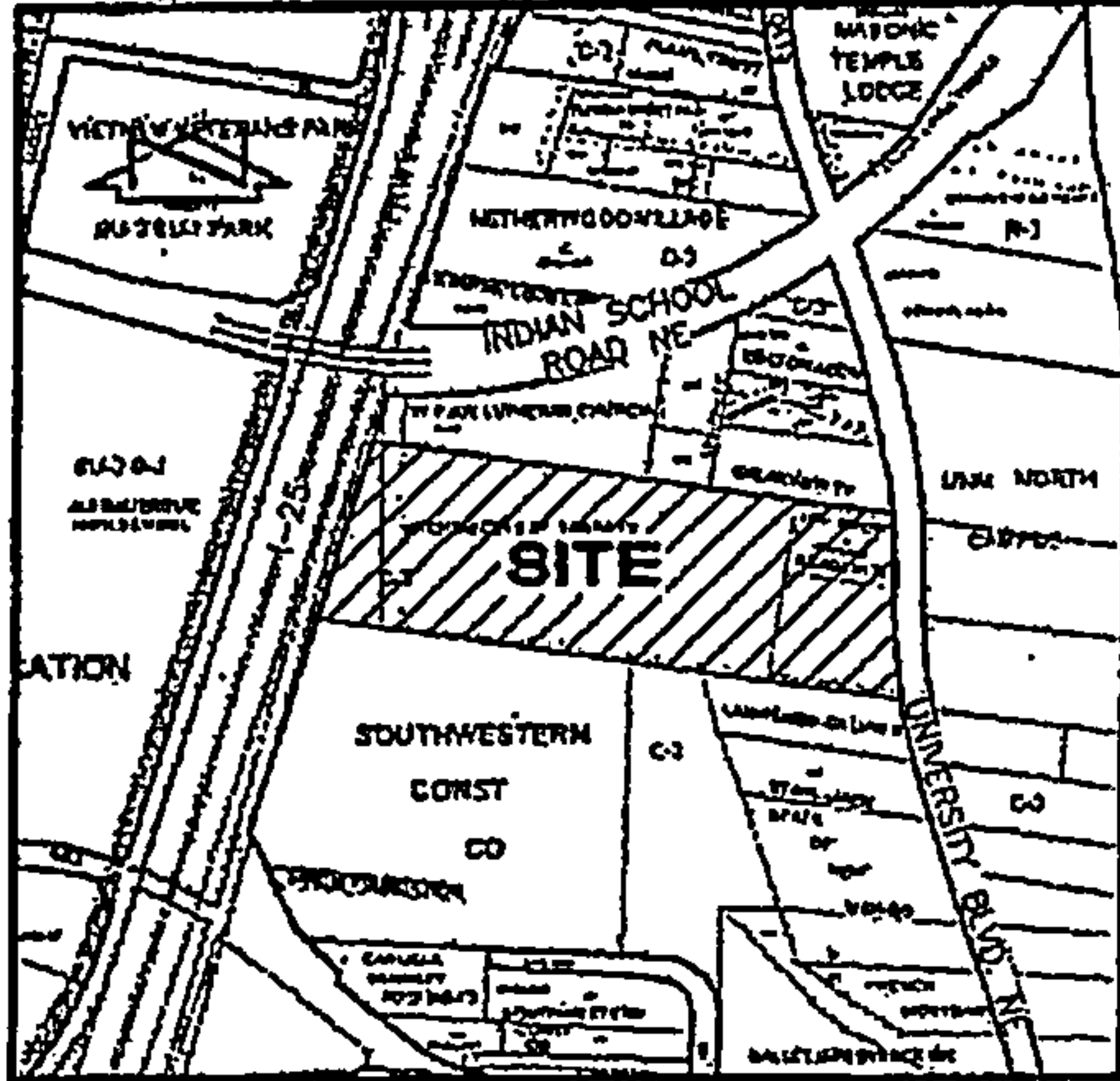
J. Graeme Means, P.E.  
Principal

GM:tdq  
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.  
*Dierke Leslanc 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 8361-8364, 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 D338A, 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: RESULTS OF U.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 N.M.P.M.  
LOCATION  
U.N.M. LANDS WEST SUBDIVISION

0664 2007029423  
Map # 06641788 Page 1 of 1 Date: 02/20/07 10:49 AM  
PCN # 06641788 Date: 02/20/07 10:49 AM Bernalillo County  
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
  - Ryan J. Green* 3-7-07  
UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
  - Bradley J. Bingham* 3/3/07  
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE
  - Bradley J. Bingham* 3/3/07  
A.M.A.F.C.A. DATE
  - [Signature]* 3-7-07  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE
  - Christine Sanderson* 3/2/07  
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
  - [Signature]* 2-27-07  
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE
  - Lead G. M...* 3-5-07  
P.N.M. ELECTRIC SERVICES DATE
  - Darrell Salido* 3/27/07  
QWEST TELECOMMUNICATIONS DATE
  - Lead G. M...* 3-5-07  
P.N.M. GAS SERVICES DATE
  - [Signature]* 3-1-07  
COMCAST CABLE VISION OF NEW MEXICO, INC. DATE

SURVEYORS CERTIFICATION

I, Charles G. Cala, 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. Cala, Jr.*  
Charles G. Cala, Jr., N.M.P.S. 11184



02-09-2007  
Date



JEFF HORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. NE.  
ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS SURVEYORS (CSOS) 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

Deed 2007030121  
 Filed 02/22/07 10:49 AM  
 BERNALILLO COUNTY, NEW MEXICO

COUNTY CLERK FILING DATA

Notes:

1. 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.
2. All distances are ground distances.
3. Site located within projected Section 16, Township 10 North, Range 3 East, N.M.P.M. (Town of Albuquerque Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "9-J15".
5. Record bearings and distances are shown in parenthesis.
6. Private street mileage created by this plat = 0.26 miles (full-width).
7. 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.
8. The purpose of this plat is to:
  - a. 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.
  - b. 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).
  - c. 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.
9. The following documents and instruments were used for the performance and preparation of this survey:
  - a. Plat of UNI Prop Associates, filed 10-22-1979, Book C15, Page 149, Records of Bernalillo County, New Mexico.
  - b. Plat for assessment purposes of Lands of Southwestern Construction Company, filed 01-06-1967, Book C6, Page 149, Records of Bernalillo County, New Mexico.
  - c. Plat for assessment purposes of Lands of Southwestern Construction Company, filed 04-26-1971, Book C7, Page 209, Records of Bernalillo County, New Mexico.
  - d. Plat of Lands of Southwestern Construction Company, filed 05-18-1984, Book C24, Page 10, Records of Bernalillo County, New Mexico.
  - e. Plat of Lands of Springer Transfer Company, filed 02-05-1999, Book 99C, Page 25, Records of Bernalillo County, New Mexico.
  - f. New Mexico State Highway and Transportation Department Right of Way, Access Control & Monumentation Map, New Mexico Project No. CN 0586, dated 05-21-2002.
  - g. 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.
  - h. ALTA/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.
  - i. ALTA/A.C.S.M. Land Title Survey of Parcels 1 and 2 prepared by Greiner Engineering Sciences, Inc. dated 02-24-1992.
  - j. ALTA/A.C.S.M. Land Title Survey of Parcels A and B prepared by Albuquerque Surveying Company, Inc. dated 07-27-1995.
  - k. Boundary Survey of Parcels A and B and Parcel A, UNI Prop Associates prepared by this firm dated 01-31-2001.
  - l. Warranty Deed filed 08-24-1995, Book 95-20, Pages 3984-3988, Doc. #95085286, Records of Bernalillo County, New Mexico (Parcel B).
  - m. Warranty Deed filed 08-24-1995, Book 95-20, Pages 3981-3983, Doc. #95085285, Records of Bernalillo County, New Mexico (Parcel A).

- n. Warranty Deed filed 04-23-1992, Book 92-9, Pages 6361-6364, Doc. #9237860, Records of Bernalillo County, New Mexico (Parcels 1 & 2).
  - o. Special Warranty Deed filed 07-19-1988, Book D338A, Pages 344-345, Doc. #08864846, Records of Bernalillo County, New Mexico (Lawrence).
  - p. Special Warranty Deed filed 11-04-1998, Book 9818, Page 251, Doc. #1998142060, Records of Bernalillo County, New Mexico (Tract KK).
  - q. Quitclaim Deed filed 11-21-1989, Book D374A, Pages 36-38, Doc. #89100100, Records of Bernalillo County, New Mexico (Tracts O.H. & LL).
  - r. Special Warranty Deed filed 11-04-1998, Book 9818, Page 252, Doc. #1998142061, Records of Bernalillo County, New Mexico (portion of Tract Z).
  - s. Warranty Deed filed 07-29-1975, Book D987, Pages 125-130, Doc. #78521, Records of Bernalillo County, New Mexico (Tract Z).
  - l. Quitclaim Deed filed 07-20-2000, Book A8, Page 216, Doc. #2000070491, Records of Bernalillo County, New Mexico (Tract 6-1).
  - u. Warranty Deed executed 03-18-2003 (Parcel 5-3).
  - v. Plat for assessment purposes of Lands of Southwestern Construction Company, filed 12-29-1967, Book D3, Page 180, Records of Bernalillo County, New Mexico.
  - w. Boundary Survey of UNM Lands West prepared by this firm certified 06-26-2003 (unrecorded).
10. Gross subdivision acreage = 20.0570 acres.
  11. Current Zoning on site is C-3, based upon review of the City of Albuquerque Zone Atlas.
  12. Tracts A, B and C, U.N.M. Lands West are subject to the Temporary Construction Easement between the University of New Mexico and the State of New Mexico executed on January 22, 2007 (unrecorded).

EASEMENT TABLES

LINE	DIRECTION	DISTANCE	EASEMENT	LINE	DIRECTION	DISTANCE	EASEMENT
E1	S 84°43'43" W	88.32'	6	E39	N 37°00'12" W	25.05'	13
E2	N 81°21'06" W	232.58'	6	E40	N 16°53'44" E	183.36'	13
E3	N 08°35'14" E	20.00'	6/8	E41	S 81°21'06" E	17.50'	14
E4	S 81°21'06" E	216.37'	6	E42	S 08°36'51" 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 65°48'18" 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	20.64'	19
E10	S 81°21'06" E	23.49'	6	E48	S 16°53'44" W	140.07'	19
E11	N 84°43'43" E	83.30'	6	E49	NOT USED		
E12	N 63°53'18" W	24.68'	7	E50	N 16°53'44" E	172.81'	19
E13	N 08°42'50" W	93.81'	7	E51	S 73°06'16" E	26.77'	19
E14	N 01°40'13" W	24.15'	7	E52	N 81°13'10" W	44.65'	12
E15	N 08°13'40" E	84.81'	7	E53	S 81°13'10" E	43.28'	21
E16	S 02°37'53" E	59.73'	7	E54	S 81°13'10" E	210.36'	21
E17	N 24°18'42" W	58.93'	7	E55	S 08°46'50" W	33.00'	21
E18	S 07°22'00" E	9.62'	6	E56	N 81°13'10" W	210.36'	21
E19	N 81°13'10" 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	85.17'	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	6.74'	8	E60	N 39°00'12" W	330.09'	21
E23	S 08°38'54" W	6.74'	8	E61	N 16°53'44" E	13.12'	21
E24	S 81°21'06" E	457.78'	8	E62	N 16°53'44" E	30.25'	21
E25	N 81°13'10" W	255.73'	12	E63	S 37°34'55" E	80.62'	21
E26	N 81°13'10" W	223.37'	12	E64	S 39°00'12" E	368.46'	21
E27	S 81°13'10" E	43.28'	12	E65	N 81°13'10" W	29.77'	21
E28	S 81°13'10" E	255.73'	12	E66	S 81°13'10" E	30.14'	22
E29	S 81°13'10" E	491.23'	12	E67	S 1°18'59" W	82.02'	22
E30	N 84°43'43" E	83.08'	12	E68	S 35°56'33" W	145.58'	22
E31	N 81°13'10" W	44.85'	12	E69	S 39°00'12" E	117.74'	22
E32	N 39°00'12" W	311.35'	12	E70	N 16°53'44" E	1.63'	22
E33	S 39°00'12" E	372.48'	12	E71	N 35°56'33" E	173.70'	22
E34	S 81°13'10" E	31.82'	13	E72	N 1°18'59" E	24.39'	22
E35	S 35°21'21" W	20.54'	13	E73	N 81°13'10" W	10.00'	26
E36	S 16°53'44" W	31.43'	13	E74	N 08°46'50" E	5.00'	26
E37	S 16°53'44" W	150.89'	13	E75	S 81°13'10" E	10.00'	28
E38	S 32°00'12" E	21.49'	13	E76	S 08°46'50" W	5.00'	28
				E77	S 81°13'10" E	30.84'	28

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°55'53" E	20.01'	00°35'17"	6
EC2	1949.83'	183.88'	S 05°04'56" E	185.89'	05°27'51"	7
EC3	1949.83'	27.57'	S 08°13'05" E	27.57'	00°48'36"	7
EC4	22.00'	36.72'	N 43°06'02" E	32.60'	05°37'43"	7
EC5	330.33'	190.36'	N 82°23'02" E	187.79'	33°01'14"	12
EC6	1949.86'	76.43'	S 07°31'20" E	76.42'	02°14'45"	12
EC7	350.00'	59.33'	N 43°51'34" 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'	12°43'41"	12
EC10	48.00'	115.80'	S 81°03'10" E	89.69'	138°13'54"	12
EC11	25.00'	16.51'	S 30°51'28" E	16.21'	37°50'32"	12
EC12	410.00'	77.11'	S 4°23'28" E	77.00'	10°46'33"	12
EC13	48.00'	27.18'	S 72°12'25" W	26.82'	32°28'29"	15
EC14	330.33'	18.28'	S 67°32'41" W	18.28'	03°20'44"	15
EC15	48.00'	22.39'	S 62°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°08'38"	21
EC18	287.33'	78.60'	N 88°44'05" W	76.37'	15°18'29"	21
EC19	367.00'	167.98'	N 32°06'58" W	166.53'	26°13'31"	21
EC20	410.00'	112.48'	S 58°11'53" E	112.13'	15°43'07"	21
EC21	410.00'	143.96'	N 35°51'35" W	143.24'	20°07'13"	22



JEFF MORTENSEN & 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# 2007089423  
 Plat #2007030121 Page 3 of 5, 02/14/2007 10:48 AM  
 File #10001700 Page 3 of 5, 02/14/2007 10:48 AM, Bernalillo County  
 NEW MEXICO STATE ARCHIVES

COUNTY CLERK FILING DATA

KEYED NOTES

VACATED EASEMENTS

- ① 5' PNM AND MST&T COMPANY EASEMENT GRANTED BY DOCUMENT FILED 05-26-1967, BOOK MISC. 69, PAGE 137; VACATED BY 06DRB-00730 (DRB #1004913)
- ② 5' PNM AND MST&T COMPANY EASEMENT GRANTED BY DOCUMENT FILED 06-05-1967, BOOK MISC. 69, PAGE 845; VACATED BY 06DRB-00730 (DRB #1004913)

EXISTING EASEMENTS

- ③ 5' MST&T COMPANY R.O.W. EASEMENT GRANTED BY DOCUMENT FILED 03-16-1971, BOOK MISC. 208, PAGES 73-74, DOC. #16473
- ④ 5' PNM EASEMENT GRANTED BY DOCUMENT FILED 02-12-1960, BOOK D527, PAGE 23
- ⑤ 7' MST&T COMPANY R.O.W. EASEMENT GRANTED BY DOCUMENT FILED 03-16-1971, BOOK MISC. 208, PAGE 75
- ⑥ PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 09-11-2002, BOOK A41, PAGE 4648, DOC. #2002114976
- ⑦ PUBLIC ROADWAY EASEMENT GRANTED BY DOCUMENT FILED 09-11-2002, BOOK A41, PAGE 4648, DOC. #2002114976
- ⑧ PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 12-21-2004, BOOK A85, PAGE 7410, DOC. #2004177899

EXISTING EASEMENTS - OFFSITE

- ⑨ APPROXIMATE LOCATION OF 6'x49' SIDEWALK ACCESS EASEMENT GRANTED BY DOCUMENT FILED 05-20-1998, BOOK 9810, PAGE 580, DOC. #1998062148; DRIVEWAY IS CURRENTLY CLOSED
- ⑩ 25' CITY OF ALBUQUERQUE ROAD EASEMENT AS DEPICTED ON PLAT D3-180, ALSO DESCRIBED BY AMENDMENT TO LEASE EXECUTED ON 04-30-1971
- ⑪ APPROXIMATE LOCATION OF 10' PNM EASEMENT GRANTED BY DOCUMENT FILED 09-26-1958, BOOK D444, PAGE 132
- ⑫ NMSHTD EASEMENT GRANTED BY DOCUMENT FILED 08-25-2002, BOOK A37, PAGE 9956, DOC. #2002080182

MONUMENTS

- A FOUND REBAR W/ALUMINUM CAP STAMPED "NMSHTD", TAGGED W/WASHER STAMPED "NMPS 11184"
- B FOUND REBAR W/ALUMINUM CAP STAMPED "NMSHTD", 0.1' SOUTH OF PROPERTY LINE
- C FOUND #5 REBAR, BENT, 0.7' SOUTH OF PROPERTY LINE
- D FOUND CHISELED "+" IN CONCRETE SIDEWALK
- E FOUND MAG NAIL W/WASHER STAMPED "NMPS 11184" IN ASPHALT
- F FOUND REBAR W/CAP STAMPED "10464", TAGGED W/WASHER STAMPED "NMPS 11184"
- G FOUND REBAR W/ALUMINUM CAP STAMPED "NMLS 8261", TAGGED W/WASHER STAMPED "NMPS 11184"
- H SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

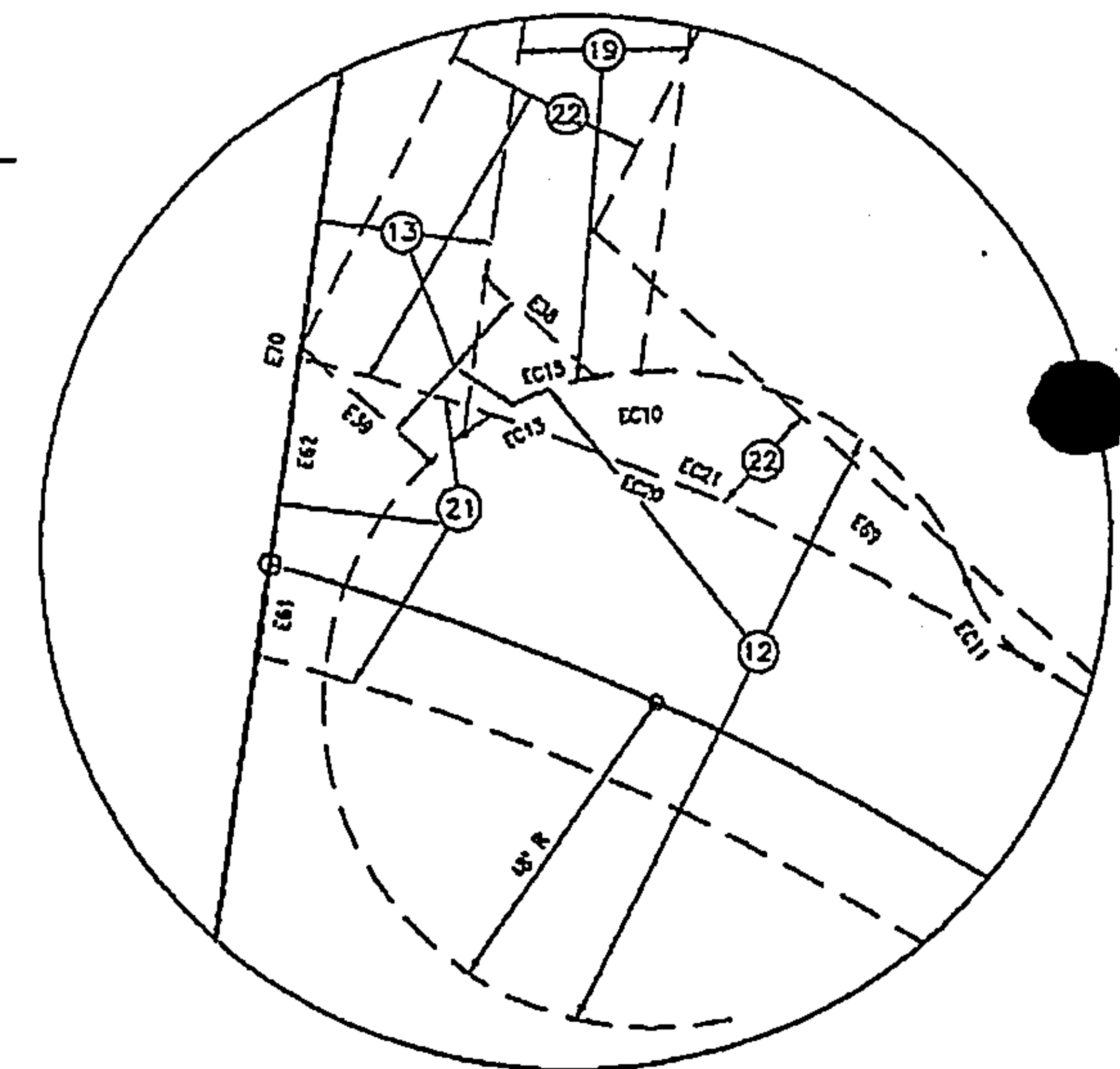
NEW EASEMENTS

- ⑬ PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE TRACTS A, B, C, D AND E, U.N.M. LANDS WEST, AND THE UNIVERSITY OF NEW MEXICO AND SANDIA FOUNDATION. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER. ALSO CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- ⑭ CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT
- ⑮ CITY OF ALBUQUERQUE PUBLIC WATER METER EASEMENT GRANTED BY THIS PLAT
- ⑯ 10' PNM GAS SERVICES EASEMENT, ONLY, GRANTED BY THIS PLAT TO SERVE TRACTS B, C AND D, U.N.M. LANDS WEST
- ⑰ NON-SPECIFIC PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT D. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF TRACT C.
- ⑱ NON-SPECIFIC PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACTS C AND D. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF TRACT B.
- ⑲ NON-SPECIFIC PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACTS B, C AND D. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF TRACT E.
- ⑳ PRIVATE VEHICULAR ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT E. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT B.
- ㉑ 12' PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT TO SERVE THE UNIVERSITY OF NEW MEXICO. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNIVERSITY OF NEW MEXICO.
- ㉒ CITY OF ALBUQUERQUE PUBLIC WATERLINE AND CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT
- ㉓ CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT
- ㉔ CITY OF ALBUQUERQUE PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT
- ㉕ 5' QWEST TELECOMMUNICATIONS EASEMENT GRANTED BY THIS PLAT

NEW EASEMENTS - OFFSITE

- ㉖ PRIVATE ACCESS EASEMENT TO BE GRANTED BY SEPARATE EASEMENT DOCUMENT TO SERVE TRACTS A, B, C, D AND E. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER. CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE, CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER AND CITY OF ALBUQUERQUE PUBLIC WATERLINE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.
- ㉗ CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.

EASEMENT DETAIL



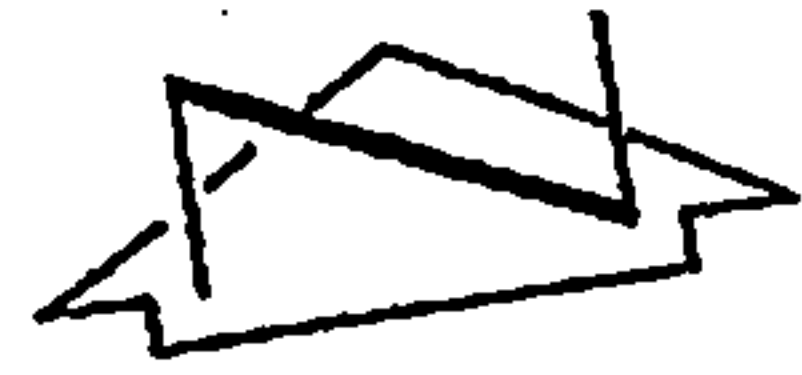
JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE, NEW MEXICO 87109  
 ENGINEERS & SURVEYORS (SOS) 345-4250  
 JOB #2005.170.7 FINAL



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

Case# 2007030121  
Page 5 of 5  
FILED 02-14-2007 10:48 AM  
ALBUQUERQUE, BERNAILLO COUNTY, NEW MEXICO

COUNTY CLERK FILING DATA

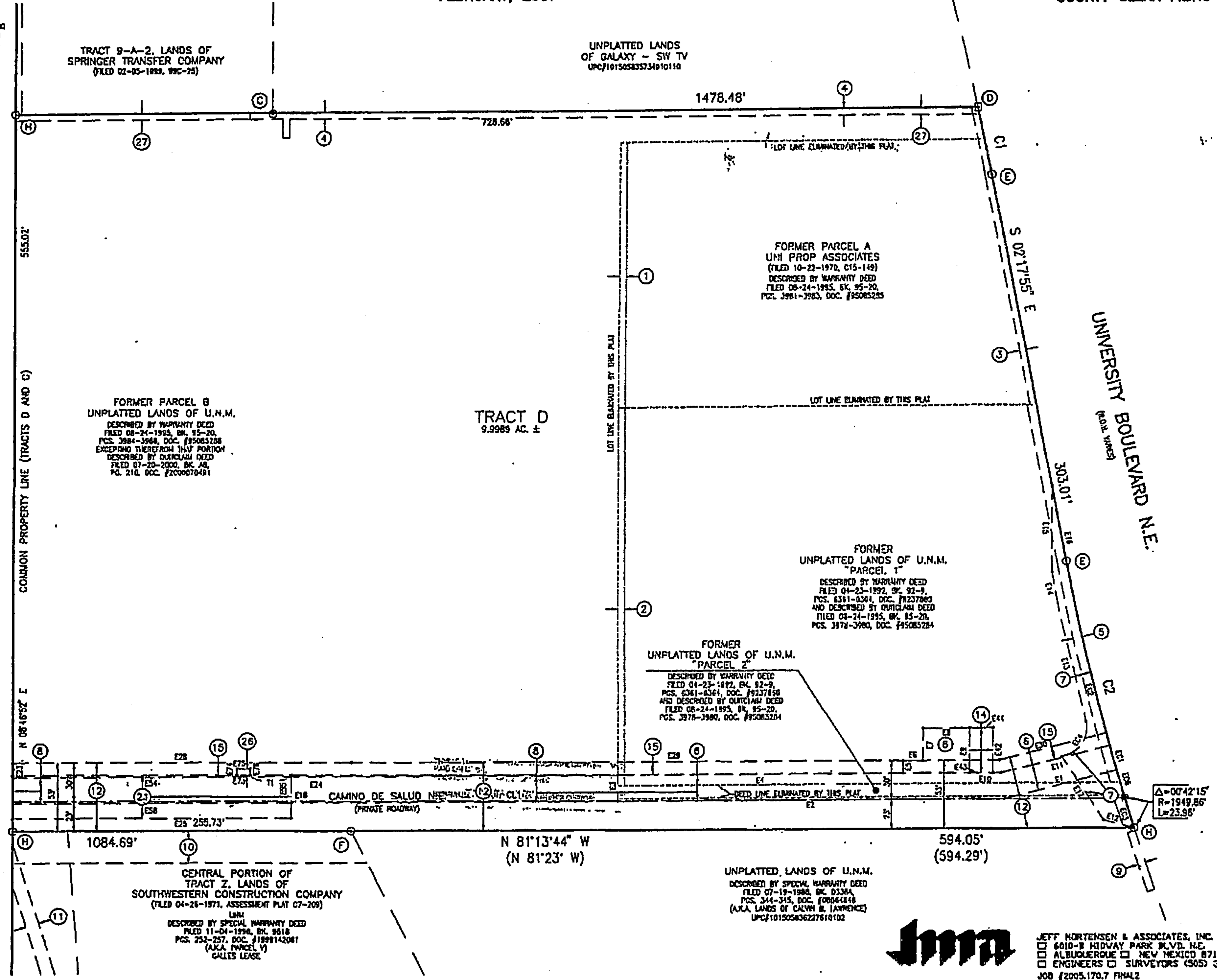


SCALE: 1" = 50'



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

MATCH LINE - FOR CONTINUATION SEE SHEET 4



TRACT 9-A-2, LANDS OF SPRINGER TRANSFER COMPANY  
(FILED 02-05-1989, BK 99C-25)

UNPLATTED LANDS OF GALAXY - SW TV  
UPC/101505835734910110

FORMER PARCEL A  
UNI PROP ASSOCIATES  
(FILED 10-23-1970, C15-148)  
DESCRIBED BY WARRANTY DEED  
FILED 08-24-1995, BK 95-20,  
PG. 3981-3983, DOC. #85085235

FORMER PARCEL B  
UNPLATTED LANDS OF U.N.M.  
DESCRIBED BY WARRANTY DEED  
FILED 08-24-1995, BK 95-20,  
PGS. 3984-3988, DOC. #85085238  
EXCEPTING THEREFROM THAT PORTION  
DESCRIBED BY OILCLAIM DEED  
FILED 07-20-2000, BK. AB,  
PG. 216, DOC. #2000070491

TRACT D  
9.9989 AC. ±

FORMER UNPLATTED LANDS OF U.N.M. "PARCEL 1"  
DESCRIBED BY WARRANTY DEED  
FILED 01-23-1992, BK 92-9,  
PGS. 6361-6364, DOC. #9237869  
AND DESCRIBED BY OILCLAIM DEED  
FILED 04-21-1995, BK 95-20,  
PGS. 3978-3980, DOC. #85085284

FORMER UNPLATTED LANDS OF U.N.M. "PARCEL 2"  
DESCRIBED BY WARRANTY DEED  
FILED 01-23-1992, BK 92-9,  
PGS. 6361-6364, DOC. #9237869  
AND DESCRIBED BY OILCLAIM DEED  
FILED 08-24-1995, BK 95-20,  
PGS. 3978-3980, DOC. #85085284

CENTRAL PORTION OF TRACT Z, LANDS OF SOUTHWESTERN CONSTRUCTION COMPANY  
(FILED 04-26-1971, ASSESSMENT PLAT 07-209)  
LUM  
DESCRIBED BY SPECIAL WARRANTY DEED  
FILED 11-04-1994, BK. 9818  
PGS. 253-257, DOC. #1994142081  
(A.K.A. PARCEL 1)  
GALLEY LEASE

UNPLATTED LANDS OF U.N.M.  
DESCRIBED BY SPECIAL WARRANTY DEED  
FILED 07-19-1988, BK. D338A  
PGS. 344-345, DOC. #08864848  
(A.K.A. LANDS OF CALVIN B. LAWRENCE)  
UPC/101505836227610102



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-W MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS & SURVEYORS (SOS) 345-4850  
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.)

*jm* 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)

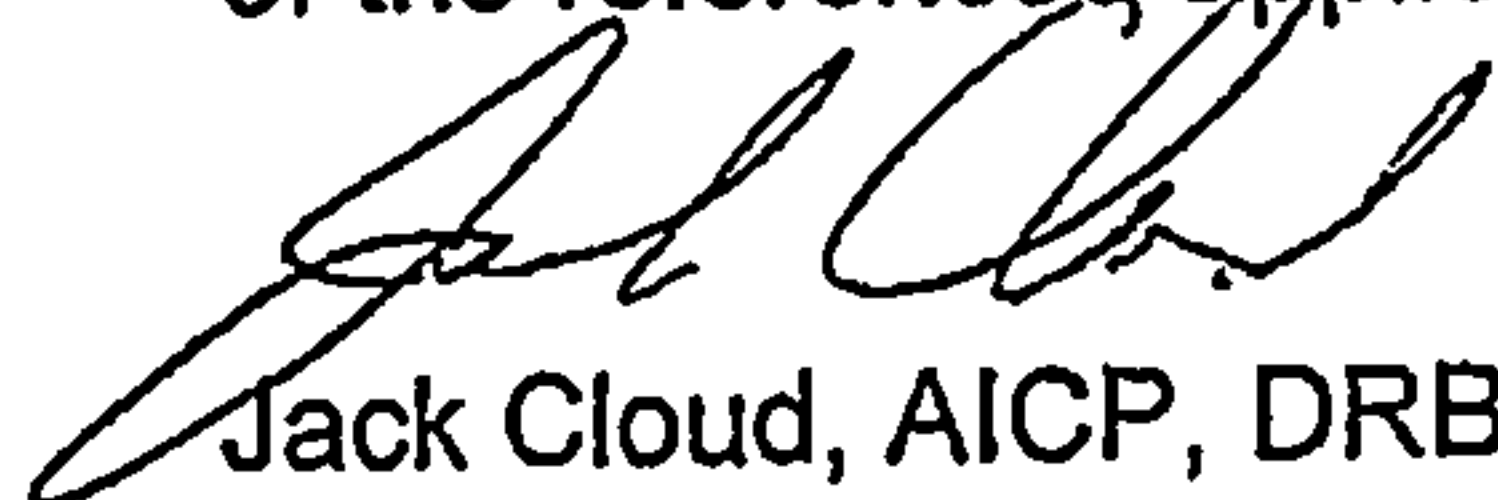
At the March 11, 2009 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

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.

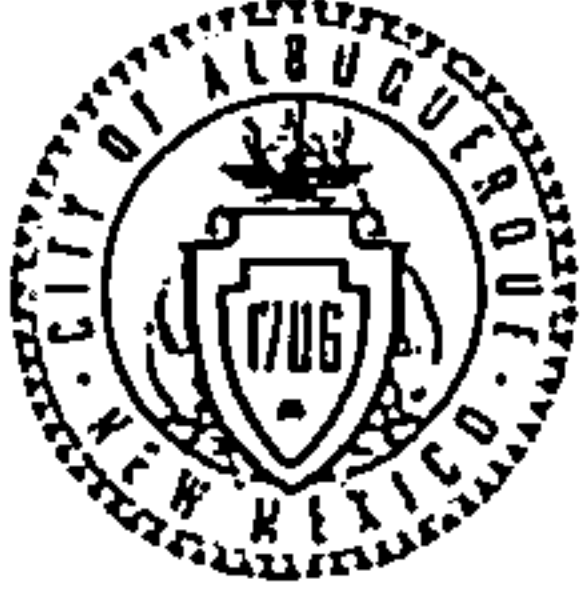
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

JMA 2006.170.8

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
670181	670181	10"	Public Water line	Camino De Salud	University Blvd NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	12'	Decel Lane w/STD Curb & Gutter and arterial asphalt pavement	University Blvd. NE	South bound lanes	Camino De Salud	/	/	/
670181	670181	12'	Left Turnbay w/ Median Curb & Gutter and arterial asphalt pavement	University Blvd. NE	North bound lanes	Camino De Salud	/	/	/
670181	670181	40' (FF)	Collector pavement	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	N/A	STD Curb & Gutter (both sides)	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	6'	Sidewalk (North side only)	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670182	670182	10"	Public Water line	Camino De Salud	W. end of 670181	SW corner of Tract D	/	/	/
670182	670182	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	/	/	/
670183		78"	Public Storm Drain	I-25 E. Frontage Road R.O.W.	NMDOT inlet structure	NW Corner of Tract B	/	/	/
670183		78'	Public Storm Drain	Public Storm Drain Easement	NW Corner of Tract B	Private Road A	/	/	/
670183		60"	Public Storm Drain	Private Road A	End of 78" Storm Drain	Existing 48" Storm Drain @ SE Corner of Tract A	/	/	/
670183		10"	Public Sanitary Sewer	Public Sanitary Sewer Easement	Existing Sanitary Sewer MH # 341	Private Road A	/	/	/

Financially Guaranteed ORC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City/Crist Engineer
							Inspector	P.E.	
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) <del>DEFERRED</del> <i>JSM</i> <i>02-02-2007</i>	Private Road A	S/W Cor of Tract B	Camino De Salud	/	/	/
670183		24'	Residential (Private) Paving <del>DEFERRED</del> <i>JSM</i> <i>02-02-2007</i>	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	S/W 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	/	/	/

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:  
Impact Fee Administrator Signature      Date

Approval of Creditable Items:  
City User Dept. Signature      Date

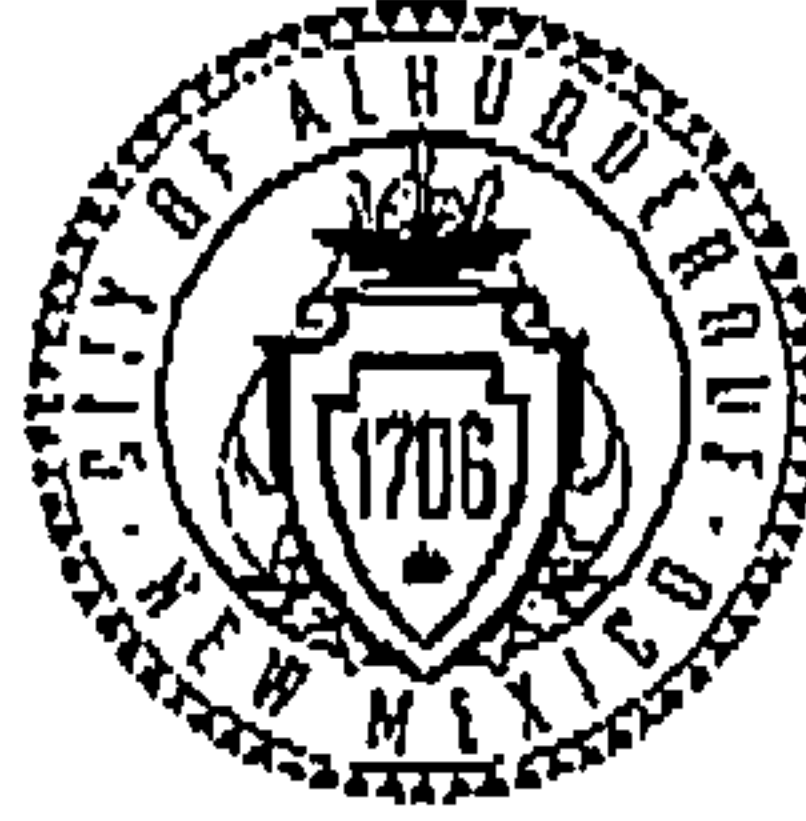
**NOTES**

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

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

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Jeffrey G. Mortensen, PE NAME (print)	<i>Jeff Mortensen</i> 1/31/07 DRB CHAIR - date	<i>Christina Sandoval</i> 1/31/07 PARKS & RECREATION - date	
Jeff Mortensen & Associates, Inc. FIRM	<i>Jeff Mortensen</i> 1-31-07 TRANSPORTATION DEVELOPMENT - date		AMAFCA - date
<i>Jeff Mortensen</i> SIGNATURE - date	<i>Kevin Green</i> 1/31/07 UTILITY DEVELOPMENT - date		- date
<i>01-18-2007</i>	<i>Bradley S. Bingham</i> 1/31/07 CITY ENGINEER - date		- date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER
Δ	02-02-2007	<i>Jeff Mortensen</i>	<i>Jeff Mortensen</i>	<i>Jeff Mortensen</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 20, 2013

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

This letter will serve to notify you that on **February 20, 2013:**

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](mailto: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 O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT C, UNM, LANDS WEST, LOCATED AT 1151 CAMINO DE SALUD NE BETWEEN INTERSTATE 25 AND UNIVERSITY BOULEVARD NW zone map J-15.**

***Our records indicate that as of February 20, 2013, 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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Stephani Winklepleck***

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
PLANNING DEPARTMENT

planningnrnaform(03/20/12)

# !!!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 recognized neighborhood 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 describe 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](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

.....  
*(below this line for ONC use only)*

Date of Inquiry: **02/20/13** Time Entered: **4:20 p.m.** ONC Rep. Initials: **siw**

# 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 5, 2013 To March 20, 2013

5. REMOVAL

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

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

[Signature] 2/22/13  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 2-22-13 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004913

March 20. 2013



# HIGH MESA Consulting Group

2011.170.3  
January 25, 2011

Mr. Kevin J. Curran  
Assistant City Attorney  
Municipal Affairs Division  
Legal Department  
City of Albuquerque  
600 2nd Street NW, Suite 400  
P.O. Box 1293  
Albuquerque, NM 87102

Re: Tract C, UNM Lands West  
Subdivision Improvements Agreement (SIA), Procedure B  
CPN: 670185

Dear Kevin:

We have been retained by the Subdivider, The Regents of the University of New Mexico (UNM), to proceed with a written request to submit a 2<sup>nd</sup> SIA Extension to the Development Review Board (DRB) for the above described project. As instructed per the Notice of Upcoming Deadline letter UNM has received, we have contacted Mrs. Marilyn Maldonado and informed her of our submittal to the DRB. We will be scheduled to be heard on February 23, 2011.

If you have any questions or need further information, please do not hesitate to contact our office.

Sincerely,

HIGH MESA CONSULTING GROUP

  
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Kim Murphy, Real Estate Director – University of New Mexico  
Richard Dourte, PE, City Engineer – City of Albuquerque  
Jane Rael, PH D, PE, Principal Engineer – City of Albuquerque  
Marilyn Maldonado, Contract Specialist – City of Albuquerque

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. • Richard C. White

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

### Supplemental form

### S Z ZONING & PLANNING

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> 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: dtrujillo@highmesacg.com

APPLICANT: Regents of the University of New Mexico (Real Estate) PHONE: 505-2774620  
 ADDRESS: 2811 Campus Blvd. NE MSC06 3595 FAX: 505-277-6290  
 CITY: Albuquerque STATE NM ZIP 87131-0001 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owners List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: 2nd 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 area of site (acres): +/- 3.1657

LOCATION OF PROPERTY BY STREETS: On or Near: 1151 Camino de Salud, NE  
 Between: Interstate 25 and University Blvd., NE

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

SIGNATURE Debie LeBlanc Trujillo DATE January 26, 2011  
 (Print) Debie LeBlanc Trujillo for High Mesa Consulting Group Applicant:  Agent:

### FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>11DRB - 70021</u>	<u>ASIA</u>		<u>\$ 50.00</u>
	<u>ADV</u>		<u>\$ 75.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			\$
			\$
			Total
			<u>\$ 145.00</u>

Hearing date FEB. 23, 2011

[Signature] 1-26-11  
 Planner signature / date

Project # 1004913

Form revised 4/07

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

Debie LeBlanc Trujillo

*Debie LeBlanc Trujillo* 01-26-10  
Applicant name (print)  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
 11DRB - 70021  
 - - -  
 - - -

*[Signature]* 1-26-11  
 Planner signature / date  
 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 Feb. 8, 2011 To Feb. 23, 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.

Olivia Trujillo HMC6 01-26-11  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 1-26-11 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004913



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

Map amended through: 2/4/2010

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

# HIGH MESA Consulting Group

2011.170.3

January 26, 2011

Jack Cloud  
Planning Manager, DRB Chair  
Planning Department  
Development & Building Services Division  
City of Albuquerque  
600 2nd Street, NW  
Albuquerque, NM 87103

Re: Request for Major Subdivision Improvement Agreement 2<sup>nd</sup> 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 Recorded Plat
- Official DRB Notice of Decision for 1<sup>st</sup> Extension (March 11, 2009)
- Original DRB Hearing Official Notice of Decision (June 21, 2006)
- 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 and 2) to 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. • Richard C. White

Mr. Jack Cloud  
January 26, 2011  
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,

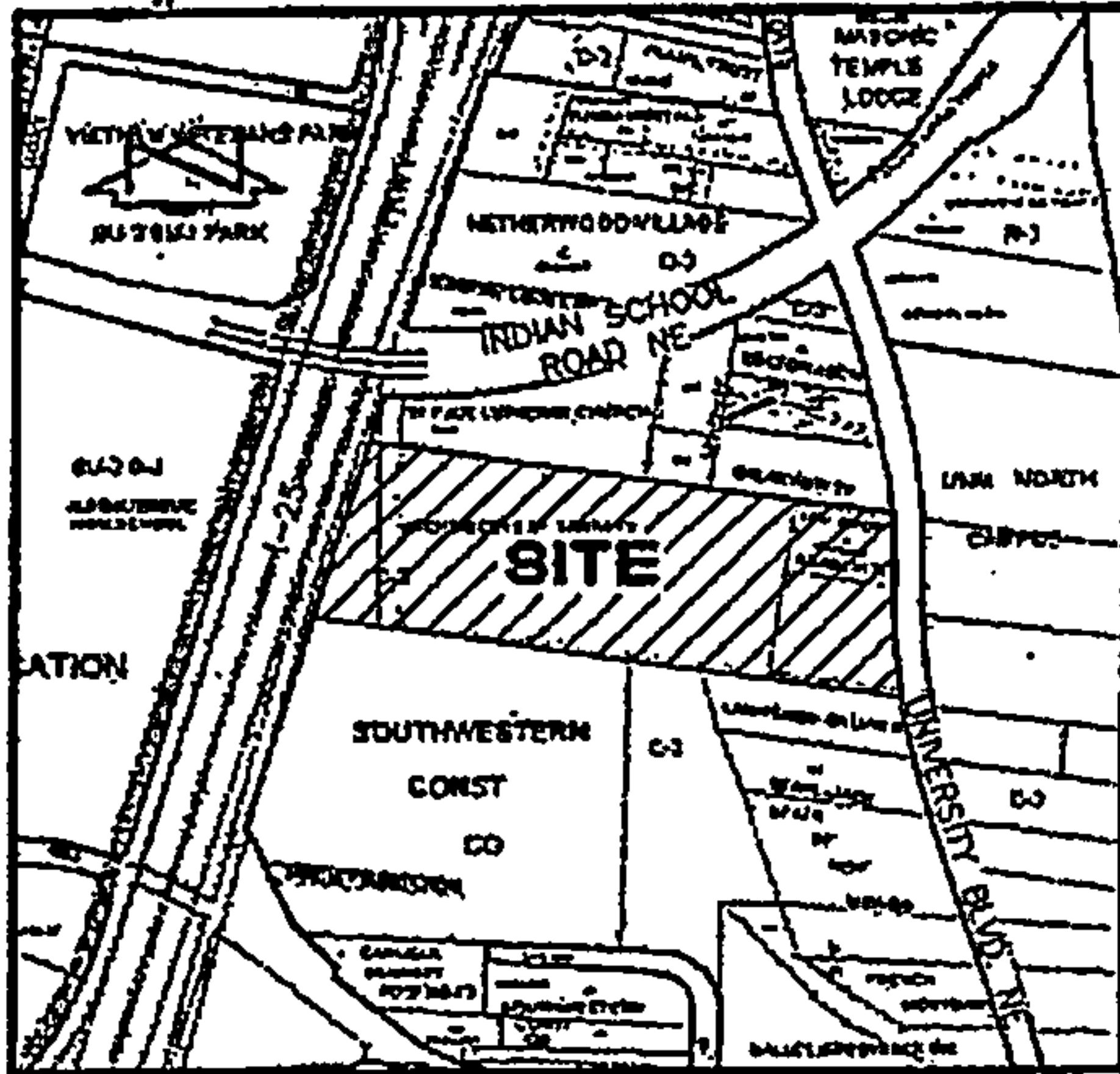
HIGH MESA CONSULTING GROUP

  
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Kim Murphy, Real Estate Director – University of New Mexico w/enc.

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.  
*Derbe Leelunc 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 AB, Page 216, Doc. # 2000070491, known as Parcel 6-1; 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 Parcel 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 D338A, 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 550.84 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 see att for additional  
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. N.M.P.M.  
LOCATION  
UNM LANDS WEST  
SUBDIVISION

0664 2887883423  
Doc # 2007030121  
FILED IN BERNALILLO COUNTY  
NEW MEXICO

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
  - Ryan L. Deen* 2-7-07  
UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
  - Bradley D. Bingham* 3/2/07  
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE
  - Bradley D. Bingham* 3/2/07  
A.M.A.F.C.A. DATE
  - [Signature]* 2-7-07  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE
  - Christine Dandora* 3/2/07  
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
  - [Signature]* 2-27-07  
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE
  - Lead D. Mante* 3-5-07  
P.N.M. ELECTRIC SERVICES DATE
  - Daniel D. Salido* 3/27/07  
QWEST TELECOMMUNICATIONS DATE
  - Lead D. Mante* 3-5-07  
P.N.M. GAS SERVICES DATE
  - [Signature]* 3-1-07  
CONCAST CABLE VISION OF NEW MEXICO, INC. DATE

SURVEYORS CERTIFICATION  
I, Charles G. Cala, 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. Cala, Jr.*  
Charles G. Cala, Jr., NMP# 11184



02-09-2007  
Date



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. NE  
ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS SURVEYORS (CSD) 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

Deed 2007030121  
PLAT OF TRACTS A, B, C, D AND E, U.N.M. LANDS WEST  
NEW MEXICO

COUNTY CLERK FILING DATA

Notes:

1. 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.
2. All distances are ground distances.
3. Site located within projected Section 16, Township 10 North, Range 3 East, N.M.P.M. (Town of Albuquerque Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "9-J15".
5. Record bearings and distances are shown in parenthesis.
6. Private street mileage created by this plat = 0.26 miles (full-width).
7. 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.
8. The purpose of this plat is to:
  - a. 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.
  - b. 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).
  - c. 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.
9. The following documents and instruments were used for the performance and preparation of this survey:
  - a. Plat of UNI Prop Associates, filed 10-22-1979, Book C15, Page 149, Records of Bernalillo County, New Mexico.
  - b. Plat for assessment purposes of Lands of Southwestern Construction Company, filed 01-05-1967, Book C6, Page 149, Records of Bernalillo County, New Mexico.
  - c. Plat for assessment purposes of Lands of Southwestern Construction Company, filed 04-25-1971, Book C7, Page 209, Records of Bernalillo County, New Mexico.
  - d. Plat of Lands of Southwestern Construction Company, filed 05-18-1984, Book C24, Page 10, Records of Bernalillo County, New Mexico.
  - e. Plat of Lands of Springer Transfer Company, filed 02-05-1999, Book 99C, Page 25, Records of Bernalillo County, New Mexico.
  - f. New Mexico State Highway and Transportation Department Right of Way, Access Control & Monumentation Map, New Mexico Project No. CN 0586, dated 05-21-2002.
  - g. 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.
  - h. 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.
  - i. 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.
  - j. 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.
  - k. Boundary Survey of Parcels A and B and Parcel A, UNI Prop Associates prepared by this firm dated 01-31-2001.
  - l. Warranty Deed filed 08-24-1995, Book 95-20, Pages 3984-3986, Doc. #95085286, Records of Bernalillo County, New Mexico (Parcel B).
  - m. Warranty Deed filed 08-24-1995, Book 95-20, Pages 3981-3983, Doc. #95085285, Records of Bernalillo County, New Mexico (Parcel A).

- n. Warranty Deed filed 04-23-1992, Book 92-9, Pages 6361-6364, Doc. #9237860, Records of Bernalillo County, New Mexico (Parcels 1 & 2).
  - o. Special Warranty Deed filed 07-19-1986, Book D33BA, Pages 344-345, Doc. #08864846, Records of Bernalillo County, New Mexico (Lawrence).
  - p. Special Warranty Deed filed 11-04-1998, Book 9818, Page 251, Doc. #1998142060, Records of Bernalillo County, New Mexico (Tract KK).
  - q. Quitclaim Deed filed 11-21-1989, Book D374A, Pages 36-38, Doc. #89100100, Records of Bernalillo County, New Mexico (Tracts O.H. & L).
  - r. Special Warranty Deed filed 11-04-1998, Book 9818, Page 252, Doc. #1998142061, Records of Bernalillo County, New Mexico (portion of Tract Z).
  - s. Warranty Deed filed 07-29-1975, Book D987, Pages 125-130, Doc. #76521, Records of Bernalillo County, New Mexico (Tract Z).
  - t. Quitclaim Deed filed 07-20-2000, Book A8, Page 216, Doc. #2000070491, Records of Bernalillo County, New Mexico (Tract 6-1).
  - u. Warranty Deed executed 03-18-2003 (Parcel 5-3).
  - v. Plat for assessment purposes of Lands of Southwestern Construction Company, filed 12-29-1967, Book D3, Page 180, Records of Bernalillo County, New Mexico.
  - w. Boundary Survey of UNM Lands West prepared by this firm certified 06-26-2003 (unrecorded).
10. Gross subdivision acreage = 20.0570 acres.
  11. Current Zoning on site is C-3, based upon review of the City of Albuquerque Zone Atlas.
  12. Tracts A, B and C, U.N.M. Lands West are subject to the Temporary Construction Easement between the University of New Mexico and the State of New Mexico executed on January 22, 2007 (unrecorded).

EASEMENT TABLES

LINE	DIRECTION	DISTANCE	EASEMENT	LINE	DIRECTION	DISTANCE	EASEMENT
E1	S 84°43'49" W	88.32'	6	E39	N 39°07'12" W	25.69'	13
E2	N 07°21'06" W	292.26'	6	E40	N 16°33'44" E	183.36'	13
E3	N 08°35'14" E	20.00'	6/8	E41	S 07°21'06" E	17.50'	14
E4	S 07°21'06" E	216.37'	6	E42	S 06°30'81" W	36.00'	14
E5	N 08°38'54" E	10.00'	6	E43	N 07°20'27" W	17.50'	14
E6	S 07°21'06" E	15.00'	6	E44	N 07°49'18" E	17.43'	19
E7	N 08°36'54" E	25.00'	6	E45	S 07°13'10" E	110.63'	19
E8	S 07°21'06" E	35.00'	6	E46	N 07°13'10" W	108.43'	19
E9	S 08°38'54" W	36.00'	6/14	E47	S 24°37'44" W	20.64'	19
E10	S 07°21'06" E	23.49'	6	E48	S 16°53'44" W	140.07'	19
E11	N 04°43'49" E	85.30'	6	E49	NOT USED		
E12	N 05°53'18" W	24.66'	7	E50	N 16°53'44" E	172.81'	19
E13	N 04°42'50" W	93.81'	7	E51	S 7°06'16" E	26.77'	19
E14	N 07°49'18" W	24.15'	7	E52	N 07°13'10" W	44.65'	12
E15	N 08°13'40" E	84.81'	7	E53	S 07°13'10" E	43.26'	21
E16	S 02°27'53" E	59.73'	7	E54	S 07°13'10" E	210.36'	21
E17	N 24°18'42" W	58.93'	7	E55	S 08°46'50" W	33.00'	21
E18	S 07°22'00" E	9.62'	8	E56	N 07°13'10" W	210.36'	21
E19	N 07°21'06" W	460.81'	8	E57	N 07°13'10" W	43.34'	21
E20	N 08°38'54" E	20.00'	8	E58	N 07°13'10" W	85.17'	21
E21	S 07°21'06" E	13.00'	8	E59	N 07°13'10" W	19.35'	21
E22	S 07°21'06" E	10.00'	8	E60	N 39°07'12" W	330.00'	21
E23	S 08°36'54" W	6.74'	8	E61	N 16°53'44" E	13.12'	21
E24	S 07°21'06" E	457.78'	8	E62	N 16°53'44" E	30.23'	21
E25	N 07°13'10" W	253.73'	12	E63	S 37°34'56" E	80.62'	21
E26	N 07°13'10" W	223.37'	12	E64	S 39°00'12" E	368.46'	21
E27	S 07°13'10" E	43.26'	12	E65	N 07°13'10" W	29.77'	21
E28	S 07°13'10" E	263.73'	12	E66	S 07°13'10" E	30.14'	22
E29	S 07°13'10" E	491.23'	12	E67	S 14°18'36" W	62.02'	22
E30	N 04°43'49" E	83.88'	12	E68	S 35°46'33" W	143.56'	22
E31	N 07°13'10" W	44.65'	12	E69	S 39°00'12" E	117.74'	22
E32	N 39°07'12" W	311.35'	12	E70	N 16°53'44" E	1.63'	22
E33	S 39°00'12" E	377.46'	12	E71	N 35°56'33" E	173.70'	22
E34	S 07°13'10" E	31.82'	13	E72	N 14°18'36" E	24.39'	22
E35	S 35°21'21" W	20.54'	13	E73	N 07°13'10" W	10.00'	26
E36	S 16°53'44" W	31.43'	13	E74	N 08°46'50" E	3.00'	26
E37	S 16°53'44" W	150.09'	13	E75	S 07°13'10" E	10.00'	26
E38	S 39°00'12" E	21.49'	13	E76	S 08°46'50" W	3.00'	26
				E77	S 07°13'10" E	30.64'	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°38'57" E	52.94'	01°37'13"
C2	1949.88'	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°40'56"

CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA	EASEMENT
EC1	1949.83'	20.01'	S 06°55'43" E	20.01'	00°36'17"	6
EC2	1949.83'	185.38'	S 09°04'56" E	185.89'	05°27'31"	7
EC3	1949.83'	27.57'	S 08°13'03" E	27.57'	00°48'36"	7
EC4	22.00'	38.72'	N 43°06'02" E	32.80'	05°37'43"	7
EC5	330.33'	190.36'	N 82°23'02" E	187.73'	33°01'14"	12
EC6	1949.86'	76.43'	S 07°31'20" E	78.42'	02°14'45"	12
EC7	350.00'	59.33'	N 43°31'34" W	59.26'	09°42'44"	12
EC8	25.00'	19.71'	N 71°18'23" W	19.21'	45°10'52"	12
EC9	40.00'	103.65'	N 32°01'57" W	84.86'	12°34'41"	12
EC10	40.00'	118.80'	S 81°03'10" E	83.88'	13°13'54"	12
EC11	25.00'	18.51'	S 30°51'29" E	18.21'	37°30'32"	12
EC12	410.00'	77.11'	S 46°23'28" E	77.00'	10°46'33"	12
EC13	40.00'	27.18'	S 72°12'23" W	26.82'	32°26'28"	13
EC14	330.33'	18.29'	S 67°32'47" W	18.28'	03°20'44"	15
EC15	48.00'	22.39'	S 62°43'32" W	22.18'	26°43'54"	19
EC16	NOT USED					
EC17	320.33'	168.53'	N 83°49'20" E	168.50'	37°06'38"	21
EC18	267.33'	74.60'	N 88°44'05" W	74.37'	19°18'23"	21
EC19	367.00'	167.96'	N 92°06'58" W	166.52'	26°13'31"	21
EC20	410.00'	112.48'	S 98°11'39" E	112.13'	19°43'07"	21
EC21	410.00'	143.96'	N 35°59'56" W	143.24'	20°07'13"	22



JEFF HORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD., NE  
ALBUQUERQUE, NEW MEXICO 87110  
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  
Page 1 of 1  
FILED 2/1/2007 10:48 AM  
ALBUQUERQUE, BERNALILLO COUNTY  
NEW MEXICO

COUNTY CLERK FILING DATA

KEYED NOTES

VACATED EASEMENTS

- ① 5' PNM AND MST&T COMPANY EASEMENT GRANTED BY DOCUMENT FILED 05-26-1967, BOOK MISC. 69, PAGE 137; VACATED BY 06DRB-00730 (DRB #1004913)
- ② 5' PNM AND MST&T COMPANY EASEMENT GRANTED BY DOCUMENT FILED 06-05-1967, BOOK MISC. 69, PAGE 845; VACATED BY 06DRB-00730 (DRB #1004913)

EXISTING EASEMENTS

- ③ 5' MST&T COMPANY R.O.W. EASEMENT GRANTED BY DOCUMENT FILED 03-16-1971, BOOK MISC. 208, PAGES 73-74, DOC. #18473
- ④ 5' PNM EASEMENT GRANTED BY DOCUMENT FILED 02-12-1960, BOOK D527, PAGE 23
- ⑤ 7' MST&T COMPANY R.O.W. EASEMENT GRANTED BY DOCUMENT FILED 03-16-1971, BOOK MISC. 208, PAGE 75
- ⑥ PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 09-11-2002, BOOK A41, PAGE 4648, DOC. #2002114976
- ⑦ PUBLIC ROADWAY EASEMENT GRANTED BY DOCUMENT FILED 09-11-2002, BOOK A41, PAGE 4648, DOC. #2002114976
- ⑧ PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 12-21-2004, BOOK A88, PAGE 7410, DOC. #2004177899

EXISTING EASEMENTS - OFFSITE

- ⑨ APPROXIMATE LOCATION OF 6'x49' SIDEWALK ACCESS EASEMENT GRANTED BY DOCUMENT FILED 05-20-1998, BOOK 9810, PAGE 580, DOC. #1998062148; DWEWAY IS CURRENTLY CLOSED
- ⑩ 25' CITY OF ALBUQUERQUE ROAD EASEMENT AS DEPICTED ON PLAT D3-180, ALSO DESCRIBED BY AMENDMENT TO LEASE EXECUTED ON 04-30-1971
- ⑪ APPROXIMATE LOCATION OF 10' PNM EASEMENT GRANTED BY DOCUMENT FILED 09-26-1958, BOOK D444, PAGE 132
- ⑫ NMSHTD EASEMENT GRANTED BY DOCUMENT FILED 08-25-2002, BOOK A37, PAGE 9956, DOC. #2002080182

MONUMENTS

- (A) FOUND REBAR W/ALUMINUM CAP STAMPED "NMSHTD", TAGGED W/WASHER STAMPED "NMPS 11184"
- (B) FOUND REBAR W/ALUMINUM CAP STAMPED "NMSHTD", 0.1' SOUTH OF PROPERTY LINE
- (C) FOUND #5 REBAR, BENT, 0.7' SOUTH OF PROPERTY LINE
- (D) FOUND CHSELED "+" IN CONCRETE SIDEWALK
- (E) FOUND MAG NAIL W/WASHER STAMPED "NMPS 11184" IN ASPHALT
- (F) FOUND REBAR W/CAP STAMPED "10464", TAGGED W/WASHER STAMPED "NMPS 11184"
- (G) FOUND REBAR W/ALUMINUM CAP STAMPED "NMLS 8261", TAGGED W/WASHER STAMPED "NMPS 11184"
- (H) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

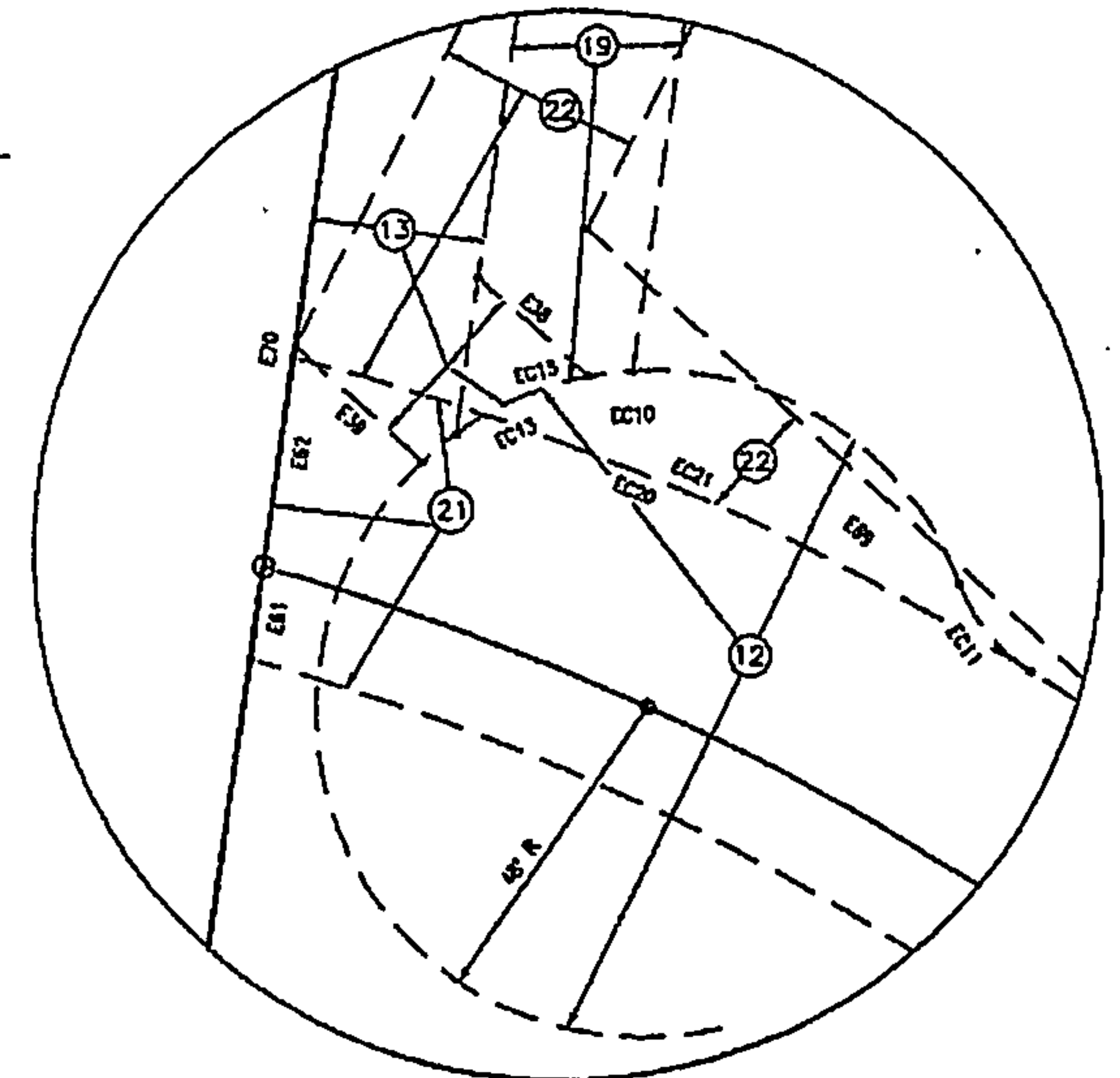
NEW EASEMENTS

- ⑬ PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE TRACTS A, B, C, D AND E, U.N.M. LANDS WEST, AND THE UNIVERSITY OF NEW MEXICO AND SANDIA FOUNDATION. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER. ALSO CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- ⑭ CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT
- ⑮ CITY OF ALBUQUERQUE PUBLIC WATER METER EASEMENT GRANTED BY THIS PLAT
- ⑯ 10' PNM GAS SERVICES EASEMENT, ONLY, GRANTED BY THIS PLAT TO SERVE TRACTS B, C AND D, U.N.M. LANDS WEST
- ⑰ NON-SPECIFIC PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT D. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF TRACT C.
- ⑱ NON-SPECIFIC PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACTS C AND D. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF TRACT B.
- ⑲ NON-SPECIFIC PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACTS B, C AND D. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF TRACT E
- ⑳ PRIVATE VEHICULAR ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT E. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT B.
- ㉑ 12' PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT TO SERVE THE UNIVERSITY OF NEW MEXICO. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNIVERSITY OF NEW MEXICO.
- ㉒ CITY OF ALBUQUERQUE PUBLIC WATERLINE AND CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT
- ㉓ CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT
- ㉔ CITY OF ALBUQUERQUE PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT
- ㉕ 5' QWEST TELECOMMUNICATIONS EASEMENT GRANTED BY THIS PLAT

NEW EASEMENTS - OFFSITE

- ㉖ PRIVATE ACCESS EASEMENT TO BE GRANTED BY SEPARATE EASEMENT DOCUMENT TO SERVE TRACTS A, B, C, D AND E. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER. CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE, CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER AND CITY OF ALBUQUERQUE PUBLIC WATERLINE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.
- ㉗ CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.

EASEMENT DETAIL

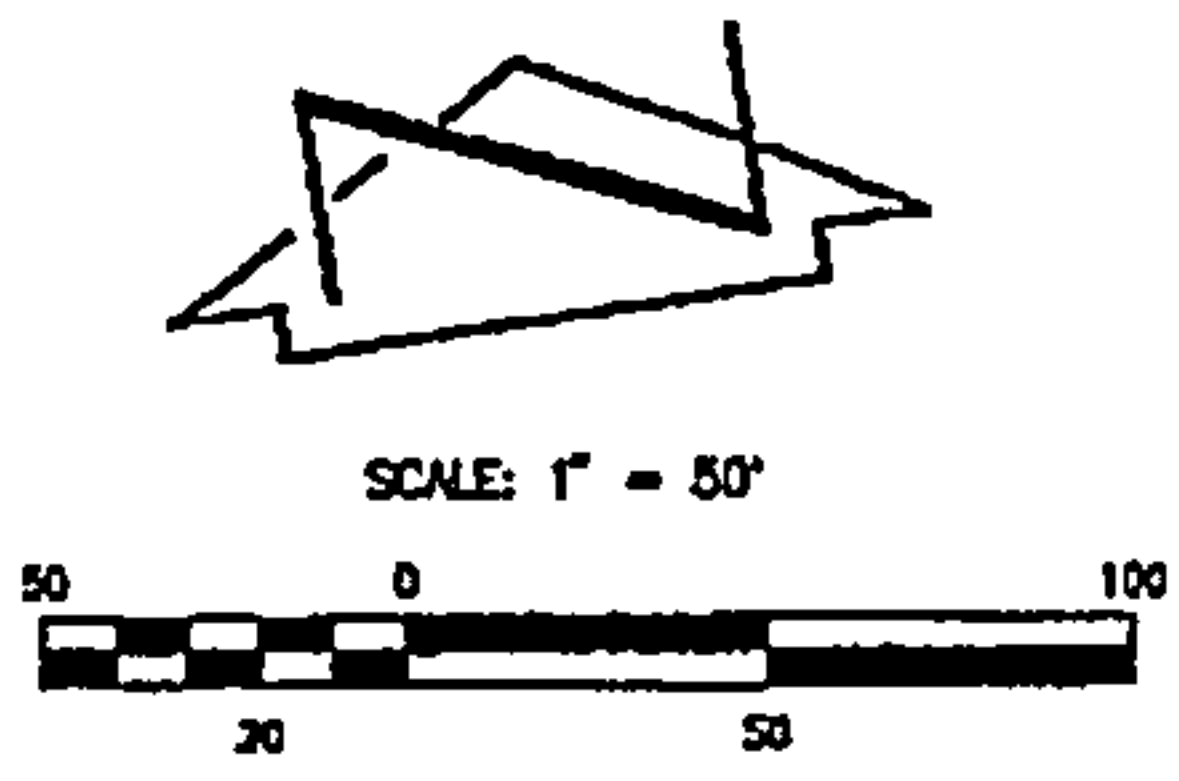


JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE, NEW MEXICO 87109  
 ENGINEERS & SURVEYORS (SOS) 345-4250  
 JOB #2005.170.7 FINAL

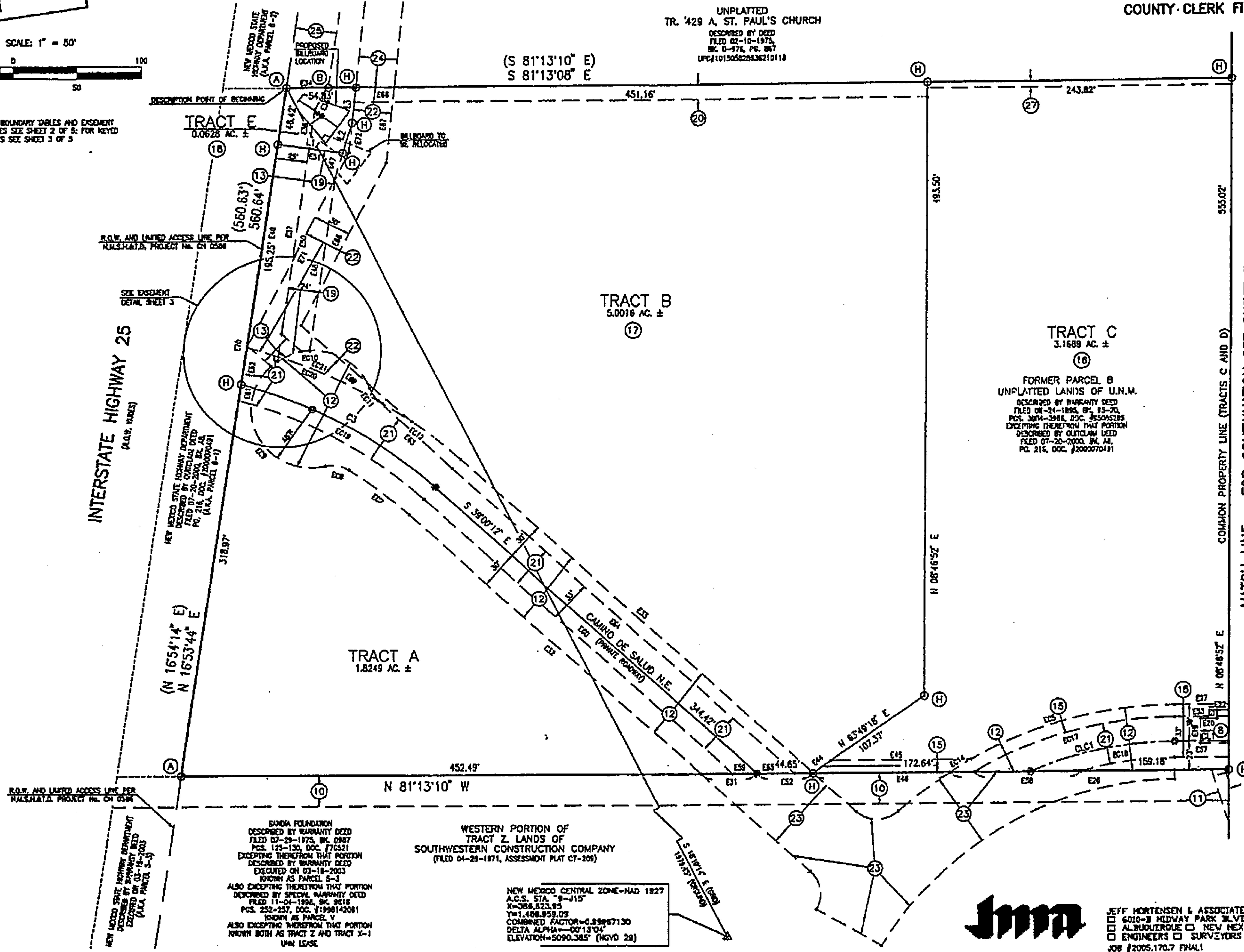
PLAT OF  
**TRACTS A, B, C, D AND E, U.N.M. LANDS WEST**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2007

Doc# 2007030121  
FILED 02-10-1973, BK D-978, PG. 867  
UFC#10150522836210118

COUNTY CLERK FILING DATA



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



INTERSTATE HIGHWAY 25  
(A.O.R. RIGHTS)

R.O.W. AND LIMITED ACCESS LINE FOR  
N.M.S.H.A.D. PROJECT NO. 01-0586

SEE EXHIBIT  
DETAIL SHEET 3

NEW MEXICO STATE HIGHWAY DEPARTMENT  
DESCRIBED BY WARRANTY DEED  
FILED 07-05-2000, BK. 9918  
PG. 218, DOC. #200009001  
(A.L.A. PARCEL 6-1)

TRACT A  
1.8249 AC. ±

TRACT B  
5.0016 AC. ±

TRACT C  
3.1689 AC. ±

FORMER PARCEL B  
UNPLATTED LANDS OF U.N.M.  
DESCRIBED BY WARRANTY DEED  
FILED 08-24-1958, BK. 95-20,  
PGS. 3814-3868, DOC. #35002285  
EXCEPTING THEREFROM THAT PORTION  
DESCRIBED BY WARRANTY DEED  
FILED 07-20-2000, BK. 98,  
PG. 216, DOC. #2000070481

WESTERN PORTION OF  
TRACT Z, LANDS OF  
SOUTHWESTERN CONSTRUCTION COMPANY  
(FILED 04-25-1971, ASSESSMENT PLAT C7-209)

NEW MEXICO CENTRAL ZONE-NAD 1927  
A.C.S. STA. "9-115"  
K=366,523.95  
Y=1,486,959.09  
COMBINED FACTOR=0.99867130  
DELTA ALPHA=-00'13"04"  
ELEVATION=5090.385' (NGVD 29)

SANDIA FOUNDATION  
DESCRIBED BY WARRANTY DEED  
FILED 07-29-1973, BK. 0987  
PGS. 125-130, DOC. #75321  
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. 9918  
PGS. 252-257, DOC. #1998142081  
KNOWN AS PARCEL V  
ALSO EXCEPTING THEREFROM THAT PORTION  
KNOWN BOTH AS TRACT Z AND TRACT X-1  
U.M. LEASE

NEW MEXICO STATE HIGHWAY DEPARTMENT  
DESCRIBED BY WARRANTY DEED  
FILED ON 03-18-2003  
(A.L.A. PARCEL 5-3)

UNPLATTED  
TR. '429 A, ST. PAUL'S CHURCH  
DESCRIBED BY DEED  
FILED 02-10-1973,  
BK. D-978, PG. 867  
UFC#10150522836210118

(S 81°13'10" E)  
S 81°13'08" E

TRACT E  
0.0628 AC. ±

(S 60° 03' )  
560.64'

(N 165°14' E)  
N 16°53'44" E

N 81°13'10" W

452.49'

S 39°00'12" E

CAMINO DE SALUD N.E.  
DRI (PRIVATE HIGHWAY)

N 63°46'18" E

107.57'

N 08°16'52" E

493.50'

555.02'

COMMON PROPERTY LINE (TRACTS C AND D)

MATCH LINE - FOR CONTINUATION SEE SHEET 5

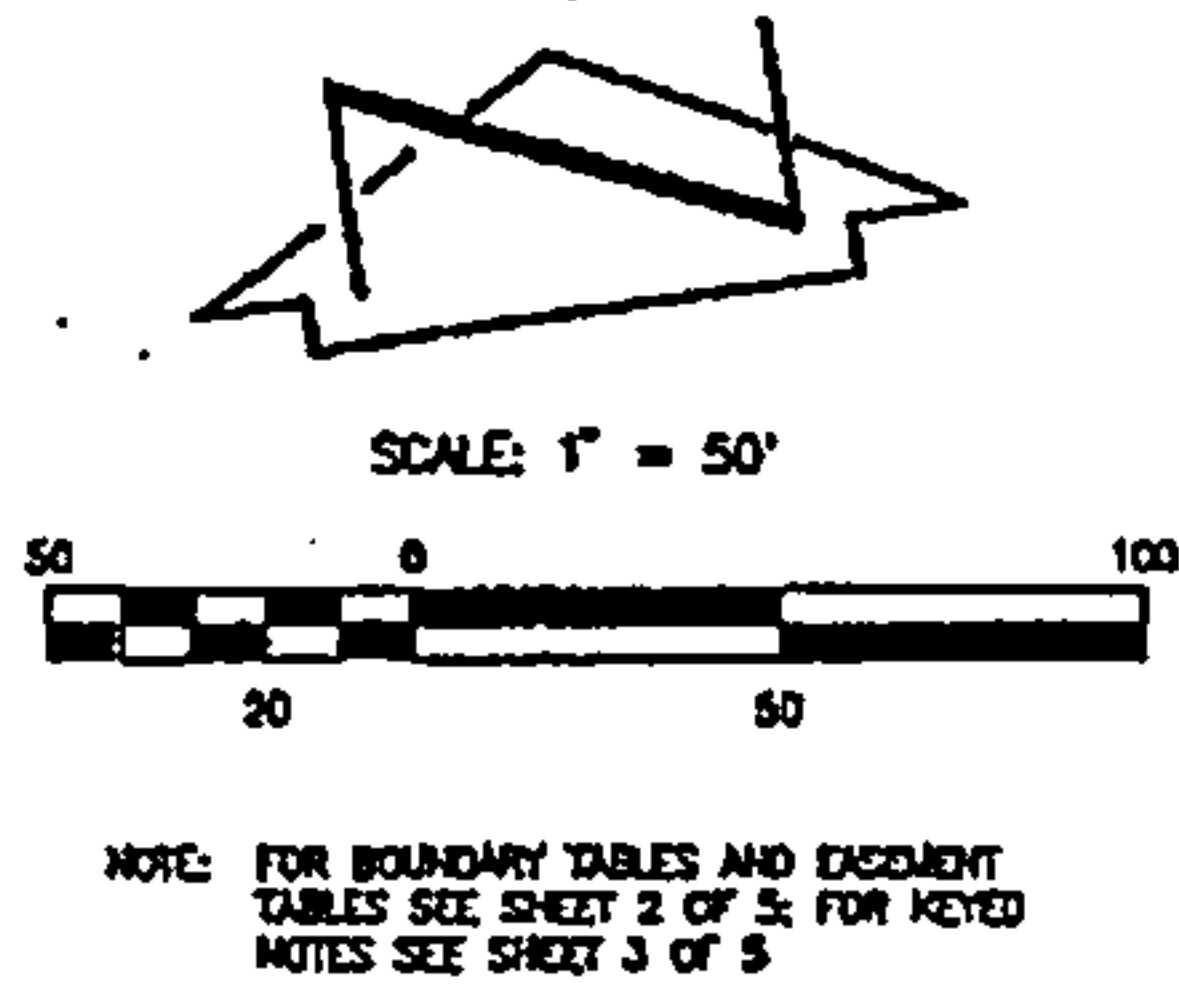


JEFF HORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. NE  
ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS & SURVEYORS (SOS) 345-4250  
JOB #2005.170.7 FINAL

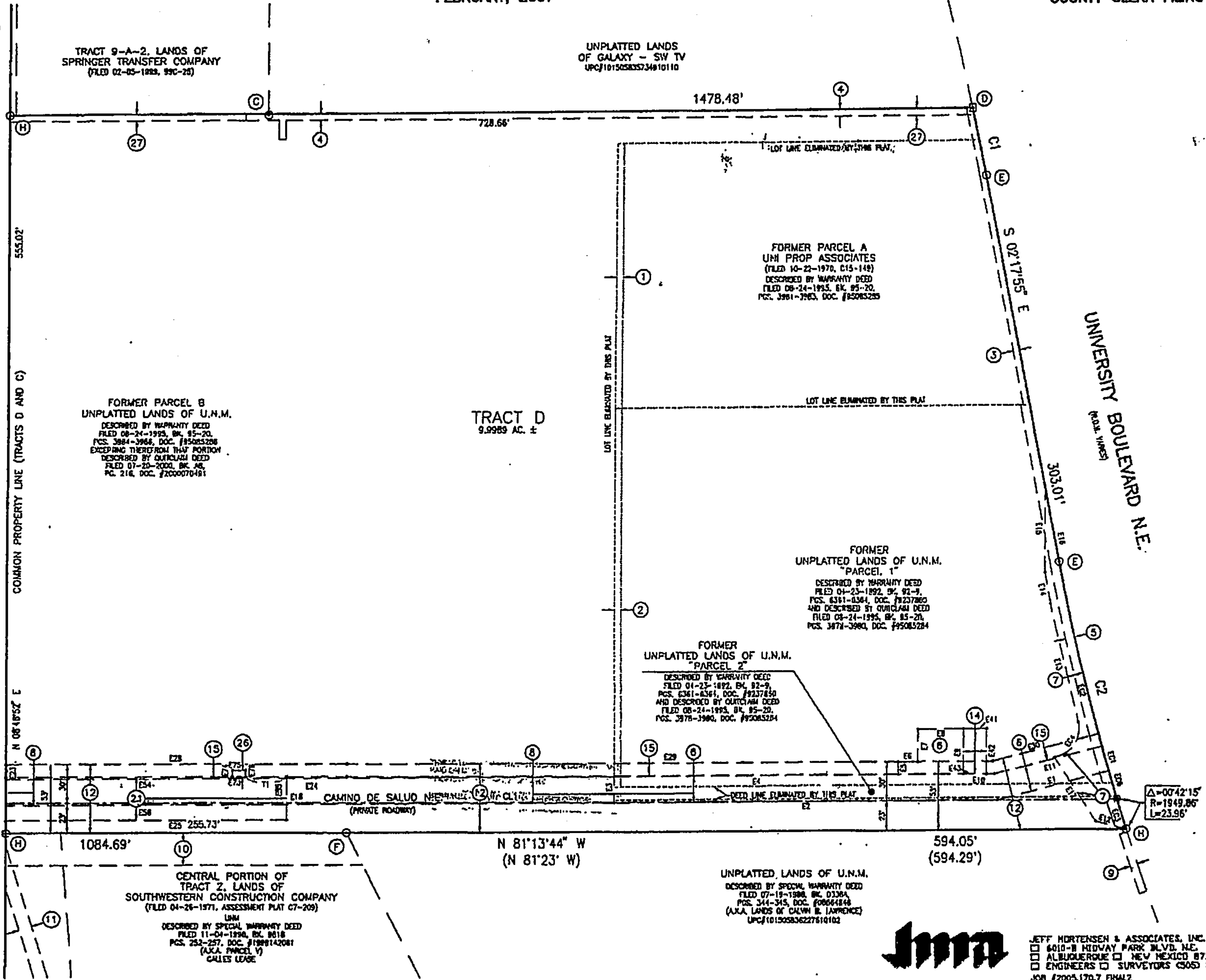
PLAT OF  
**TRACTS A, B, C, D AND E, U.N.M. LANDS WEST**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2007

Deed 2007030121  
 Filed 02-27-2007 at 10:04 AM in Bernalillo County  
 NEW MEXICO DEPARTMENT OF REVENUE

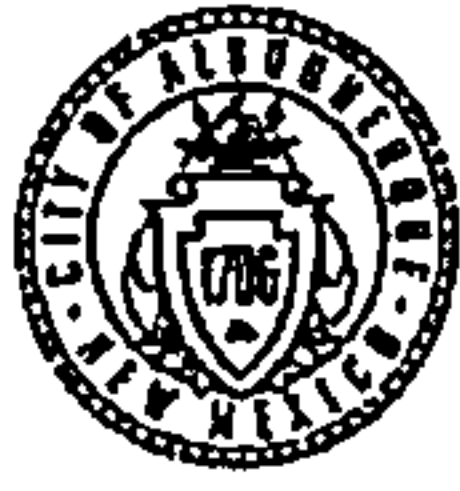
COUNTY CLERK FILING DATA



MATCH LINE - FOR CONTINUATION SEE SHEET 4



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE, NEW MEXICO 87109  
 ENGINEERS & SURVEYORS CS05D 343-4250  
 JOB #2005.170.7 FINAL



## 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)

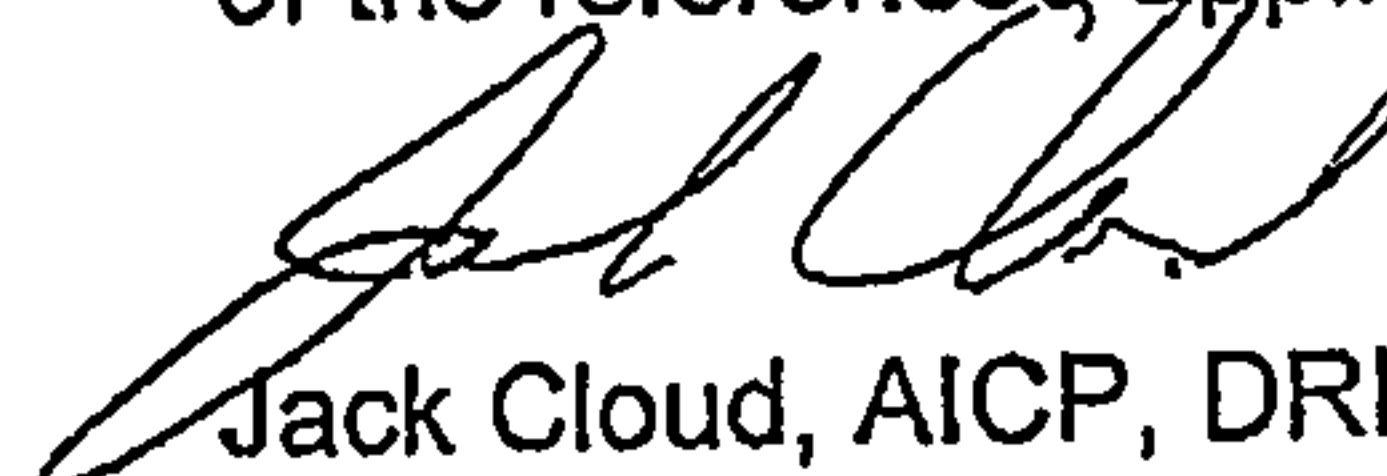
At the March 11, 2009 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

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

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.)

*for* 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

JMA 2008.170.8

**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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
670181	670181	10"	Public Water line	Camino De Salud	University Blvd NE	420' W. of University Blvd, NE centerline	/	/	/
670181	670181	12'	Decel Lane w/STD Curb & Gutter and arterial asphalt pavement	University Blvd, NE	South bound lanes	Camino De Salud	/	/	/
670181	670181	12'	Left Turnbay w/ Median Curb & Gutter and arterial asphalt pavement	University Blvd, NE	North bound lanes	Camino De Salud	/	/	/
670181	670181	40' (FF)	Collector pavement	Camino De Salud	University Blvd, NE	420' W. of University Blvd, NE centerline	/	/	/
670181	670181	N/A	STD Curb & Gutter (both sides)	Camino De Salud	University Blvd, NE	420' W. of University Blvd, NE centerline	/	/	/
670181	670181	6'	Sidewalk (North side only)	Camino De Salud	University Blvd, NE	420' W. of University Blvd, NE centerline	/	/	/
670182	670182	10"	Public Water line	Camino De Salud	W. end of 670181	SW corner of Tract D	/	/	/
670182	670182	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	/	/	/
670183		78"	Public Storm Drain	I-25 E. Frontage Road R.O.W.	NMDOT inlet structure	NW Corner of Tract B	/	/	/
670183		78"	Public Storm Drain	Public Storm Drain Easement	NW Corner of Tract B	Private Road A	/	/	/
670183		60"	Public Storm Drain	Private Road A	End of 78" Storm Drain	Existing 48" Storm Drain @ SE Corner of Tract A	/	/	/
670183		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		City Crst Engineer
							Inspector	P.E.	
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) <del>DEFERRED</del> <i>JSM 02-02-2007</i>	Private Road A	S/W Cor of Tract B	Camino De Salud	/	/	/
670183		24'	Residential (Private) Paving <del>DEFERRED</del> <i>JSM 02-02-2007</i>	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	S/W 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	/	/	/

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	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

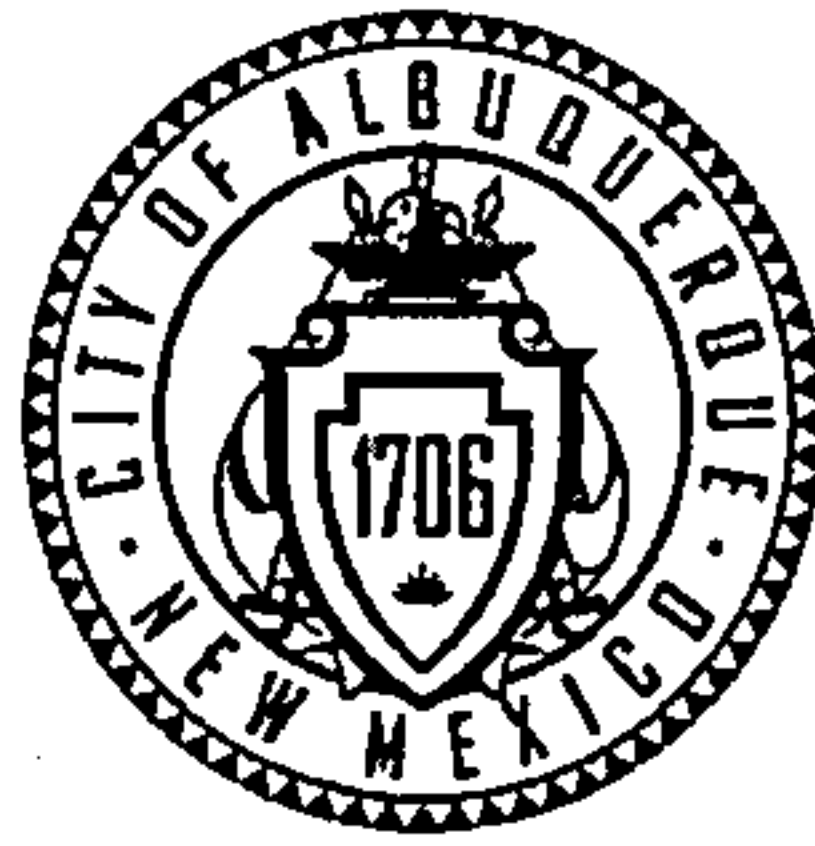
NOTES

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

- 1 CPN 670181 Completed and Accepted by City Engineer on September 23, 2003. Financial Guaranty not required
- 2 CPN 670182 Completed and Accepted by City Engineer on May 12, 2005. Financial Guaranty not required
- 3 *JSM* ~~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)	<i>J. Mortensen</i> 1/31/07 DRB CHAIR - date	<i>Christina Sandoval</i> 1/3/07 PARKS & RECREATION - date	
Jeff Mortensen & Associates, Inc. FIRM	<i>John A. [unclear]</i> 1-31-07 TRANSPORTATION DEVELOPMENT - date		AMAFCA - date
<i>[Signature]</i> SIGNATURE - date 01-18-2007	<i>Raymond [unclear]</i> 1/31/07 UTILITY DEVELOPMENT - date		- date
	<i>Bradley A. Bingham</i> 1/31/07 CITY ENGINEER - date		- date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
▲	02-02-2007	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>



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

January 25, 2011

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

This letter will serve to notify you that on **January 25, 2011:**

Contact Name: DEBIE LeBLANC TRUJILLO

Company or Agency: HIGH MESA CONSULTING GROUP  
6010-B MIDWAY PARK BLVD. NE/87109  
PHONE: 345-4250/FAX: 345-4254  
E-mail: [dtrujillo@highmesacg.com](mailto:dtrujillo@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 O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT C, UNM, LANDS WEST, 1151 CAMINO DE SALUD NE** zone map **J-15**.

*Our records indicate that as of January 25, 2011, 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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Stephani Winklepleck***

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
PLANNING DEPARTMENT

planningnrnaform(02/10/09)

**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.

# !!!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 recognized neighborhood 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 describe 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-
- [X] **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](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: **01/25/11** Time Entered: **9:40 a.m.** ONC Rep. Initials: **siw**

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

02/12/2009 Issued By: E08375

**Permit Number: 2009 070 059**

**Category Code 910**

**Application Number: 09DRB-70059, Major - 2yr Subd Imp Agmt Ext (2yr Sia)**

**Address:**

**Location Description: CAMINO DEL SALUD NE BETWEEN I-25 AND UNIVERSITY BLVD NE**

**Project Number: 1004913**

**Applicant**

Regents Fo The University Of New Mexico (Real Estate)

1712 Las Lomas Ne  
Albuquerque NM 87131  
277-4820

**Agent / Contact**

High Mesa Consulting Group  
Debie Trujillo  
6010-B Midway Park Blvd Ne  
Albuquerque NM 87109

dtrujillo@highmesacg.com

**Application Fees**

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
<b>TOTAL:</b>		<b>\$145.00</b>

City Of Albuquerque  
Treasury Division

2/12/2009 11:54AM LOC: ANNX  
WS# 007 TRANS# 0010  
RECEIPT# 00110671-00110671  
PERMIT# 2009070059 TRSLJS  
Trans Amt \$145.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$50.00  
CK \$145.00  
CHANGE \$0.00

Thank You

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

02/26/2009 Issued By: FLNSDH

**Permit Number: 2009 070 081** **Category Code 910**

Application Number: 09DRB-70081, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: CAMINIO DEL SALUD SE BETWEEN I-25 FRONTAGE AND UNIVERSITY BLVD SE

Project Number: 1004913

**Applicant**  
State Of Nm  
Property Control Division  
1100 St Francis Dr  
Santa Fe NM 87502  
827-2141

**Agent / Contact**  
Bohannon Huston Inc  
Kevin Patton  
7500 Jefferson Ne  
Albuquerque NM 87109

kpatton@bhinc.com

**Application Fees**

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
<b>TOTAL:</b>		<b>\$145.00</b>

City Of Albuquerque  
Treasury Division

2/26/2009 3:22PM LDC: ANNX  
WS# 006 TRANS# 0041  
RECEIPT# 00103518-00103518  
PERMITH 2009070081 TRSDMG  
Trans Amt \$145.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$50.00  
CK \$145.00  
CHANGE \$0.00

Thank You

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

03/03/2009 Issued By: PLNSDH

-----  
**Permit Number: 2009 070 093** **Category Code 910**

**Application Number:** 09DRB-70093, Vacation Of Private Easement

**Address:**

**Location Description:** CAMINO DEL SALUD SE BETWEEN UNIVERSITY BLVD SE AND I-25

**Project Number:** 1004913

**Applicant**  
State Of Nm  
Property Control Division  
1100 St Francis Dr  
Santa Fe NM 87502  
823-1000

**Agent / Contact**  
Bohannon Huston Inc  
Racquel Michel  
7500 Jefferson Ne  
Albuquerque NM 87109

kpatton@bhinc.com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$45.00
<b>TOTAL:</b>		<b>\$65.00</b>

City Of Albuquerque  
Treasury Division

3/3/2009 11:41AM LOC: ANNX  
WSH 006 TRANSH 0018  
RECEIPT# 00103708-00103708  
PERMIT# 2009070093 TRSCXG  
Trans Amt \$65.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$45.00  
VI \$65.00  
CHANGE \$0.00

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### Supplemental form

#### SUBDIVISION

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

#### SITE DEVELOPMENT PLAN

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

#### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

**S Z**

**V**

**P**

**D**

**L A**

#### ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

#### APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

#### APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc. PHONE: (505) 823-1000  
 ADDRESS: 7500 Jefferson NE FAX: (505) 898-7988  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rmichel@bhinc.com  
 APPLICANT: State of NM, Property Control Division PHONE: (505) 827-2141  
 ADDRESS: 1100 St. Francis Dr. FAX: \_\_\_\_\_  
 CITY: Santa Fe STATE NM ZIP 87502 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: State of New Mexico, Property Control Division

DESCRIPTION OF REQUEST: Prelim/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. TRACTS A-1, B-1, & E-1, U.N.M. LANDS WEST Block:    Unit:     
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: C-3 Proposed zoning: C-3 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): J-15 UPC Code: 101505827334110107

#### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Plat DRB # 1004913,  
 Application Number 06DRC-00730, 06DRB-00731, 07DRB-00072, 09DRB-70046

#### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 3 No. of proposed lots: 3 Total area of site (acres): 5 Acres

LOCATION PROPERTY BY STREETS: On or Near: CAMINO DEL SALUD

Between: I-25 FRONTAGE and UNIVERSITY BLVD

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review: 02-11-09

SIGNATURE Racquel Michel DATE 4/20/2009  
 (Print) Racquel Michel, E.I. 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>09DRB</u> - <u>70154</u>	<u>PBF</u>		\$ <u>355.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<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>April 29 2009</u>			Total \$ <u>375.00</u>

[Signature] 4-21-09  
 Planner signature / date

Project # 1004913



**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.

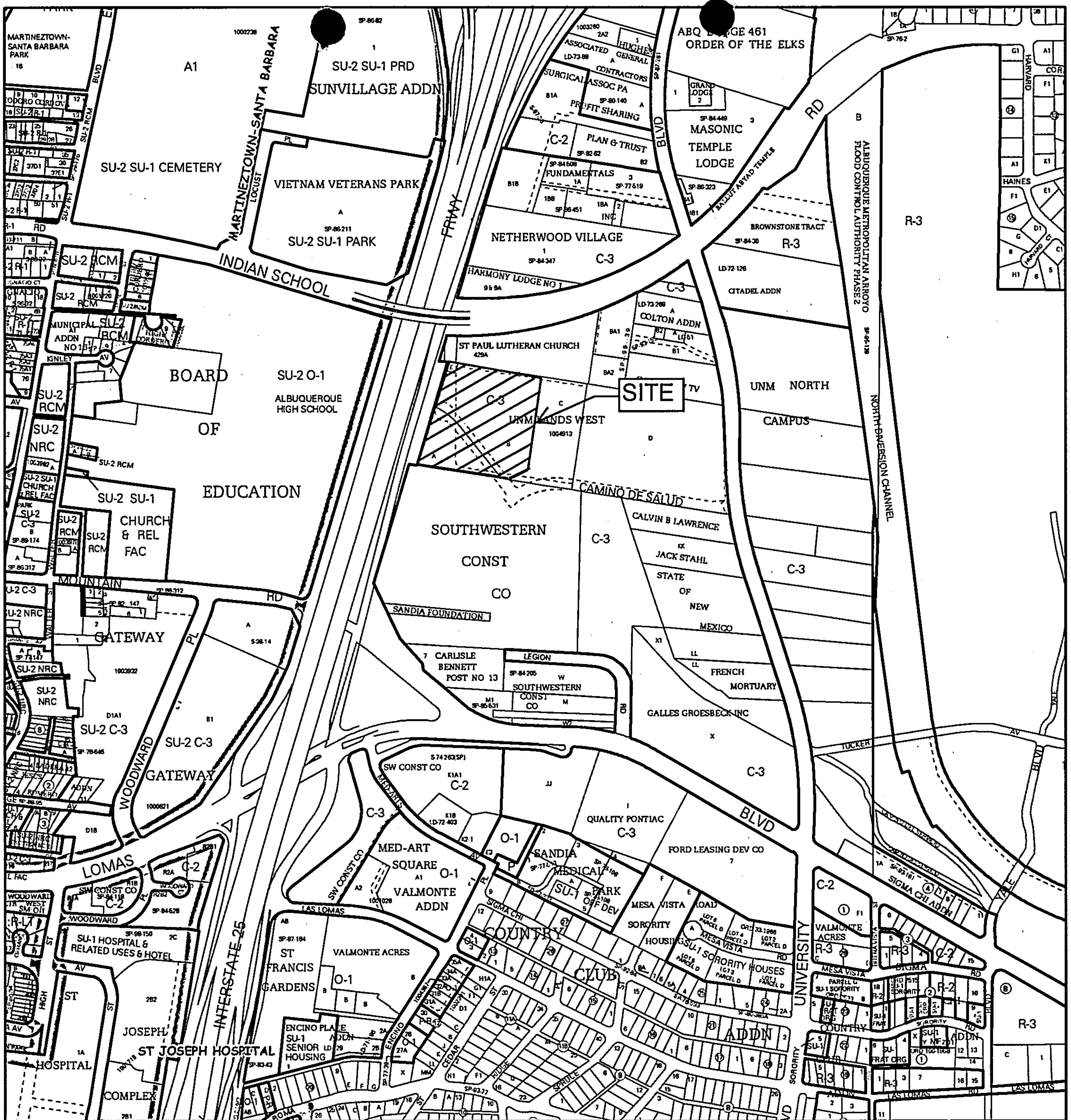
Racquel Michel  
 Applicant name (print)  
Racquel Michel 4/20/09  
 Applicant signature / date



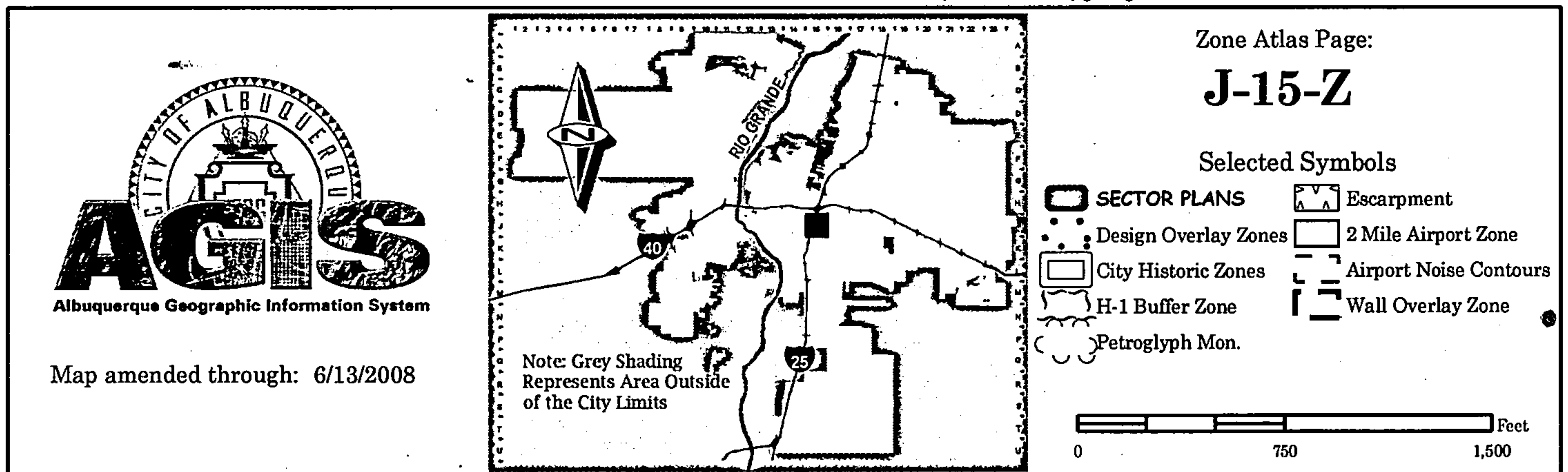
Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 09DRB - \_\_\_\_\_ - 70154

Kathy 4.21.09  
 Planner signature / date  
 Project # 1004913



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



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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

April 20, 2009

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

Re: Preliminary/Final Plat Review (#1004913)  
UNM LANDS WEST

Dear Mr. Cloud:

The referenced site is the location for a new State Labs Building which is currently under construction. Enclosed for review by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Six (6) copies of the Proposed Plat
- Site Sketch
- Zone Atlas Map showing the location of the property
- Certificate of No Effect
- Fee

Please place this item on the DRB Agenda for hearing on April 29, 2009. If you have any questions or require further information, please contact me.

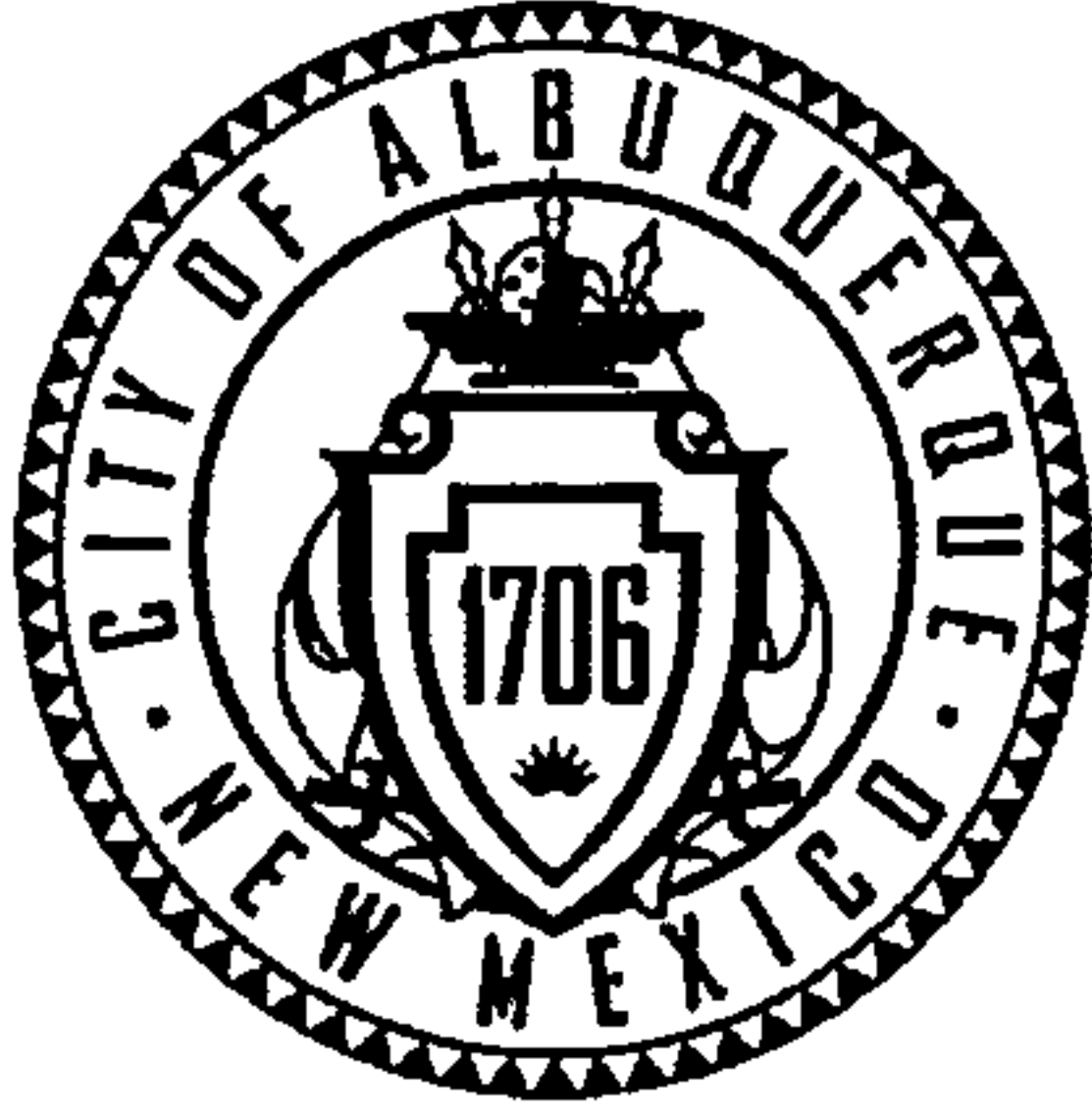
Sincerely,



Racquel Michel, E.I.  
Community Development and Planning

RM/cc  
Enclosures

cc: University of New Mexico (w/encl.)  
Ron Burstein, SSWA (w/encl.)  
Bruce Stidworthy, BHI



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103

**Planning Department**

**Martin J. Chavez, Mayor**

**Richard Dineen, Director**

**Interoffice Memorandum**

**April 21, 2009**

---

**Subject: Albuquerque Archaeological Ordinance—Compliance Documentation**

**Project Number(s):**

**Case Number(s):**

**Agent: Bohannan-Huston**

**Applicant: University of New Mexico**

**Legal Description: Tracts A, B, C, D, E of UNM Lands West**

**Acreage: 20.06 acres**

**Zone Atlas Page: J-15**

**CERTIFICATE OF NO EFFECT: Yes  No**

**CERTIFICATE OF APPROVAL: Yes  No**

**TREATMENT PLAN REVIEW:**

**DISCOVERY:**

**SUPPORTING DOCUMENTATION:**

**AGIS 2008 aerial photo; plat submitted by agent**

**SITE VISIT: n/a**

**RECOMMENDATION(S):**

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance)***

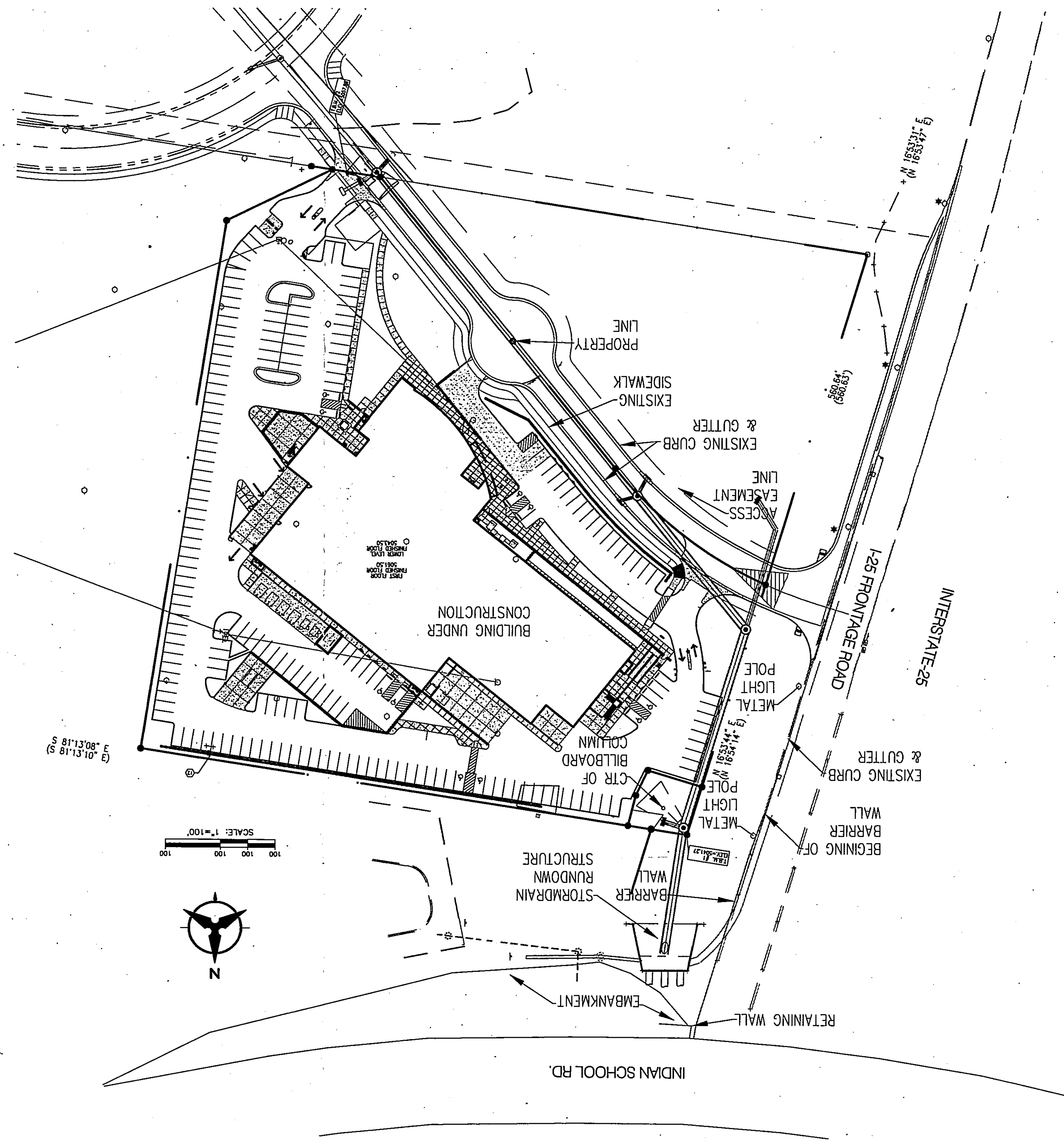
**SUBMITTED:**

**Matthew Schmader, PhD**

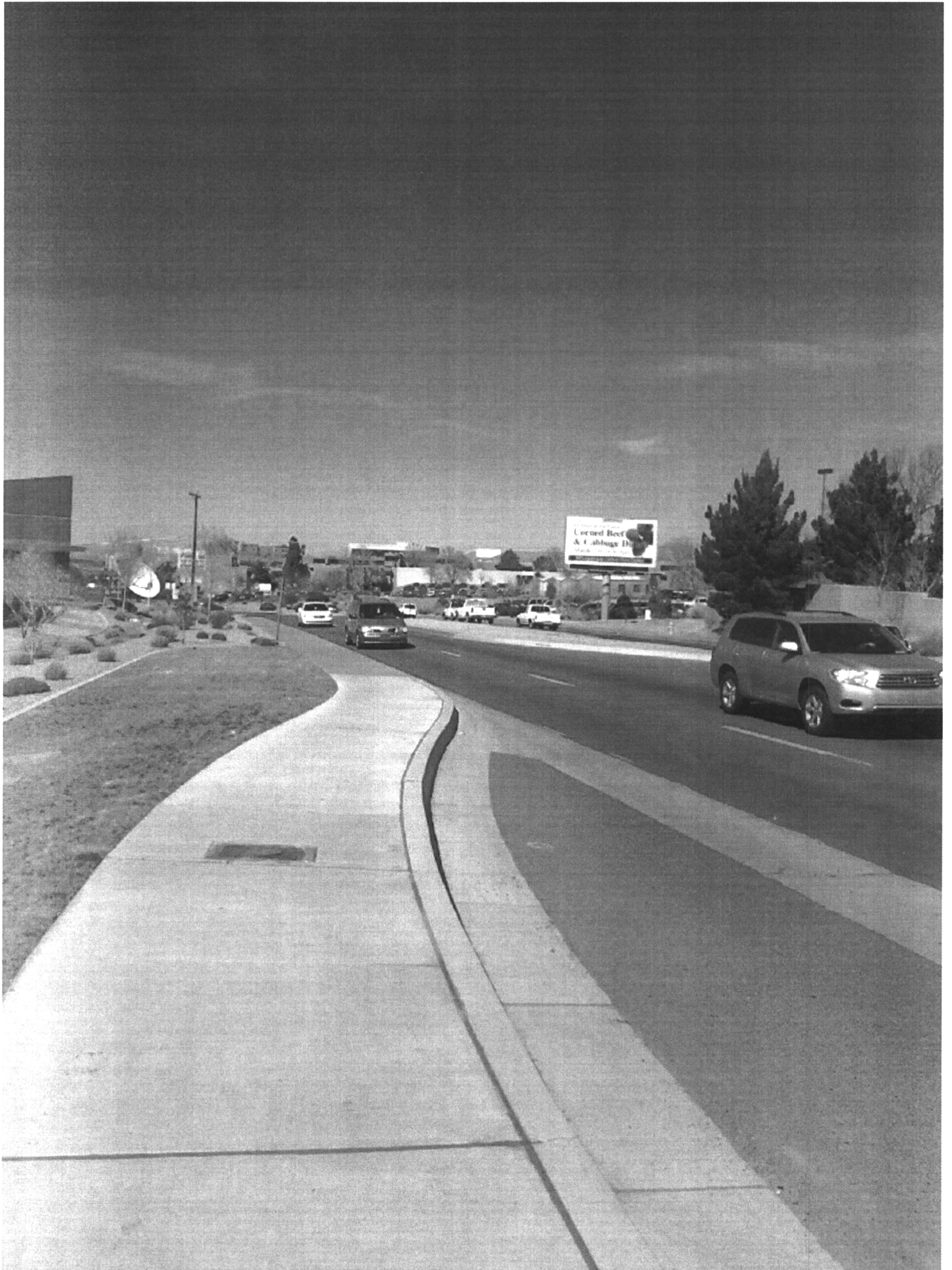
**Superintendent, Open Space Division**

**Acting City Archaeologist**

RIGHT OF WAY  
EXHIBIT









### Supplemental form

<b>SUBDIVISION</b>	<b>S Z</b>	<b>ZONING &amp; PLANNING</b>
<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	<b>V</b>	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input 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	<b>D</b>	<b>APPEAL / PROTEST of...</b>
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L A</b>	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
<b>STORM DRAINAGE (Form D)</b>		
<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 2<sup>nd</sup> 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) 898-7988  
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
APPLICANT: State of NM, Property Control Division PHONE: (505) 827-2141  
ADDRESS: 1100 St. Francis Dr. FAX: \_\_\_\_\_  
CITY: Santa Fe STATE NM ZIP 87502 E-MAIL: \_\_\_\_\_  
Proprietary interest in site: Owner List all owners: State of New Mexico, Property Control Division & University of New Mexico.

### DESCRIPTION OF REQUEST: Subdivision Improvements Agreement Extension

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. \_\_\_\_\_ TRACTS A, B, & E U.N.M. LANDS WEST Block: \_\_\_ Unit: \_\_\_  
Subdiv/Addn/TBKA: \_\_\_\_\_  
Existing Zoning: C-3 Proposed zoning: C-3 MRGCD Map No \_\_\_\_\_  
Zone Atlas page(s): J-15 UPC Code: 101505827334110107

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): \_\_\_\_\_  
COA Project # 670183 DRB PROJ. NO. 1004913

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill?  No  
No. of existing lots: 3 No. of proposed lots: 3 Total area of site (acres): 5 Acres

LOCATION PROPERTY BY STREETS: On or Near: CAMINO DEL SALUD SE

Between: I-25 FRONTAGE and UNIVERSITY BLVD SE

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

SIGNATURE Racquel Michel DATE 02/27/2009  
(Print) Racquel Michel E.I. \_\_\_\_\_ 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>0908B - 70081</u>	<u>SIA</u>	<u>5(2)</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" 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>03/25/09</u>			Total <u>\$ 145.00</u>

Sandy Handley 02/26/09  
Planner signature / date

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. RMN
- 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.

Racquel Michel  
 Applicant name (print)  
Racquel Michel 12/26/09  
 Applicant signature / date



Form revised **October 2007**

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

Application case numbers  
09DRB3 - 70081  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handley 02/26/09  
 Planner's signature / date  
 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, 2009 To MARCH 25, 2009

#### 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.

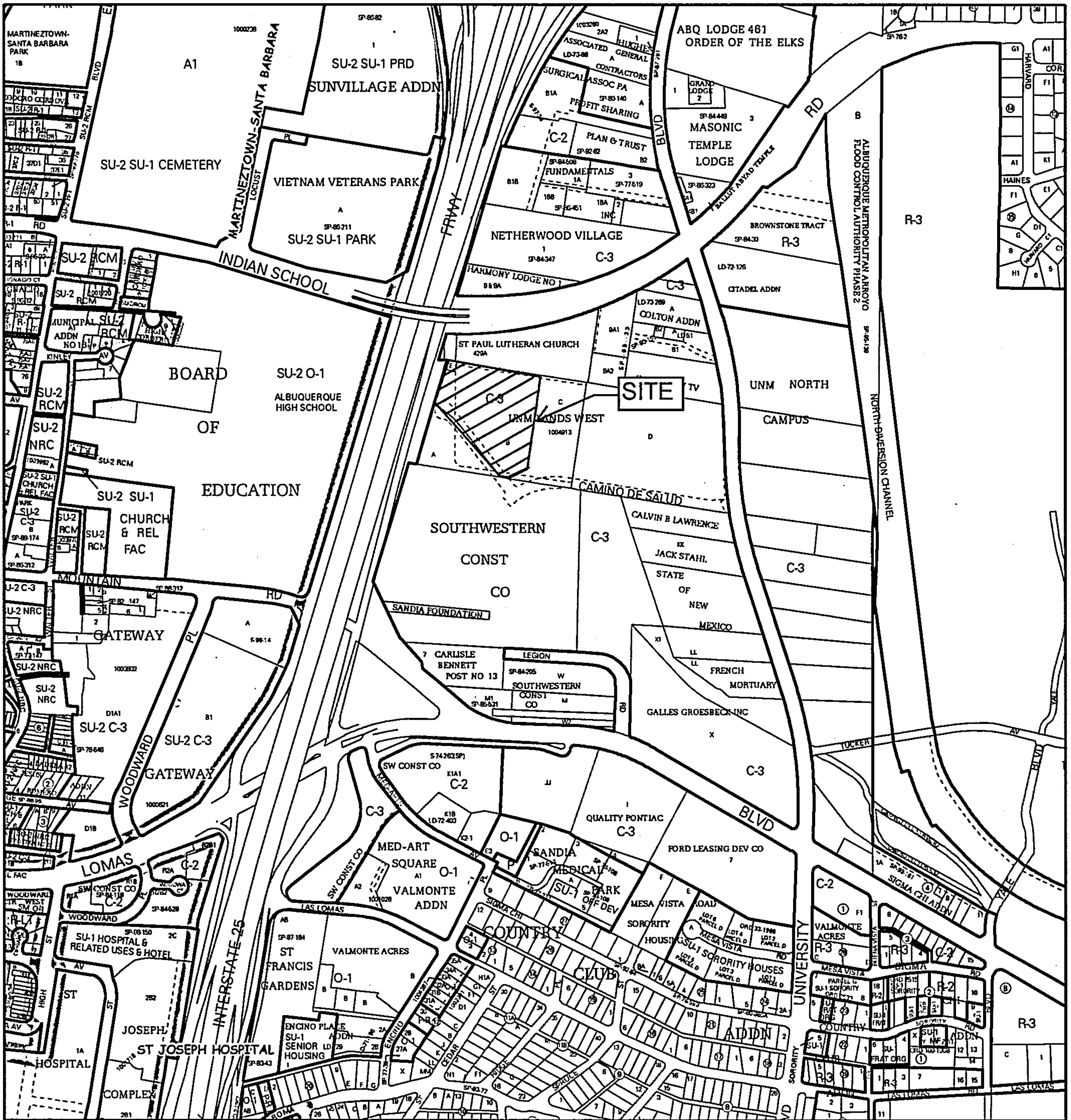
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Racquel Mui  
(Applicant or Agent)

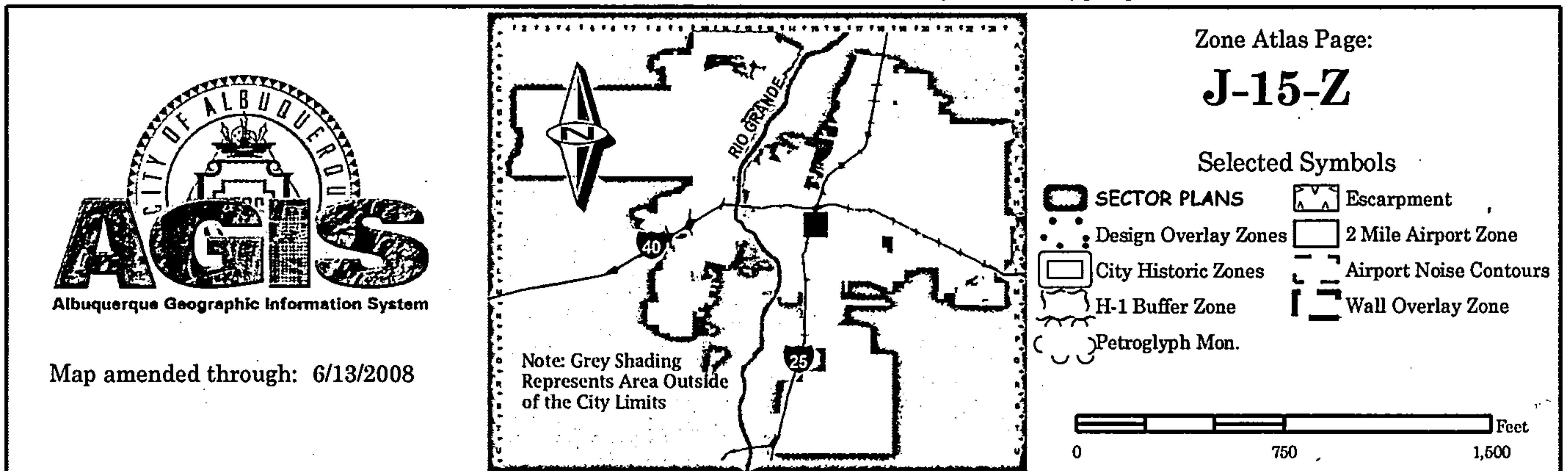
2/26/09  
(Date)

I issued 1 signs for this application, 02/26/09 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1004913



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



February 27, 2009

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

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

Re: Subdivision Improvements Agreement Extension (Procedure B)  
UNM Lands West – DRB Project # 1004913 (CPN 670183)

Dear Mr. Cloud:

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

Enclosed is the following information:

- Applications for Development Review
- Existing Plat
- Zone Atlas sheet showing the project area
- Letter briefly describing, explaining, and justifying the request
- Official Notice from the Development Review Board
- Approved Infrastructure List
- Original SIA and Previous SIA Amendment
- Neighborhood Notification information
- DRB Fee

We are requesting an extension of the Subdivision Improvements Agreement (SIA-Procedure B) for the offsite infrastructure improvements for the above referenced project. We are requesting the extension because the close out of the offsite improvements have not been completed by the construction completion date as listed in the SIA. All physical improvements have been constructed however a re-plat needs to be completed to modify the Private Access Easement. The required plat is expected to be submitted within the next several weeks. Therefore, we are requesting the approval of an extension of the Construction Completion Date to December 31, 2009.

Please place this item on the DRB agenda to be heard on March 25, 2009. If you have any questions, or require further information, please call me.

Sincerely,



Racquel Michel, E.I.  
Community Development and Planning

RM/cc  
Enclosures

cc: Ron Burstein, SSW  
Bruce Stidworthy, BHI

**ENGINEERING ▲**

**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**

JMA 2005.170.8 Option B

**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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
670181	670181	10"	Public Water line	Camino De Salud	University Blvd NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	12'	Decel Lane w/STD Curb & Gutter and arterial asphalt pavement	University Blvd. NE	South bound lanes	Camino De Salud	/	/	/
670181	670181	12'	Left Turnbay w/ Median Curb & Gutter and arterial asphalt pavement	University Blvd. NE	North bound lanes	Camino De Salud	/	/	/
670181	670181	40' (FF)	Collector pavement	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	N/A	STD Curb & Gutter (both sides)	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	6'	Sidewalk (North side only)	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670182	670182	10"	Public Water line	Camino De Salud	W. end of 670181	SW corner of Tract D	/	/	/
670182	670182	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	/	/	/
670183		78"	Public Storm Drain	I-25 E. Frontage Road R.O.W.	NMDOT inlet structure	NW Corner of Tract B	/	/	/
670183		78'	Public Storm Drain	Public Storm Drain Easement	NW Corner of Tract B	Private Road A	/	/	/
670183		60"	Public Storm Drain	Private Road A	End of 78" Storm Drain	Existing 48" Storm Drain @ SE Corner of Tract A	/	/	/
670183		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 Cnst 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 SW Cor of Tract B	Camino De Salud	/	/	/
670183		N/A	Standard Curb and Gutter (Both Sides)	Private Road A	Cul-de-Sac at SW 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	SW 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 670181	SW Corner of Tract D	/	/	/
670184		40' (FF)	Collector Pavement	Camino De Salud	West end of CPN 670181	SW Corner of Tract D	/	/	/
670184		6'	Sidewalk (North Side only)	Camino De Salud	West end of CPN 670181	SW Corner of Tract D	/	/	/
670185		N/A	Curb and Gutter (Both Sides)	Camino De Salud	SW 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: JGM 02-02-2007  
 DEFERRED: JGM 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      Date							City User Dept. Signature      Date		

NOTES

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

- 1 \_\_\_\_\_ CPN 670181 Completed and Accepted by City Engineer on September 23, 2003. Financial Guaranty not required
- 2 \_\_\_\_\_ CPN 670182 Completed and Accepted by City Engineer on May 12, 2005. Financial Guaranty not required
- 3 \_\_\_\_\_ *JGM* 01-31-2007 \_\_\_\_\_

AGENT / OWNER

Jeffrey G. Mortensen, PE  
NAME (print)

Jeff Mortensen & Associates, Inc.  
FIRM

SIGNATURE - date

*[Signature]*  
01-18-2007

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 1/31/07      *[Signature]* 1/31/07  
DRB CHAIR - date      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	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
▲	02-02-2007	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

ATTACHMENT

Subdivision Improvements Agreement

between

The City of Albuquerque

and

The Regents of the University of New Mexico

dated

\_\_\_\_February, 2007

for

Tract B.U.N.M. Lands West

DRB Project No. 1004913

Additional covenants and agreements:

1. **Hold Harmless.** 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. As between the parties, each party shall be responsible for liability arising from personal injury, loss or damage to person or property occasioned by its own agents or employees in the performance of this Agreement, subject in all cases to the immunities and limitation of the New Mexico Tort Claims Act (NASA 1978, Sections 41-4-1, et seq.) and Sections 56-7-1, and any amendments thereto.



alternative Financial Guaranty does not provide adequate assurance that construction of the Improvements will occur.

WITNESS my hand and seal this 16<sup>th</sup> day of March, 2007

Kelli J. Fulgenzi for  
City Clerk  
City of Albuquerque  
Bernalillo County, New Mexico

APPROVED:

Richard Dourte

Richard Dourte, City Engineer

Date: 3-12-07

*KE*  
*3/12/07*

*3-9-07*

STATE OF NEW MEXICO )

)ss

COUNTY OF BERNALILLO )

On this the 16<sup>th</sup> day of March, 2007, before me appeared Kelli Fulgenzi to me personally known, who being by me duly sworn or affirmed did say that she is the City Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed in behalf of said City of Albuquerque by authority of its City Council and the laws of the State of New Mexico and of said City of Albuquerque, and the County Clerk acknowledges said instrument to be the free act and Claim and Notice of Lien of the City of Albuquerque.

(SEAL)

My Commission Expires: 2/17/09

Antonette J. Cardularia  
Notary Public

**CLAIM AND NOTICE OF LIEN**

**TITLE OF PROJECT:** Tracts A, B, C, D and E, U.N.M Lands West.

**SUBDIVIDER:** The Regents of the University of New Mexico

**CITY PROJECT NO.:** CPN 670183

The City of Albuquerque ("City") claims a lien ("City Lien") on the real property described below for 125% of the cost of construction of all infrastructure improvements ("Improvements") required in connection with the development of (name of subdivision) Tract B, U.N.M Lands West, said Improvements being more particularly described in that certain Subdivision Improvements Agreement ("Agreement") between the City of Albuquerque and (name of owner and/or subdivider) The Regents of the University of New Mexico, and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2007C, at page 0166, on JUNE 19, 2007, as Document No. 2007089423. This City Lien is established pursuant to Article 14-14-3 of the Revised Ordinances of Albuquerque, New Mexico, 1994, as amended and is claimed as assurance for the satisfactory completion of construction of the Improvements by the construction completion deadline as required by the Agreement.

**OWNER:** The Regents of the University of New Mexico

**ADDRESS OF OWNER:** c/o UNM Real Estate Office, MSCO1, 1030 1University of New Mexico, Albuquerque, New Mexico, 87131

**LEGAL DESCRIPTION:** Tracts B, U.N.M Lands West.

**RECORDING INFORMATION:** Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2007C, at page 0166, on JUNE 19, 2007 as Document No. 2007089423.

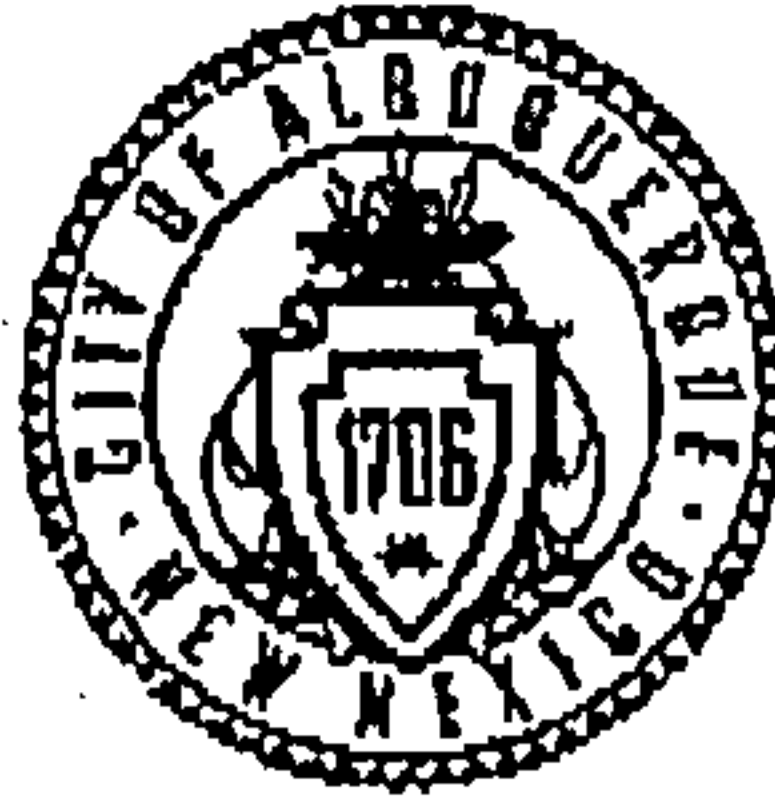
**FORMER LEGAL DESCRIPTION:** Tract B, U.N.M Lands West.

**RECORDING INFORMATION:** Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2007C, at page 0166, on JUNE 19, 2007 as Document No. 2007089423

**AMOUNT:** \$ 1,194,105.54, plus any costs incurred for a title search and update, which amount shall bear interest at the rate of twelve percent (12%) per year from the date of filing of this Claim and Notice of Lien.

**PERIOD OF TIME COVERED:** Expiration of construction completion deadline February 15, 2009. Notwithstanding the expiration date for the construction completion deadline, the City may record this Claim and Notice of Lien at anytime the City determines that any





## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

February 25, 2009

Racquel Michel  
Bohannon Huston Inc.  
7500 Jefferson NE/87109  
Phone: 798-7988/Fax: 798-7988

Dear Racquel:

Thank you for your inquiry of February 25, 2009 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 **(CITY PROJECT - 670183) - TRACT B OF UNM LANDS WEST, LOCATED ON CAMINO DE SALUD NE BETWEEN I-25 FRONTAGE AND UNIVERSITY BOULEVARD NE** zone map **J-15**.

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

### **SEE ATTACHED LIST OF NEIGHBORHOOD AND/OR HOMEOWNERS TO CONTACT IN REGARDS TO THIS CITY PROJECT 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](mailto: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.**

planningmaform(12/06/07)

**(CITY PROJECT - 670183) – TRACT B OF UNM LANDS WEST,  
LOCATED ON CAMINO DE SALUD NE BETWEEN I-25 FRONTAGE AND  
UNIVERSITY BOULEVARD NE zone map J-15.**

**SANTA BARBARA-MARTINEZTOWN ASSOC. (SBM) "R"**

Phil Hern

509 San Ignacio NE/87102 238-1548 (h)

Chal-Marie Lucero

420 Hannett NE/87102 248-0065 (h)

**NETHERWOOD PARK N.A. (NWP) "R"**

Chuck Maguire

1925 Apache Ct. NE/87106 255-4008 (h)

Karl Schwerin

2305 Cutler NE/87106 255-9344 (h)

**NORTH CAMPUS N.A. (NCA) "R"**

Sara Koplik

1126 Stanford NE/87106 266-0579 (h) 570-5757 (c)

Tim Davis

2404 Hannett NE/87106 265-4642 (h) 264-3524 (w)

**SPRUCE PARK N.A. INC. (SPK) "R"**

Daniel Laird

603 Cedar NE/87106 766-7696 (h)

Bart Chimenti

1502 Roma NE/87106 293-6734 (h)

# !!!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.**

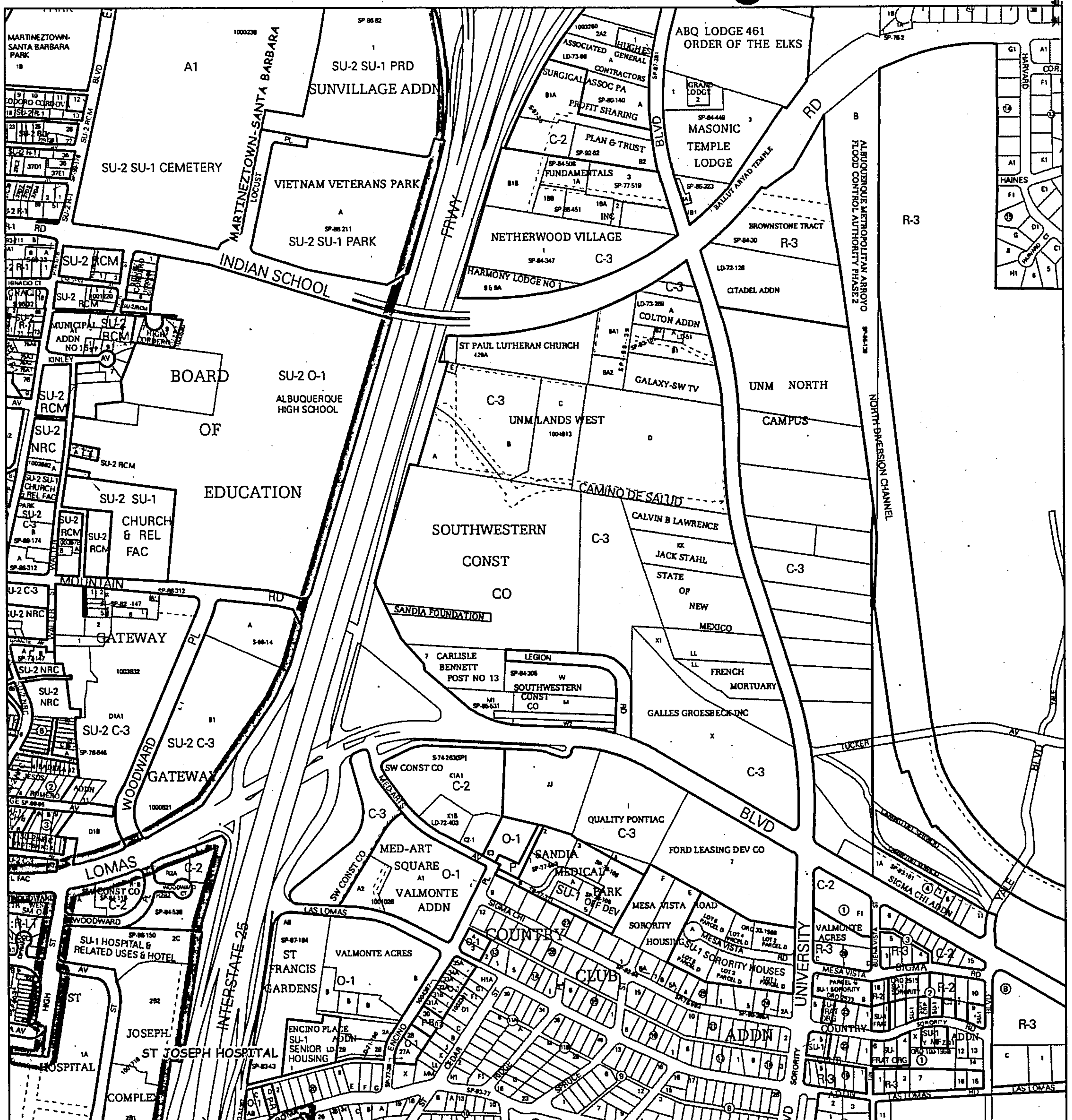
Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: **02/25/09** Time Entered: **1:20 p.m.** ONC Rep. Initials: **siw**



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

Map amended through: 6/13/2008

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

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

February 25, 2009

Mr. Phil Hern  
509 San Ignacio NE  
Albuquerque, New Mexico 87102

RE: Subdivision Improvements Agreement Extension  
Tract B, UNM Lands West – Project # 670183

Dear Mr. Hern:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Santa Barbara-Martineztown Association.

We are requesting an extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. The infrastructure associated with Tract B has been constructed however we need more time to complete a re-plat to modify a private access easement. Therefore, we are requesting the approval of an extension until December 31, 2009.

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,



Racquel Michel, E.I.  
Community Development and Planning

RM/cc  
Enclosure

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
	B. Received by ( <i>Printed Name</i> )	C. Date of Delivery
1. Article Addressed to:	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
Mr. Phil Hem 509 San Ignacio NE Albuquerque, New Mexico 87102	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label)	4. Restricted Delivery? ( <i>Extra Fee</i> ) <input type="checkbox"/> Yes	
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
	B. Received by ( <i>Printed Name</i> )	C. Date of Delivery
1. Article Addressed to:	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
Ms. Chal-Marie Lucero 420 Hannett NE Albuquerque, New Mexico 87102	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label)	4. Restricted Delivery? ( <i>Extra Fee</i> ) <input type="checkbox"/> Yes	
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
	B. Received by ( <i>Printed Name</i> )	C. Date of Delivery
1. Article Addressed to:	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
Mr. Chuck Maguire 1925 Apache Ct. NE Albuquerque, New Mexico 87106	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label)	4. Restricted Delivery? ( <i>Extra Fee</i> ) <input type="checkbox"/> Yes	
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540		



**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:

Mr. Karl Schwerin  
2305 Cutler NE  
Albuquerque, New Mexico 87106

2. Article Number  
(Transfer from service label)

**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

91 7108 2133 3933 4837 8201

**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. Sara Koplik  
1126 Stanford NE  
Albuquerque, New Mexico 87106

2. Article Number  
(Transfer from service label)

**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

91 7108 2133 3933 4837 8195

**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:

Mr. Tim Davis  
2404 Hannett NE  
Albuquerque, New Mexico 87106

2. Article Number  
(Transfer from service label)

**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

91 7108 2133 3933 4837 8188

**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:

Mr. Daniel Laird  
603 Cedar NE  
Albuquerque, New Mexico 87106

2. Article Number  
(Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
**X**

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

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

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

4. Restricted Delivery? (Extra Fee)  Yes

91 7108 2133 3933 4837 8171

**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:

Mr. Bart Chimenti  
1502 Roma NE  
Albuquerque, New Mexico 87106

2. Article Number  
(Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
**X**

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

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

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

4. Restricted Delivery? (Extra Fee)  Yes

91 7108 2133 3933 4837 8164

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### Supplemental form

#### SUBDIVISION

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

S Z

V

#### SITE DEVELOPMENT PLAN

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

P

D

L A

#### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

#### ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

#### APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

#### APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc. PHONE: (505) 823-1000  
 ADDRESS: 7500 Jefferson NE FAX (505) 898-7988  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 APPLICANT: State of NM, Property Control Division PHONE: (505) 827-2141  
 ADDRESS: 1100 St. Francis Dr. FAX: \_\_\_\_\_  
 CITY: Santa Fe STATE NM ZIP 87502 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: State of New Mexico, Property Control Division & University of New Mexico.

DESCRIPTION OF REQUEST: Vacation of Private Access 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. TRACTS A, B, & E, U.N.M. LANDS WEST Block:    Unit:     
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: C-3 Proposed zoning: C-3 MRGCD Map No     
 Zone Atlas page(s): J-15 UPC Code: 101505827334110107

#### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_  
COA Project # 670183 DRB PROJECT NO. 1004913

#### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 3 No. of proposed lots: 3 Total area of site (acres): 5 Acres

LOCATION PROPERTY BY STREETS: On or Near: CAMINO DEL SALUD SE

Between: I-25 FRONTAGE and UNIVERSITY BLVD SE

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

SIGNATURE Racquel Michel DATE 02/24/2009  
 (Print) Racquel Michel E.I. Applicant  Agent

#### FOR OFFICIAL USE ONLY

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

#### INTERNAL ROUTING

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

#### Application case numbers

DRB - 20093  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

#### Action

PRE  
CMF

#### S.F.

✓

#### Fees

\$ 45.00  
 \$ 20.00  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 Total \$ 65.00

Hearing date 03/25/09

[Signature]  
 Planner signature/ date

Project # 1004913

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)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
  - \_\_\_ 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.)
  - \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ 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

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** 3 easements
  - 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.

Racquel Michel  
Applicant name (print)  
Racquel Michel 2/27/09  
Applicant signature / date

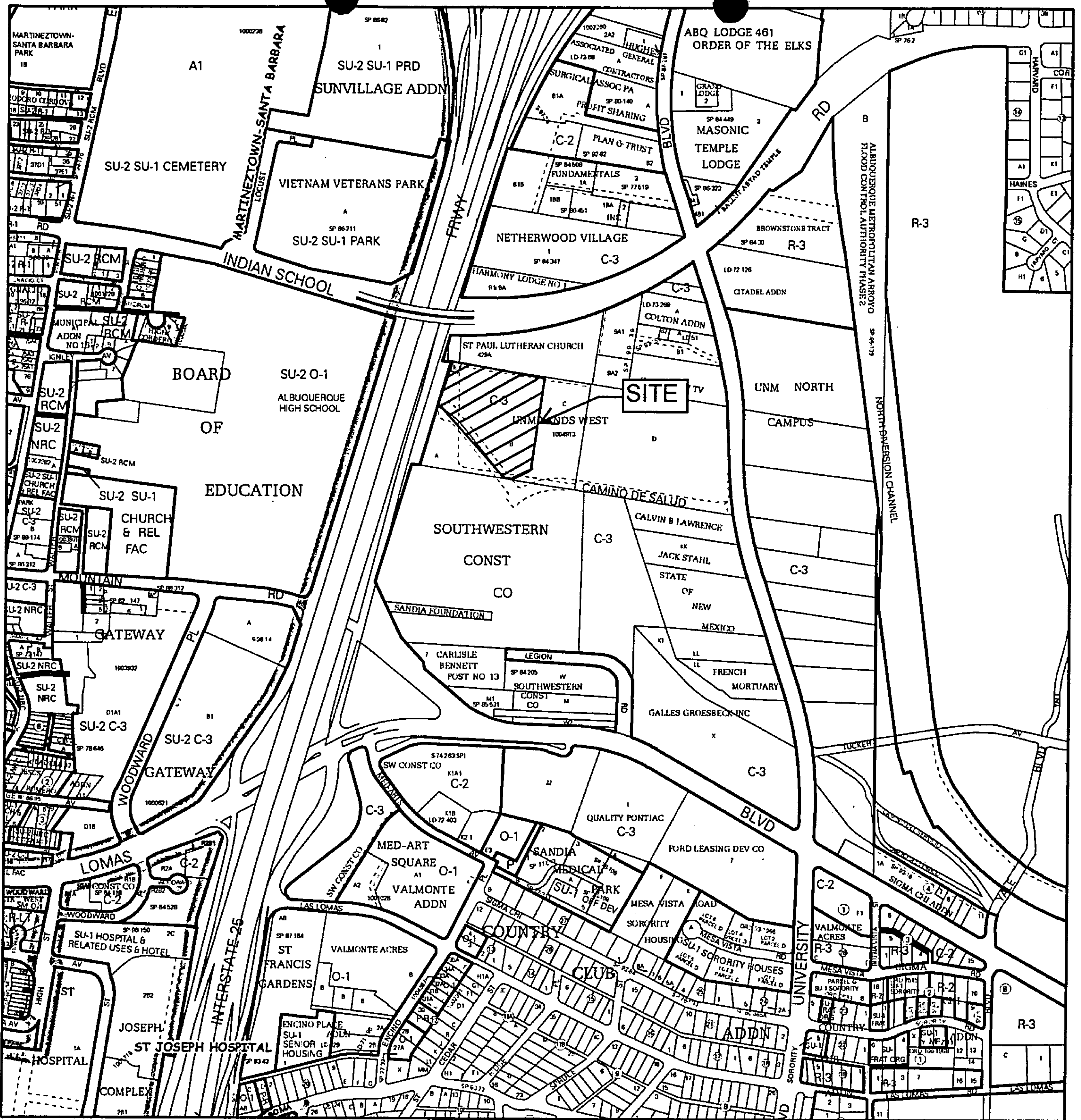


Form revised 4/07

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

Application case numbers  
09DRB - \_\_\_\_\_ - 70083

Valdy 2-27-09  
Planner signature / date  
Project # 1004913



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 6/13/2008

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

March 3, 2009

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

Re: Vacation of Private Easements  
UNM LANDS WEST

Dear Mr. Cloud:

This vacation action is in reference to a portion of UNM Lands west which provides access to the new State Lab Services Building as well as additional UNM Lands West tracts. The Sketch Plat was heard at DRB on February 11, 2009. Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Six (6) copies of the Vacation Exhibit
- Six (6) copies of the documents which granted the easements
- Authorization Letter from the Grantors and Beneficiaries of the easements
- Zone Atlas Maps showing the location of the property
- DRB Fee

The easements being vacated with this submittal are;

1. 24' Private Access Easement filed June 19, 2007. We intend to grant a new access easement with the project's plat.
2. Two Private Access Easements that follow a cul-de-sac that was not constructed. We intend to grant a new access easement with the plat that corresponds to the constructed access road and cul-de-sac.

The plat specifies that these easements were granted by Tracts A and B to benefit Tracts A, B, C, D, and E, the University of New Mexico, and Sandia Foundation.

The owners of the tracts of land on which these easements are located are the University of New Mexico and the State of New Mexico Property Control Division. These same parties are the grantors and beneficiaries of the easements. These parties have provided letters of authorization for this action and will be signing the related plat. Sandia Foundation is also a beneficiary of the second easement listed above. In this matter Sandia Foundation is represented by the University of New Mexico.

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

**ENGINEERING ▲**

**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**

Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
March 3, 2009  
Page 2 of 2

Please place this item on the DRB Agenda for hearing on March 25, 2009. If you have any questions or require further information, please contact me.

Sincerely,



Racquel Michel, E.I.  
Community Development and Planning

RM/cc  
Enclosures

cc: University of New Mexico (w/encl.)  
Ron Burstein, SSW  
Bruce Stidworthy, BHI

BILL RICHARDSON  
NEW MEXICO GOVERNOR

ARTURO L. JARAMILLO  
CABINET SECRETARY

BILL TAYLOR  
DIRECTOR  
PROPERTY CONTROL DIVISION



**NEW MEXICO**  
GENERAL SERVICES DEPARTMENT

ADMINISTRATIVE SERVICES DIVISION  
(505) 827-0620  
BUILDING SERVICES DIVISION  
(505) 827-2349  
PROPERTY CONTROL DIVISION  
(505) 827-2141  
PURCHASING DIVISION  
(505) 827-0472  
RISK MANAGEMENT DIVISION  
(505) 827-0442  
TRANSPORTATION SERVICES DIVISION  
(505) 476-1902

May 28, 2008

Ron Burstein, AIA, CCS  
Studio Southwest Architects, Inc.  
2101 Mountain Road NW  
Albuquerque, New Mexico 87104

Re: Tri-lab Owner Agent Authorization for Land Plat and Vacation Agreement

Dear Mr. Burstein:

This letter authorizes Studio Southwest Architects, Inc.; per PCD contract no. 06-350-0050-0040, to direct your approved Civil Consultant Bohannon-Huston, to act as agent for Tracts A, B & E, UNM Lands West on matters associated with the Vacation of Access Easements and the Re-plat of referenced properties.

Thank you for your prompt attention to this matter.

Sincerely,

Bill Taylor, Director, Property Control Division



ID 64957RAID

QUITCLAIM DEED

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a constitutionally created educational institution of the State of New Mexico, for consideration paid, hereby quitclaims to the STATE OF NEW MEXICO, whose address is c/o Property Control Division, 1100 St. Francis Drive, Santa Fe, New Mexico 87502, all of its rights, title, and interest in and to certain real estate located in Bernalillo County, New Mexico, more particularly described as follows:

Tract B of the Plat of Tracts A, B, C, D & E, U.N.M. Lands West, Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 2007 in Plat Book 2007C, folio 166 as Document Number 2007089423

subject to patent reservations, restrictions, easements, encumbrances, and other matters affecting title whether or not of record.

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

By: David W. Harris  
David W. Harris  
Executive Vice President for Administration, COO, and CFO  
University of New Mexico

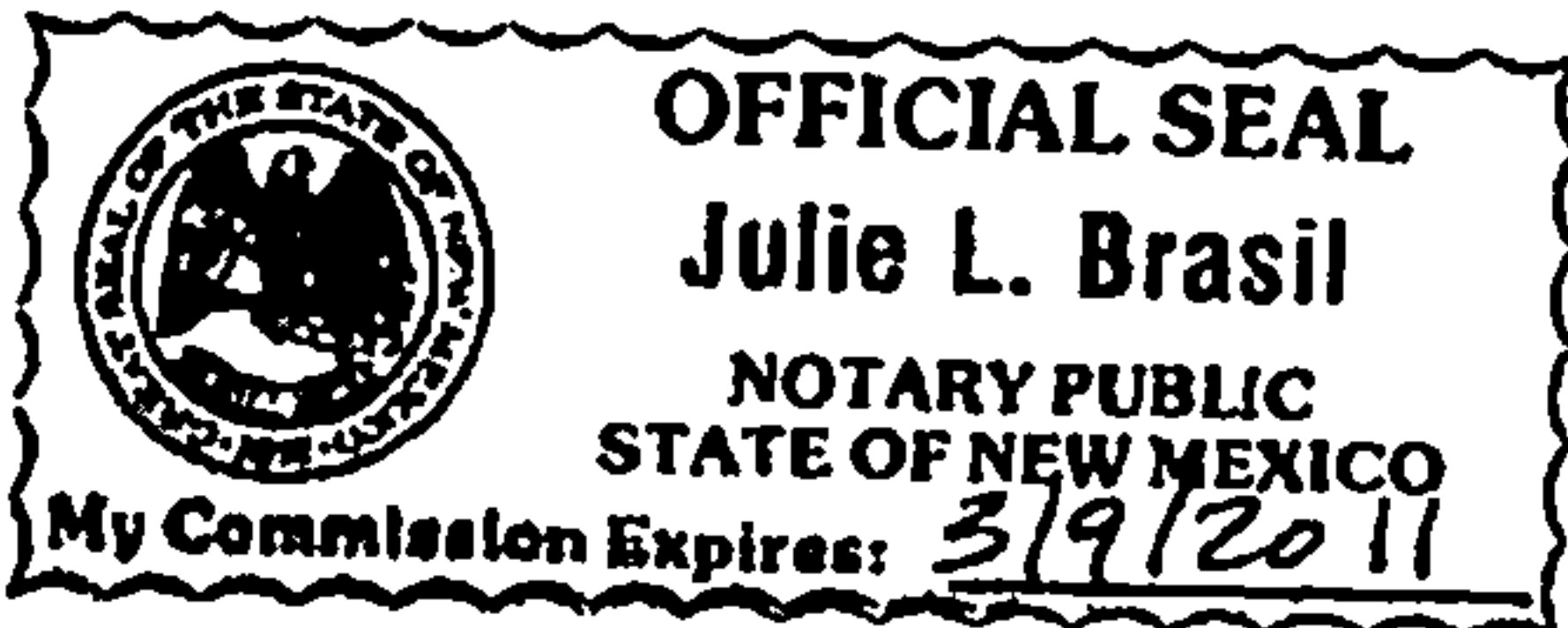
ACKNOWLEDGEMENT

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

This instrument was acknowledged before me this 2nd day of August, 2007, by 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.

Julie L. Brasil  
Notary Public

My commission expires: 3/9/2011



Doc# 2007158900

11/19/2007 03:36 PM Page: 1 of 1  
QCD R: \$9.00 H. Toulouse, Bernalillo County

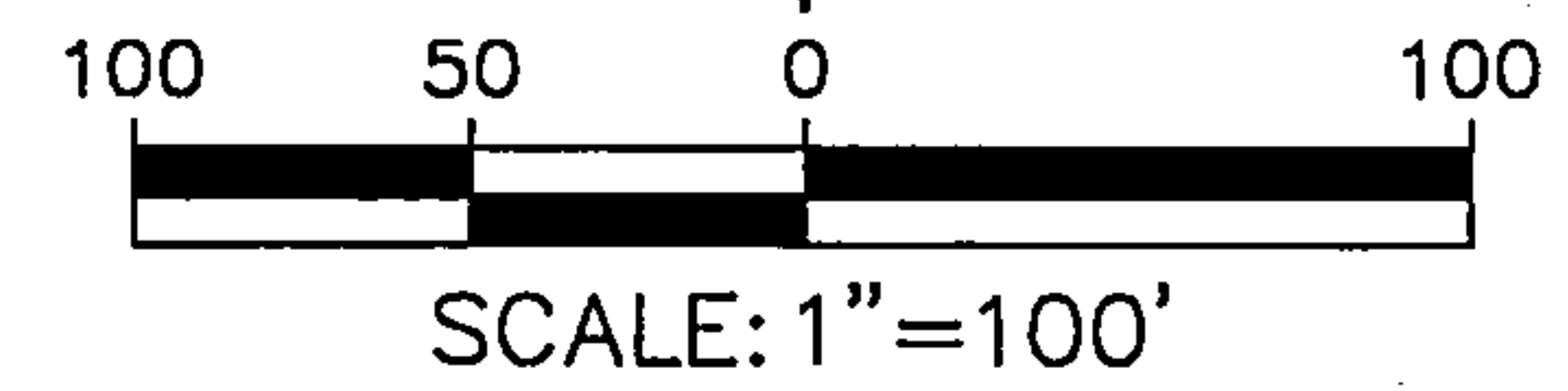
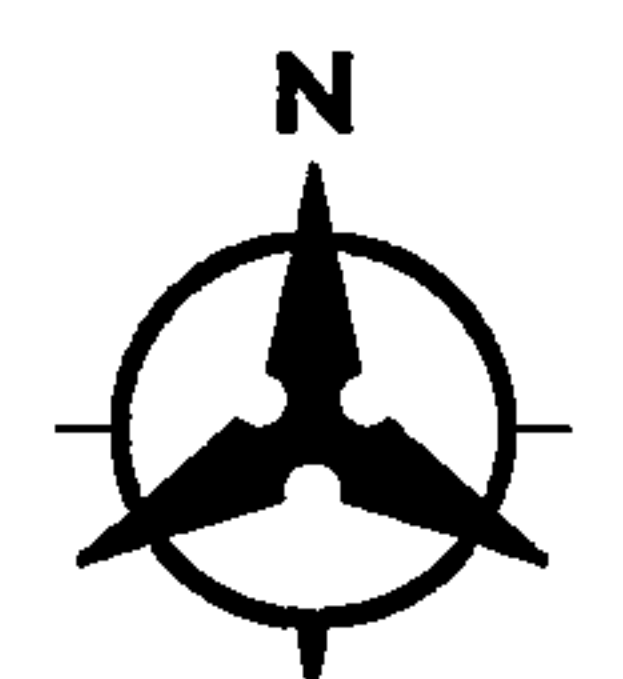


# VACATION EXHIBIT

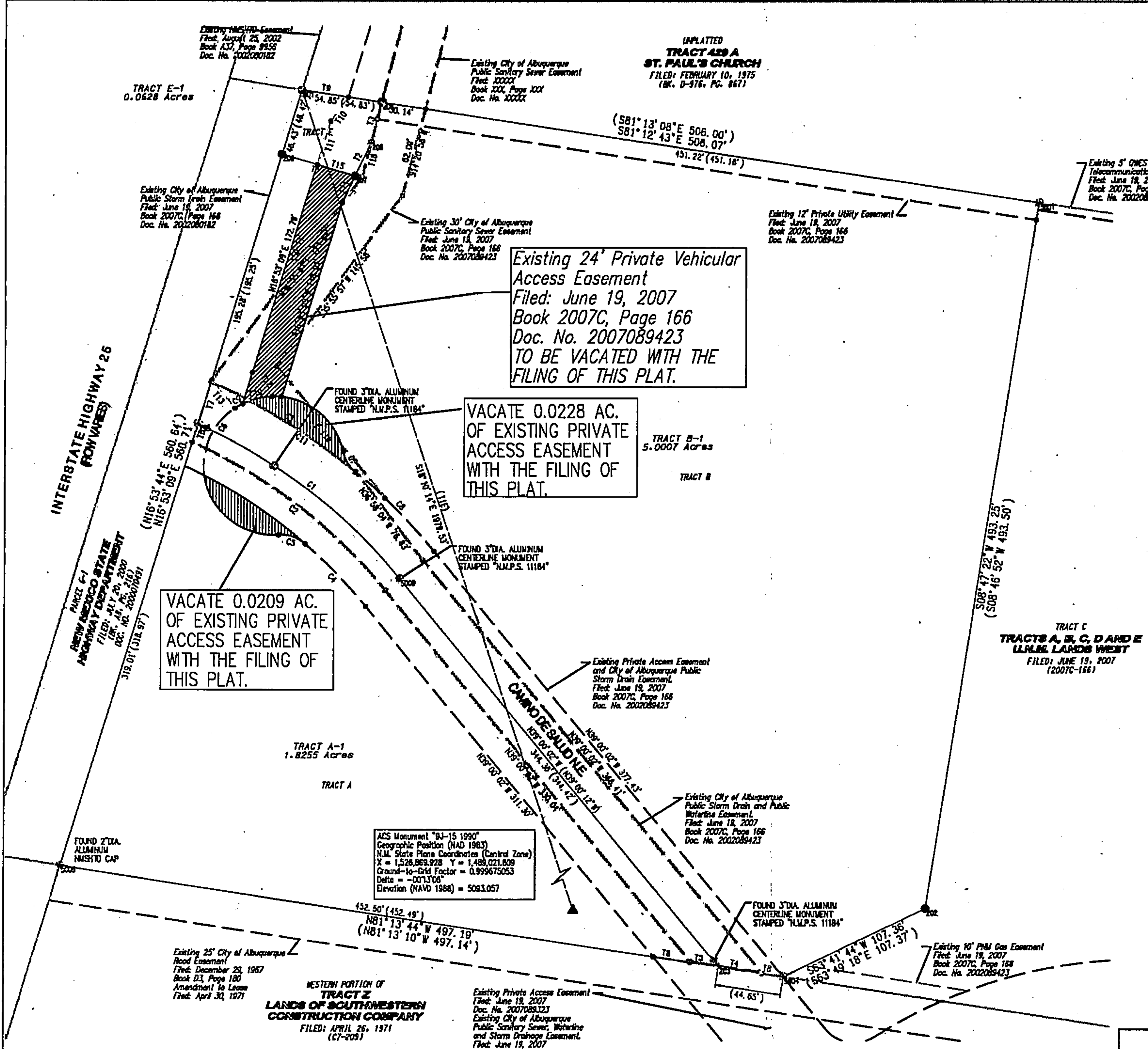
## TRACTS A-1, B-1 & E-1 U.N.M. LANDS WEST

(A REPLAT OF TRACTS A, B & E  
U.N.M. LANDS WEST)

ALBUQUERQUE, NEW MEXICO  
MAY, 2008

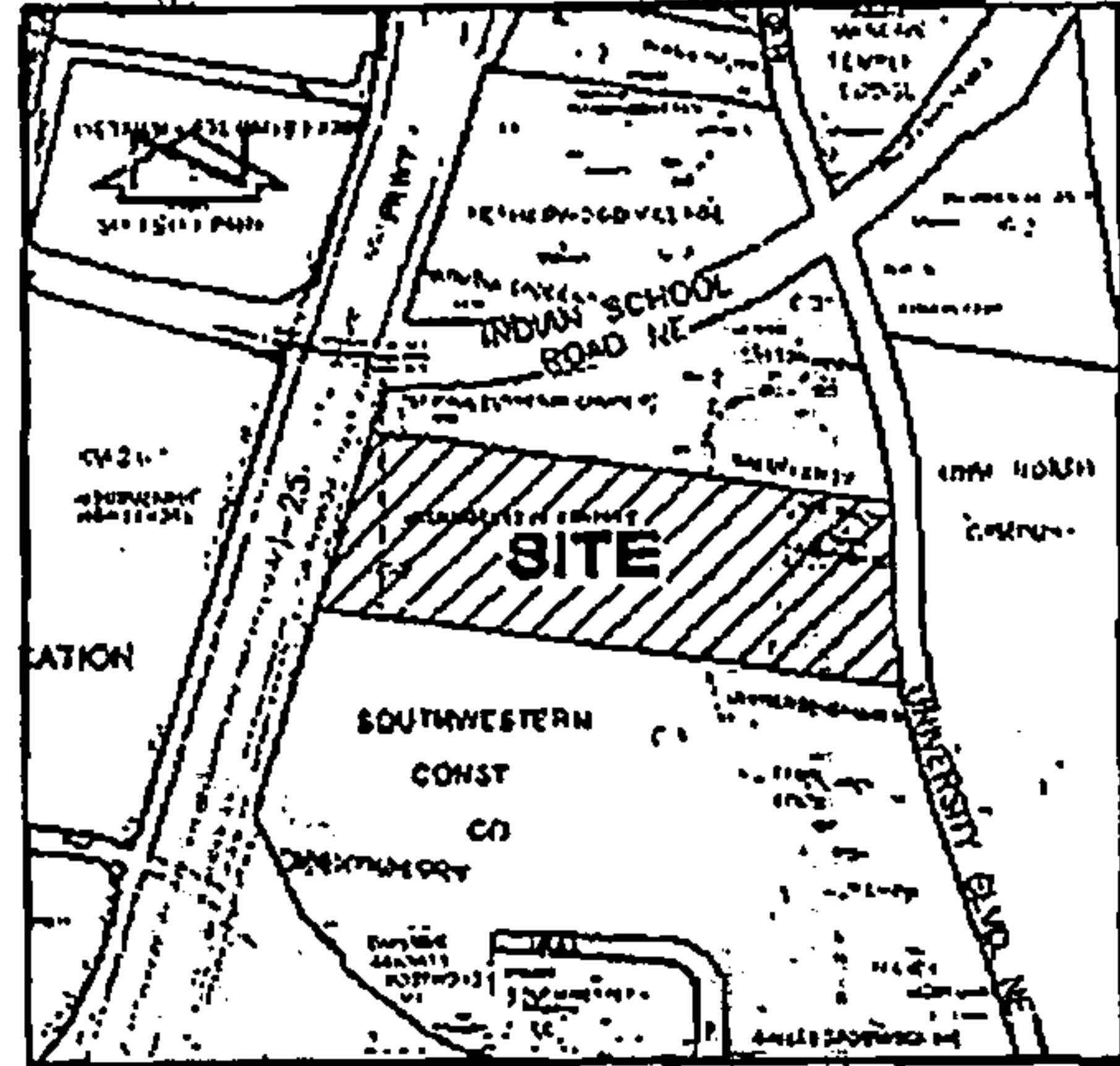


LEGEND	
	TRACT BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	10' PUE
	10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND ALUMINUM CAP AS NOTED
	FOUND NAIL W/WASHER STAMPED "P.S. 11184"
	FOUND REBAR, NO CAP
	FOUND REBAR W/PLASTIC SURVEY CAP STAMPED "P.S. 11184"
	#6 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY P8 18488"



P:\040107\cdp\exhibits\Vacation Exhibit.dwg  
 Wed, 21-May-2008 - 8:35:am, Plotted by: RMICHEL

**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING + SPATIAL DATA + ADVANCED TECHNOLOGIES



VICINITY MAP J-15 SCALE: 1" = 750'

DEDICATION AND FREE CONSENT

The undersigned herein 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.

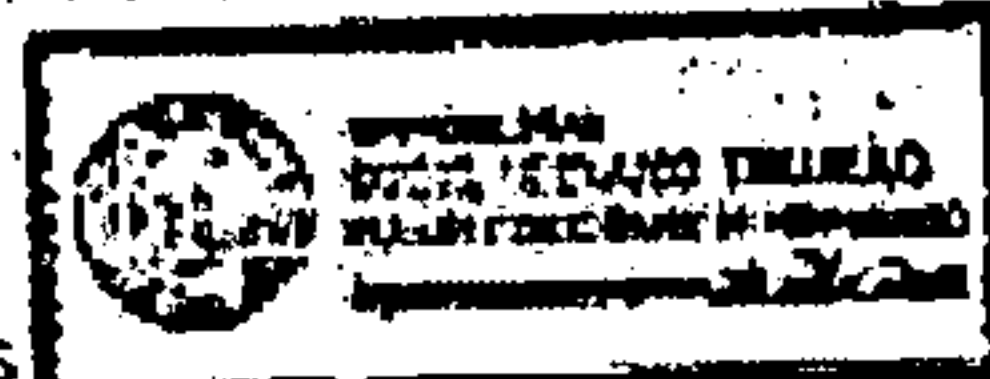
Kim D. Murphy, Director of Real Estate, University of New Mexico. Date: Feb. 26, 2007

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.

Deborah Blair 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 85-20, 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 6-1; together with Parcel A, U.N.M. 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 85-20, Pages 3981-3983, Doc. # 95085285; together with two unplatted tracts of land, known as Parcel 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. # 9237850, 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 85-20, 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 "9-115" 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 southwest property corner of an unplatted parcel known as Galaxy-SW TV (UPC #101505-35734910110), and also being a point on the west right-of-way line of University Boulevard R.L.; thence along an arc of a curve to the right with Delta = 01°37'13", R = 167.72 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, U.N.M. 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 = 1949.56 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 D338A, Pages 344-345, Doc. # D2854846 (UPC #101505-36227610102); thence N 81°13'44" W a distance of 594.03 feet to an angle point on the south boundary of said unplatted Parcel B, being the northwest property corner of said unplatted Tract 2, 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 269, Center Portion of Tract 2 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 north property line of said Tract 2, Lands of Southwestern Construction Company; thence N 10°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 THESE ARE CORRECT AND TRUE COPIES OF THE ORIGINAL RECORD AS FILED IN THE COUNTY CLERK'S OFFICE. 6-15-07

OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO. Includes recording information and date: 02-27-2007.

- DRB PROJECT NUMBER 100-913
APPLICATION NUMBER 06DRC-00730, 06URD-00731 07DRB-00072
APPROVALS:
Andrew Garcia, 6-18-07
Lynn Johnson, 3-7-07
Bradley D. Brighton, 3/7/07
Bradley D. Brighton, 3/5/07
Traffic Engineering, Transportation Division, City of Albuquerque, New Mexico, 2-27-07
Christina Sandoval, 3/26/07
City Surveyor, City of Albuquerque, New Mexico, 2-27-07
Lead D. Meza, 3-5-07
P.N.M. Electric Services, 3/27/07
Quest Telecommunications, 3-5-07
P.N.M. Gas Services, 3-5-07
Contract Cable Vision of New Mexico, Inc., 2-1-07

SURVEYORS CERTIFICATION
I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify that this Plat and the original 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 its 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. Cala, Jr., N.M.P.S. 11184, 02-09-2007

Logo for JMAA (James M. Anderson & Associates, Inc.) and contact information for the firm.

PLAT OF

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

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2007

COUNTY CLERK FILING DATA

Doc# 2807899423  
FILED IN 2007 FEB 28 10 45 AM  
COUNTY CLERK OFFICE BERNALILLO COUNTY  
1000 N. GARDEN AVENUE, SUITE 1000  
ALBUQUERQUE, NEW MEXICO 87102

Notes:

1. A boundary survey was performed in January and February, 2003, updated in July, 2003 and verified in January, 2007. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 14, Township 10 North, Range 3 East, N.M.P.M. (Town of Albuquerque Grid).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Central Station 9-115.
5. Record bearings and distances are shown in parenthesis.
6. Private steel mileage created by this plat is 0.25 miles (full-width).
7. Upon completion of the construction of the streets, City of Albuquerque approvals certifying monuments shall be placed at all intersections of as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are signalled with a symbol.
8. The purpose of this plat is to:
  - a. Ertangle the abject property and debt lines to create 5 (five) tracts from Parcel A, U.N.M. Prop Associates, Parcels 1 & 2, Unplatted Land of U.N.M. and Parcel B, Unplatted Lands of U.N.M.
  - b. 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 145, records of Bernalillo County, New Mexico (06DIR-00736).
  - c. 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 P.M.L. Gas Services (only) easements as shown.
9. The following documents and instruments were used for the performance and preparation of this survey:
  - a. Plat of U.N.M. Prop Associates, filed 10-22-1979, Book C15, Page 149, Records of Bernalillo County, New Mexico.
  - b. Plat for assessment purposes of Lands of Southwestern Construction Company, filed 01-06-1987, Book C6, Page 149, Records of Bernalillo County, New Mexico.
  - c. Plat for assessment purposes of Lands of Southwestern Construction Company, filed 04-26-1971, Book C7, Page 206, Records of Bernalillo County, New Mexico.
  - d. Plat of Lands of Southwestern Construction Company, filed 05-18-1984, Book C24, Page 10, Records of Bernalillo County, New Mexico.
  - e. Plat of Lands of Springer Transfer Company, filed 02-05-1999, Book 986, Page 25, Records of Bernalillo County, New Mexico.
  - f. New Mexico State Highway and Transportation Department Right of Way, Access Control & Monumentation Map, New Mexico Project No. 240584, dated 05-21-2002.
  - g. Certificate of Survey of Tract X & Y-1 together with a portion of Tract Z, Southwestern Construction Company prepared by Albuquerque Surveying Company, Inc. dated 12-11-1990.
  - h. A.L.L./K.C.E.M. Land Title Survey of Parcel W & V, Tract KK and a portion of Tract Z, Southwestern Construction Company prepared by Southwest Survey Company, Inc. dated 10-22-1996.
  - i. A.L.L./A.C.S.M. Land Title Survey of Parcel 1 and 2 prepared by Pioneer Engineering Services, Inc. dated 02-24-1992.
  - j. A.L.L./A.C.S.M. Land Title Survey of Parcel A and B prepared by Albuquerque Surveying Company, Inc. dated 07-27-1995.
  - k. Boundary Survey of Parcel A and B and Parcel A, U.N.M. Prop Associates, prepared by this firm dated 01-31-2001.
  - l. Warranty Deed filed 08-24-1995, Book 95-20, Pages 3984-3986, Doc #19950425, Records of Bernalillo County, New Mexico (Parcel B).
  - m. Warranty Deed filed 08-24-1995, Book 95-20, Pages 3981-3983, L.M. #5218825, Records of Bernalillo County, New Mexico (Parcel A).

- n. Warranty Deed filed 04-23-1992, Book 92-9, Pages 6361-6364, Doc #9237860, Records of Bernalillo County, New Mexico (Parcels 1 & 2).
- o. Special Warranty Deed filed 07-19-1988, Book D338A, Pages 344-345, Doc #08984846, Records of Bernalillo County, New Mexico (Lawrance).
- p. Special Warranty Deed filed 11-04-1995, Book 9818, Page 251, Doc #1998142060, Records of Bernalillo County, New Mexico (Tract K1).
- q. Quitclaim Deed filed 11-21-1987, Book D374A, Pages 36-38, Doc #89100100, Records of Bernalillo County, New Mexico (Tracts O.H. & L).
- r. Special Warranty Deed filed 11-04-1998, Book 9819, Page 252, Doc #1998142061, Records of Bernalillo County, New Mexico (portion of Tract Z).
- s. Warranty Deed filed 07-29-1975, Book D987, Pages 125-130, Doc #76521, Records of Bernalillo County, New Mexico (Tract Z).
- t. Quitclaim Deed filed 07-20-2000, Book A8, Page 216, Doc #2000070491, Records of Bernalillo County, New Mexico (Parcel 6-1).
- u. Warranty Deed executed 03-18-2003 (Parcel 5-3).
- v. Plat for assessment purposes of Lands of Southwestern Construction Company, filed 12-29-1967, Book D3, Page 180, Records of Bernalillo County, New Mexico.
- w. Boundary Survey of U.N.M. Lands West prepared by this firm certified 06-26-2003 (unrecorded).

10. Gross subdivision acreage = 20.0570 acres.  
 11. Current zoning on site is C-3, based upon review of the City of Albuquerque Zone Atlas.  
 12. Tracts A, B and C, U.N.M. Lands West are subject to the Temporary Construction Easement between the University of New Mexico and the State of New Mexico executed on January 22, 2007 (unrecorded).

BOUNDARY TABLES

LINE	DIRECTION	LENGTH	CHORD BEARING	CHORD	DELTA
L1	S 73°08'16" E	51.77'			
L2	N 25°30'11" E	25.40'			
L3	N 14°18'56" E	28.89'			
C1	N 81°13'10" W 888.06'				

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	1872.02'	52.94'	S 02°35'57" E	52.94'	01°37'13"
C2	1849.88'	212.34'	S 05°31'31" E	212.24'	06°14'22"
C3	360.00'	173.73'	N 52°15'05" W	174.17'	26°20'47"
C1C3	300.33'	118.90'	S 87°33'10" W	118.12'	27°40'58"

EASEMENT TABLES

LINE	DIRECTION	LENGTH	BEARING	CHORD	DELTA	REMARKS
E1	S 87°15'00" W	16.00'	S 87°15'00" W	16.00'	0°00'00"	
E2	N 87°15'00" E	29.27'	N 87°15'00" E	29.27'	0°00'00"	
E3	N 87°15'00" E	20.00'	N 87°15'00" E	20.00'	0°00'00"	
E4	S 87°15'00" E	21.65'	S 87°15'00" E	21.65'	0°00'00"	
E5	S 87°15'00" E	10.00'	S 87°15'00" E	10.00'	0°00'00"	
E6	S 87°15'00" E	15.00'	S 87°15'00" E	15.00'	0°00'00"	
E7	N 87°15'00" E	20.00'	N 87°15'00" E	20.00'	0°00'00"	
E8	S 87°15'00" E	30.00'	S 87°15'00" E	30.00'	0°00'00"	
E9	S 87°15'00" E	30.00'	S 87°15'00" E	30.00'	0°00'00"	
E10	S 87°15'00" E	23.48'	S 87°15'00" E	23.48'	0°00'00"	
E11	S 87°15'00" E	8.50'	S 87°15'00" E	8.50'	0°00'00"	
E12	S 87°15'00" E	24.90'	S 87°15'00" E	24.90'	0°00'00"	
E13	N 04°02'00" W	53.00'	N 04°02'00" W	53.00'	0°00'00"	
E14	N 04°02'00" W	23.12'	N 04°02'00" W	23.12'	0°00'00"	
E15	N 04°02'00" W	84.81'	N 04°02'00" W	84.81'	0°00'00"	
E16	S 07°55'00" E	39.23'	S 07°55'00" E	39.23'	0°00'00"	
E17	S 07°55'00" E	29.37'	S 07°55'00" E	29.37'	0°00'00"	
E18	S 07°55'00" E	5.82'	S 07°55'00" E	5.82'	0°00'00"	
E19	S 07°55'00" E	48.91'	S 07°55'00" E	48.91'	0°00'00"	
E20	S 07°55'00" E	11.72'	S 07°55'00" E	11.72'	0°00'00"	
E21	S 07°55'00" E	8.99'	S 07°55'00" E	8.99'	0°00'00"	
E22	S 07°55'00" E	47.74'	S 07°55'00" E	47.74'	0°00'00"	
E23	S 07°55'00" E	49.78'	S 07°55'00" E	49.78'	0°00'00"	
E24	S 07°55'00" E	28.27'	S 07°55'00" E	28.27'	0°00'00"	
E25	S 07°55'00" E	27.37'	S 07°55'00" E	27.37'	0°00'00"	
E26	S 07°55'00" E	63.28'	S 07°55'00" E	63.28'	0°00'00"	
E27	S 07°55'00" E	25.23'	S 07°55'00" E	25.23'	0°00'00"	
E28	S 07°55'00" E	40.23'	S 07°55'00" E	40.23'	0°00'00"	
E29	S 07°55'00" E	63.18'	S 07°55'00" E	63.18'	0°00'00"	
E30	S 07°55'00" E	43.12'	S 07°55'00" E	43.12'	0°00'00"	
E31	S 07°55'00" E	44.69'	S 07°55'00" E	44.69'	0°00'00"	
E32	S 07°55'00" E	311.25'	S 07°55'00" E	311.25'	0°00'00"	
E33	S 07°55'00" E	37.48'	S 07°55'00" E	37.48'	0°00'00"	
E34	S 07°55'00" E	31.82'	S 07°55'00" E	31.82'	0°00'00"	
E35	S 07°55'00" E	20.54'	S 07°55'00" E	20.54'	0°00'00"	
E36	S 07°55'00" E	31.43'	S 07°55'00" E	31.43'	0°00'00"	
E37	S 07°55'00" E	150.00'	S 07°55'00" E	150.00'	0°00'00"	
E38	S 07°55'00" E	21.19'	S 07°55'00" E	21.19'	0°00'00"	

CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA	REMARKS
E1	1872.02'	52.94'	S 02°35'57" E	52.94'	01°37'13"	
E2	1849.88'	212.34'	S 05°31'31" E	212.24'	06°14'22"	
E3	360.00'	173.73'	N 52°15'05" W	174.17'	26°20'47"	
E4	300.33'	118.90'	S 87°33'10" W	118.12'	27°40'58"	



JEFF MORTENSEN & ASSOCIATES, INC.  
 5010-B KIDWAY PARK S.W. U.S. 91  
 ALBUQUERQUE, NEW MEXICO 87105  
 ENGINEERS & SURVEYORS 505/345-4289  
 JOB #2005.102.7 PHN:

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

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2007

Doc# 2007030121  
 Filed 02/28/07 10:48 AM  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 COUNTY CLERK FILING DATA

COUNTY CLERK FILING DATA

KEYED NOTES

VACATED EASEMENTS

- ① 6' PNM AND MST&T COMPANY EASEMENT GRANTED BY DOCUMENT FILED 05-26-1967, BOOK MISC. 69, PAGE 137; VACATED BY D6DRB-00730 (DRB #1004913)
- ② 5' PNM AND MST&T COMPANY EASEMENT GRANTED BY DOCUMENT FILED 06-05-1967, BOOK MISC. 69, PAGE 845; VACATED BY D6DRB-00730 (DRB #1004913)

EXISTING EASEMENTS

- ③ 5' MST&T COMPANY R.O.W. EASEMENT GRANTED BY DOCUMENT FILED 03-16-1971, BOOK MISC. 208, PAGES 73-74, DOC. #18473
- ④ 5' PNM EASEMENT GRANTED BY DOCUMENT FILED 02-12-1960, BOOK D527, PAGE 23
- ⑤ 7' MST&T COMPANY R.O.W. EASEMENT GRANTED BY DOCUMENT FILED 03-16-1971, BOOK MISC. 208, PAGE 75
- ⑥ PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 09-11-2002, BOOK A41, PAGE 4648, DOC. #2002114976
- ⑦ PUBLIC ROADWAY EASEMENT GRANTED BY DOCUMENT FILED 09-11-2002, BOOK A41, PAGE 4648, DOC. #2002114976
- ⑧ PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 12-21-2004, BOOK A88, PAGE 7410, DOC. #2004177899

EXISTING EASEMENTS - OFFSITE

- ⑨ APPROXIMATE LOCATION OF 6'x49' SIDEWALK ACCESS EASEMENT GRANTED BY DOCUMENT FILED 05-20-1998, BOOK 9310, PAGE 560, DOC. #1998082148; DRIVEWAY IS CURRENTLY CLOSED
- ⑩ 25' CITY OF ALBUQUERQUE ROAD EASEMENT AS DEPICTED ON PLAT D3-180, ALSO DESCRIBED BY AMENDMENT TO LEASE EXECUTED ON 04-30-1971
- ⑪ APPROXIMATE LOCATION OF 10' PNM EASEMENT GRANTED BY DOCUMENT FILED 09-26-1958, BOOK D444, PAGE 132
- ⑫ NMSHTD EASEMENT GRANTED BY DOCUMENT FILED 08-25-2002, BOOK A37, PAGE 9956, DOC. #2002080182

MONUMENTS

- (A) FOUND REBAR W/ALUMINUM CAP STAMPED "NMSHTD", TAGGED W/WASHER STAMPED "NMPS 11184"
- (B) FOUND REBAR W/ALUMINUM CAP STAMPED "NMSHTD", 0.1' SOUTH OF PROPERTY LINE
- (C) FOUND #5 REBAR, BENT, 0.7' SOUTH OF PROPERTY LINE
- (D) FOUND CHISELED "4" IN CONCRETE SIDEWALK
- (E) FOUND NAG NAIL W/WASHER STAMPED "NMPS 11184" IN ASPHALT
- (F) FOUND REBAR W/CAP STAMPED "10464", TAGGED W/WASHER STAMPED "NMPS 11184"
- (G) FOUND REBAR W/ALUMINUM CAP STAMPED "NMLS 8261", TAGGED W/WASHER STAMPED "NMPS 11184"
- (H) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

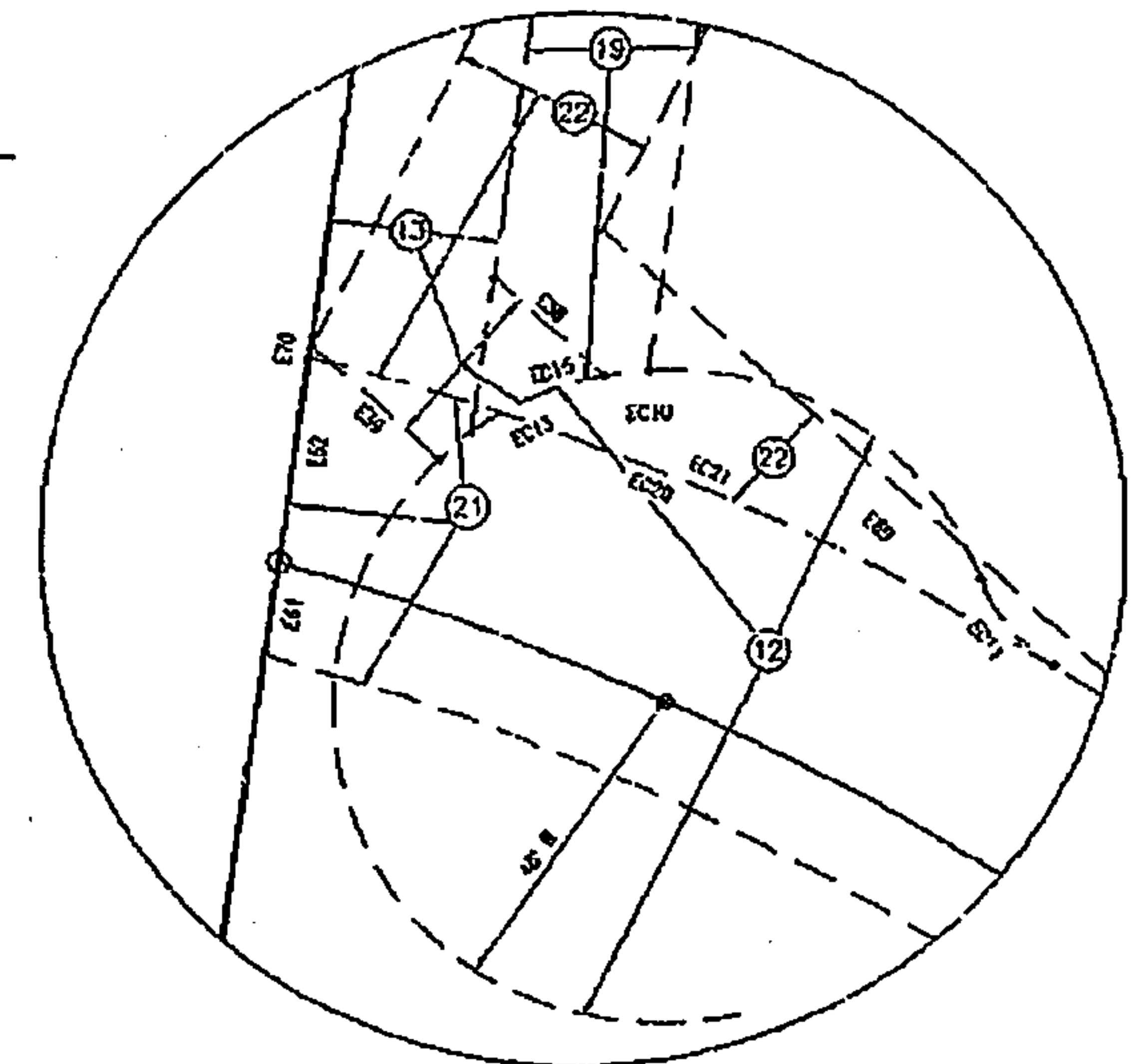
NEW EASEMENTS

- ⑬ PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE TRACTS A, B, C, D AND E, U.N.M. LANDS WEST, AND THE UNIVERSITY OF NEW MEXICO AND SANDIA FOUNDATION. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER. ALSO CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- ⑭ CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT
- ⑮ CITY OF ALBUQUERQUE PUBLIC WATER METER EASEMENT GRANTED BY THIS PLAT
- ⑯ 10' PNM GAS SERVICES EASEMENT, ONLY, GRANTED BY THIS PLAT TO SERVE TRACTS B, C AND D, U.N.M. LANDS WEST
- ⑰ NON-SPECIFIC PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT D. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF TRACT C.
- ⑱ NON-SPECIFIC PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACTS C AND D. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF TRACT B.
- ⑲ NON-SPECIFIC PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACTS B, C AND D. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF TRACT E
- ⑳ PRIVATE VEHICULAR ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT E. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT B.
- ㉑ 12' PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT TO SERVE THE UNIVERSITY OF NEW MEXICO. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNIVERSITY OF NEW MEXICO.
- ㉒ CITY OF ALBUQUERQUE PUBLIC WATERLINE AND CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT
- ㉓ CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT
- ㉔ CITY OF ALBUQUERQUE PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT
- ㉕ 5' QWEST TELECOMMUNICATIONS EASEMENT GRANTED BY THIS PLAT

NEW EASEMENTS - OFFSITE

- ㉖ PRIVATE ACCESS EASEMENT TO BE GRANTED BY SEPARATE EASEMENT DOCUMENT TO SERVE TRACTS A, B, C, D AND E. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER. CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE, CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER AND CITY OF ALBUQUERQUE PUBLIC WATERLINE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.
- ㉗ CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.

EASEMENT DETAIL

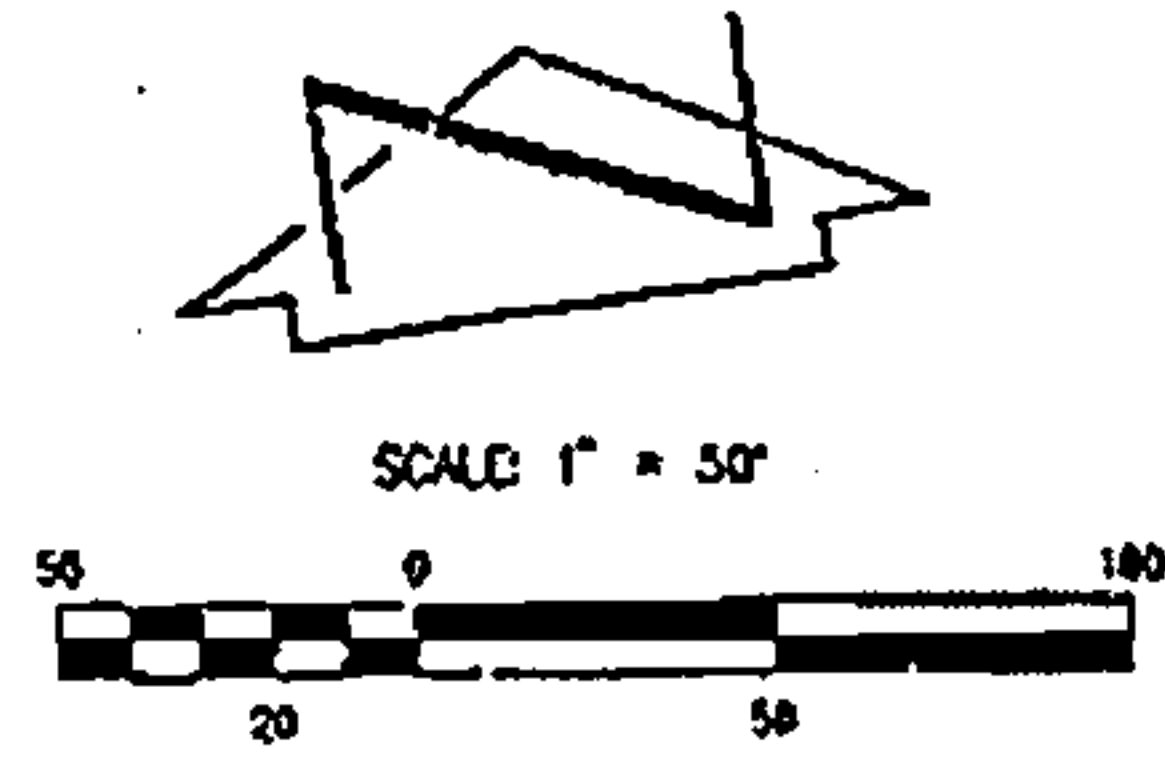


JEFF MURTESEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE, NEW MEXICO 87109  
 ENGINEERS & SURVEYORS (505) 345-4250  
 JOB #2005.170.7 FINAL

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

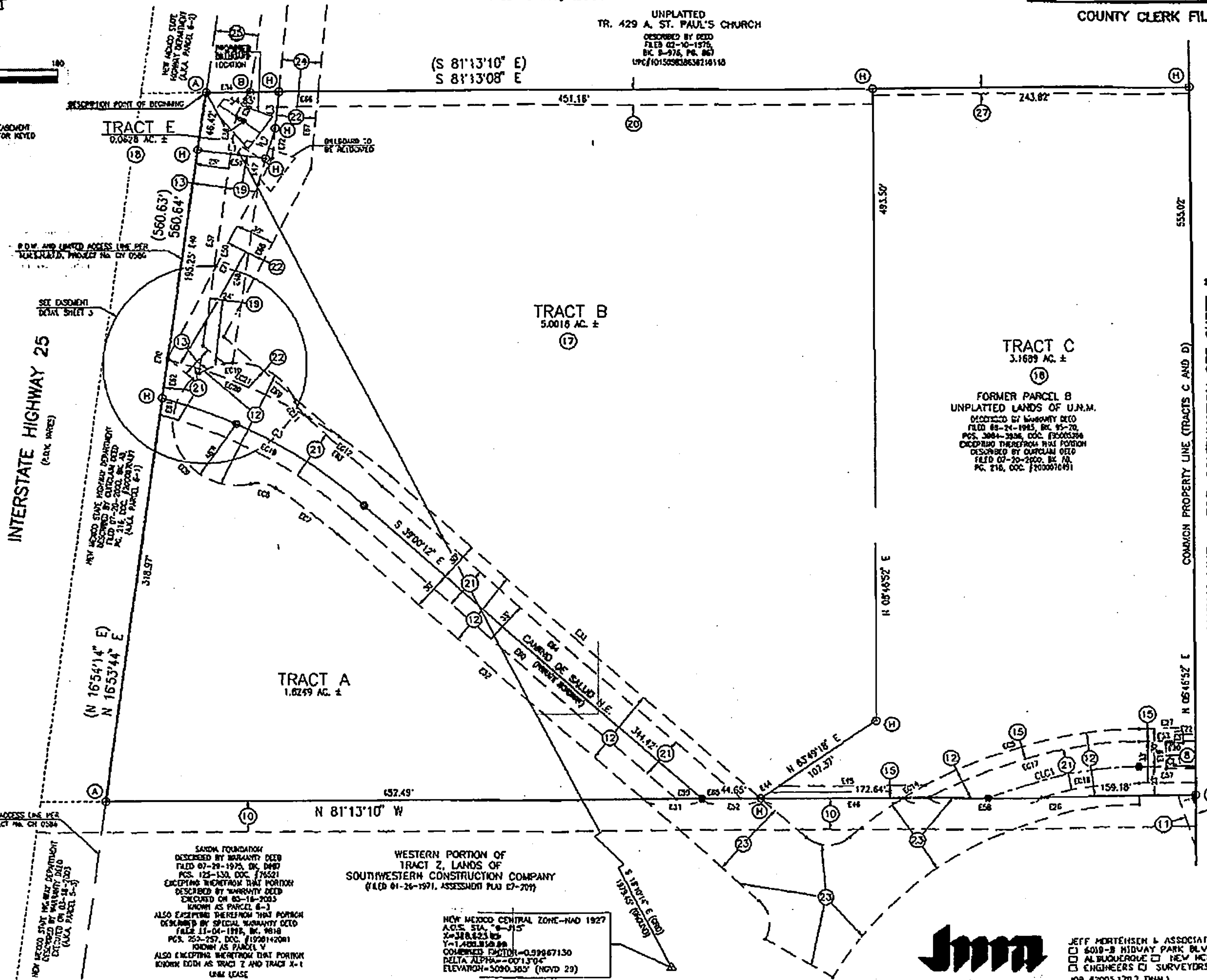
Doc# 2007089423  
Doc# 2007089423  
Doc# 2007089423

COUNTY CLERK FILING DATA



NOTE: FOR BOUNDARY LABELS AND CALCULATION TABLES SEE SHEET 2 OF 5; FOR REVEAL NOTES SEE SHEET 3 OF 5

UNPLATTED  
TR. 429 A. ST. PAUL'S CHURCH  
DESCRIBED BY DEED  
FILED 02-10-1976  
BK. 8-976, PG. 867  
LPC#101502828638718110



INTERSTATE HIGHWAY 25  
(PARK WAY)

R.O.W. AND LIMITED ACCESS LINE PER  
ALBUQUERQUE, PROJECT NO. 0284

NEW MEXICO STATE HIGHWAY DEPARTMENT  
DESCRIBED BY WARRANTY DEED  
FILED 07-24-2003, BK. 10  
PG. 216, DOC. 1200000001  
(U.N.M. PARCEL 8-1)

NEW MEXICO STATE HIGHWAY DEPARTMENT  
DESCRIBED BY WARRANTY DEED  
FILED 07-24-2003, BK. 10  
PG. 216, DOC. 1200000001  
(U.N.M. PARCEL 8-1)

WESTERN PORTION OF  
TRACT Z, LANDS OF  
SOUTHWESTERN CONSTRUCTION COMPANY  
(FILED 01-26-1991, ASSESSMENT PLAN 17-707)

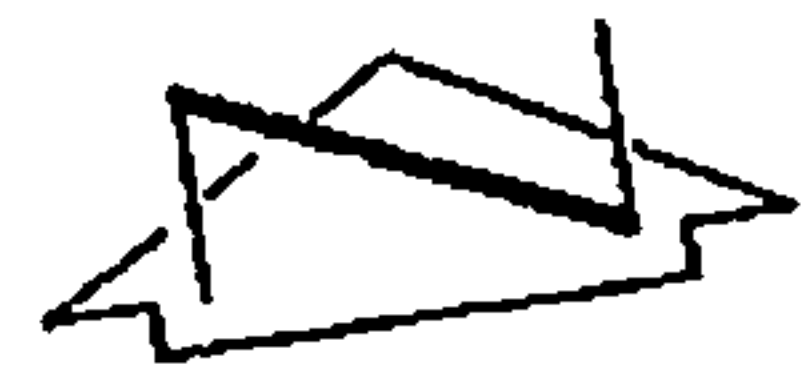
NEW MEXICO CENTRAL ZONE-NAD 1927  
A.C.S. STA. 8-715  
X=348,423.85  
Y=1,408,810.88  
COMBINED FACTOR=0.99987130  
DELTA ALPHA=-00°13'04"  
ELEVATION=5090.385' (NOV 29)



JEFF MORTENSEN & ASSOCIATES, INC.  
6018-B HIGHWAY PARK BLVD. AVE.  
ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS & SURVEYORS (505) 345-4250  
JOB #2005.170.7 (T.M.)

MATCH LINE - FOR CONTINUATION SEE SHEET 5

SP #Z007050121



SCALE: 1" = 50'



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

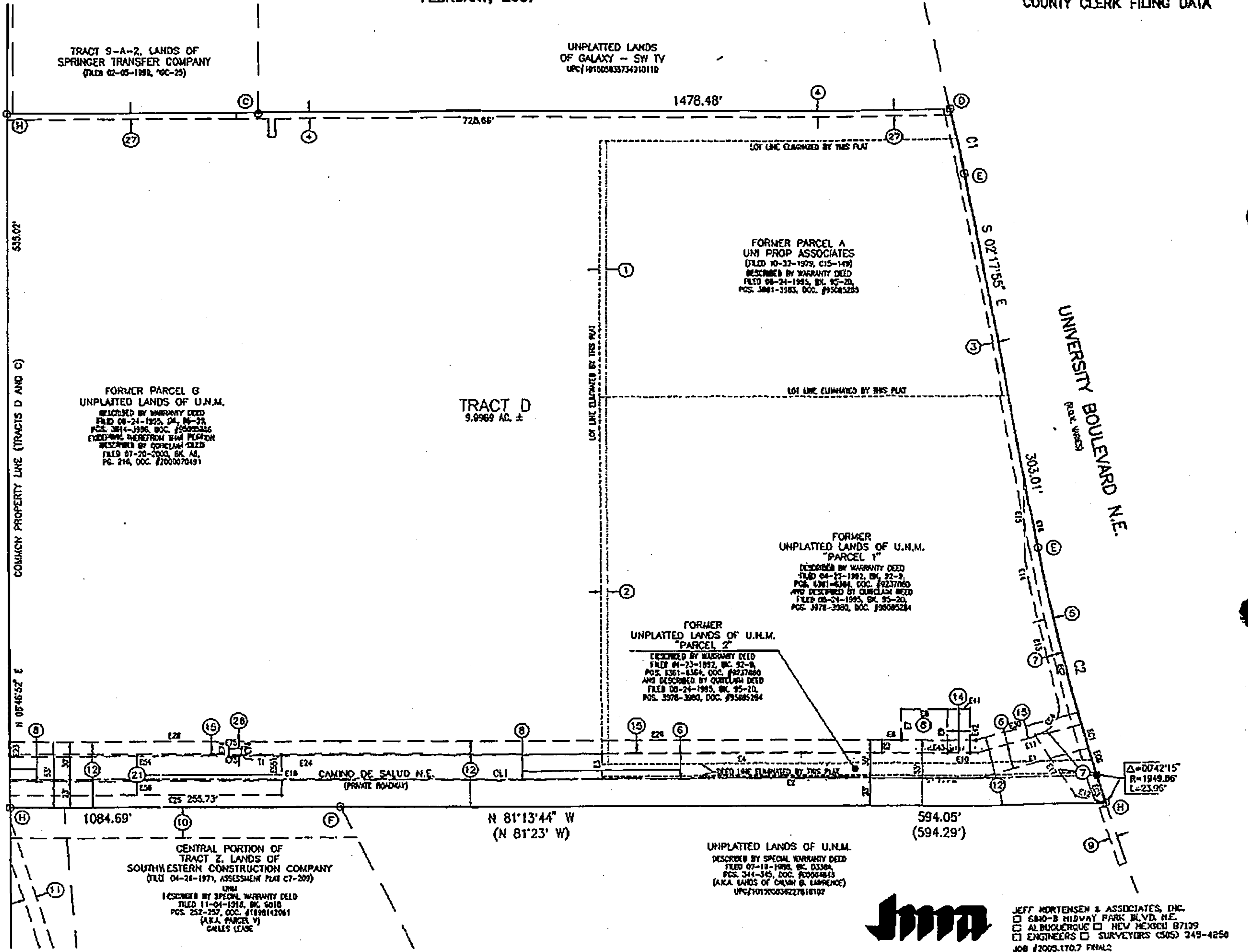
# PLAT OF TRACTS A, B, C, D AND E, U.N.M. LANDS WEST

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2007

Doc# 2007080423  
PLAT # 123780 Pgs. 6 of 6. Replat of 2007. 40 AC. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
BOOK 075, PAGE 123780

COUNTY CLERK FILING DATA

MATCH LINE - FOR CONTINUATION SEE SHEET 4



TRACT 9-A-2, LANDS OF SPRINGER TRANSFER COMPANY  
(FILED 02-05-1989, \*00-25)

UNPLATTED LANDS OF GALAXY - SW TV  
UPC#101505833734910110

FORMER PARCEL A  
UNI PROP ASSOCIATES  
(FILED 10-22-1979, 015-149)  
DESCRIBED BY WARRANTY DEED  
FILED 08-24-1993, BK. 95-20,  
PGS. 3801-3803, DOC. #95045283

FORMER PARCEL G  
UNPLATTED LANDS OF U.N.M.  
DESCRIBED BY WARRANTY DEED  
FILED 08-24-1993, BK. 95-20,  
PGS. 3814-3816, DOC. #95045286  
CORRECTED HEREIN WITH PLATON  
DESCRIBED BY CORRECTION DEED  
FILED 07-20-2000, BK. A2,  
PG. 214, DOC. #2000070491

TRACT D  
9.9969 AC. ±

FORMER UNPLATTED LANDS OF U.N.M. "PARCEL 1"  
DESCRIBED BY WARRANTY DEED  
FILED 04-23-1992, BK. 92-9,  
PGS. 6361-6364, DOC. #9237860  
AND DESCRIBED BY CORRECTION DEED  
FILED 08-24-1993, BK. 95-20,  
PGS. 3978-3980, DOC. #95045284

FORMER UNPLATTED LANDS OF U.N.M. "PARCEL 2"  
DESCRIBED BY WARRANTY DEED  
FILED 04-23-1992, BK. 92-9,  
PGS. 6361-6364, DOC. #9237860  
AND DESCRIBED BY CORRECTION DEED  
FILED 08-24-1993, BK. 95-20,  
PGS. 3978-3980, DOC. #95045284

CENTRAL PORTION OF TRACT Z, LANDS OF SOUTHWESTERN CONSTRUCTION COMPANY  
(FILED 04-28-1977, ASSESSMENT PLAT C7-209)  
UNI  
DESCRIBED BY SPECIAL WARRANTY DEED  
FILED 11-04-1998, BK. 0338A,  
PGS. 252-257, DOC. #1199812061  
(AKA PARCEL V)  
CALLES LEASE

UNPLATTED LANDS OF U.N.M.  
DESCRIBED BY SPECIAL WARRANTY DEED  
FILED 07-18-1998, BK. 0338A,  
PGS. 344-345, DOC. #00048413  
(AKA LANDS OF CLM B. LAWRENCE)  
UPC#701905039227818107



JEFF MORTENSEN & ASSOCIATES, INC.  
6840-B HIGHWAY PARK BLVD. N.E.  
ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS SURVEYORS (SOS) 345-4250  
JOB #2005.170.7 FINAL

ASSIGNMENT AND AMENDMENT TO AGREEMENT TO  
CONSTRUCT SUBDIVISION IMPROVEMENTS  
NAME OF PROJECT: TRACT B, U.N.M. LANDS WEST  
— ORIGINAL SUBDIVIDER: THE REGENTS OF THE UNIVERSITY OF NEW MEXICO  
  
NEW OWNER: STATE OF NEW MEXICO, GENERAL SERVICES DEPARTMENT,  
PROPERTY CONTROL DIVISION  
CITY PROJECT # 670183

THIS ASSIGNMENT AND AMENDMENT is made this 14 day of November, 2007, by the City of Albuquerque, New Mexico ("City") and the (original subdivider:) The Regents of the University of New Mexico ("Assignor") and (new owner): State of New Mexico, General Services Department, Property Control Division ("Assignee") a, (state type of business entity, for instance "New Mexico corporation", "general partnership", "Joint venture", "individual", etc. :) A State Government Entity, whose address is 1100 South St. Francis Drive, Santa Fe, NM 87502 and whose telephone number is 505-827-2141, is made in Albuquerque, New Mexico and is entered into as of the date of final execution on this Agreement.

WHEREAS, the Assignor was the developer/subdivider of the (Name of Project:) Tract B, U.N.M. Lands West, City Project No.: 670183; and

WHEREAS, the City Assignor entered into an Agreement ("Original Agreement") on March 12, 2007, which was recorded on June 19, 2007 in the records of the Bernalillo County Clerk as Document #2007089323, wherein Assignor agreed to construct certain public and/or private Improvements described in Exhibit A, Required Infrastructure Listing; and

WHEREAS, the Original Agreement provides that if the Subdivision or any part thereof is sold, conveyed or assigned the City will not release the Assignor from its obligations, nor will the City release Assignor's financial guaranty until a successor in interest to the Assignor has entered into a SUBDIVISION IMPROVEMENTS AGREEMENT with the City and posted a substitute financial guaranty satisfactory to the City; and

WHEREAS, Assignee is the new owner of Tract B, U.N.M. Lands West having acquired its interest by a Quitclaim Deed, which was recorded on \_\_\_\_\_ in the records of the Bernalillo County Clerk at Book Misc. \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_.

THEREFORE, the Assignor, Assignee and the City agree:

1. Assignment: Assignor hereby assigns to Assignee all of Assignor's right, title and interest in and to the Original Agreement as amended, and all of the duties and obligations of Assignor there under. All references in the Original Agreement as amended to the Assignor as "Developer" or "Subdivider" are deleted and the Assignee is substituted hereafter. Assignee agrees that the terms and conditions of the Original Agreement as amended which previously applied to Assignor are hereby ratified and confirmed by, and made applicable to Assignee.
2. Amendment to Exhibit A: Exhibit A, DRB Infrastructure List dated 01/31/07 of the Original Agreement is amended to include DRB Project No: 1004913 Infrastructure List revised 2/2/2007.

STATE OF N.M.

SEP 10 9 22 AM '07

RECEIVED

Doc# 2007157716

11/15/2007 01:44 PM Page: 1 of 4  
ASSN R: \$15.00 M. Toulouse, Bernalillo County





3. Financial Guaranty: With this Assignment and Amendment, Assignee has provided the City with a Financial Guaranty by requiring the City be added as co-obligee on the performance bond of the State Property Control Division's General Contractor, which action satisfies the requirements of Section 5 of the Original Agreement, and therefore the City agrees that the Municipal Lien filed under the terms of the Original Agreement (Doc# 2007089425) shall be released.

4. Amendment of Section 13: Section 13 of the Original Agreement is amended to add the following sentence as the last sentence of that section: Assignee's obligation to perform under this Section is contingent upon sufficient appropriations and authorization being made by the Legislature of New Mexico.

5. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Assignment and Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of this Assignment and Amendment to Original Agreement will control.

6. Entire Agreement: The Original Agreement and this Assignment and Amendment 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.

7. Changes to Agreement: Changes to this Assignment and Amendment are not binding unless made in writing, signed by all parties.

8. Form not Changed: Assignor and Assignee agree that changes to this form are not binding unless initialed by all parties on this form.

9. Authority to Execute: If the Assignor signing below was not the prior owner of the subdivision, or the Assignee is not the present owner of the Subdivision, the true past and/or present owner(s) must execute and deliver to the City a power of Attorney or other evidence of authority which is acceptable to the City, establishing the authority of the Assignor and/or Assignee to sign this Assignment and Amendment.

Executed on the date stated in the first paragraph of this Assignment and Amendment.

**ASSIGNOR:**

By (Signature):

Name: David W. Harris

Title: Executive Vice President for Administration, COO and CFO, The Regents of the University of New Mexico

Dated: 8/2/07

**ASSIGNEE:**

By (Signature):

Name: Bill Taylor

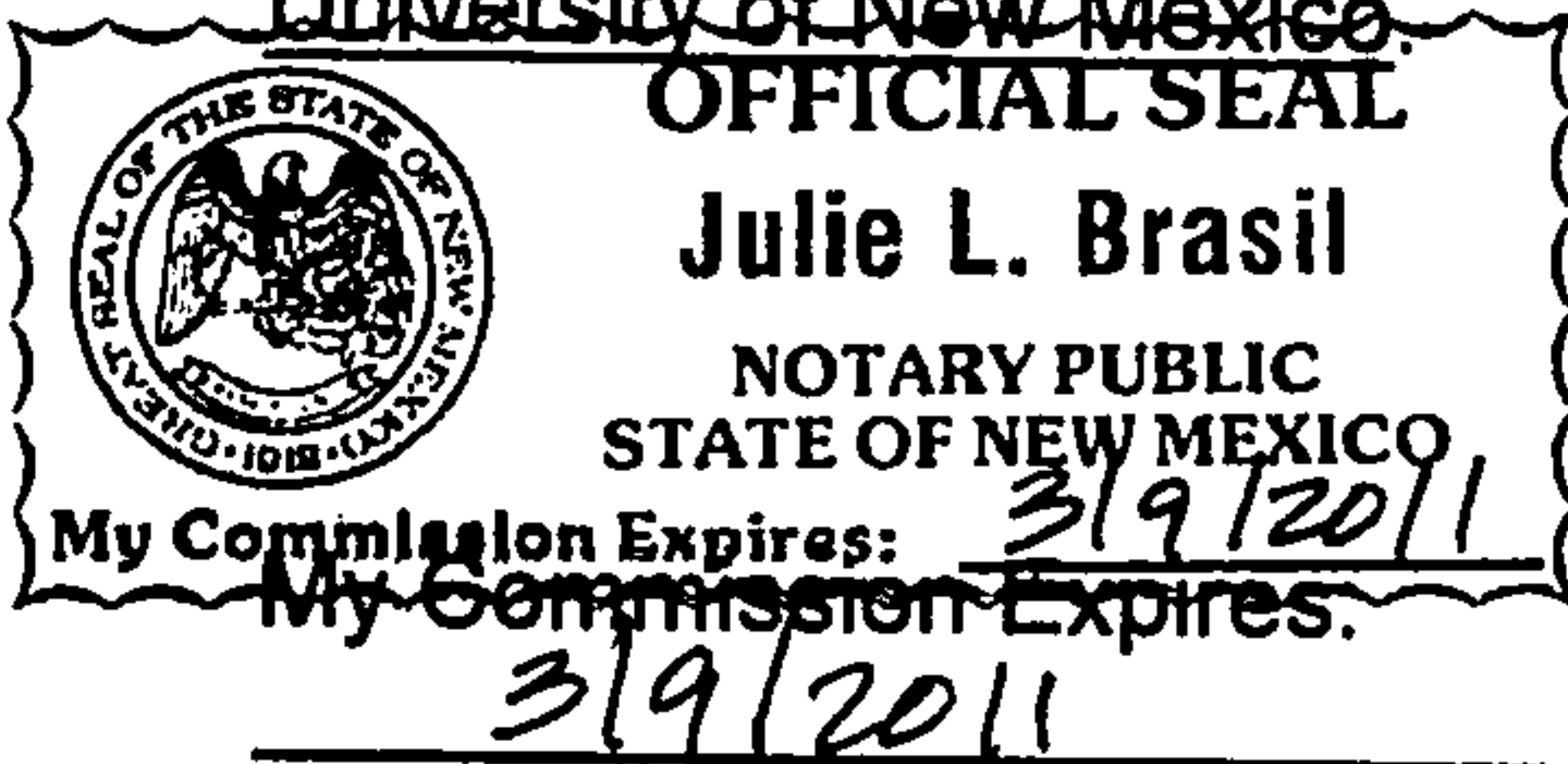
Title: Director, State of New Mexico General Services Department, Property Control Division

Dated: 9/27/07

**ASSIGNOR'S NOTARY**

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

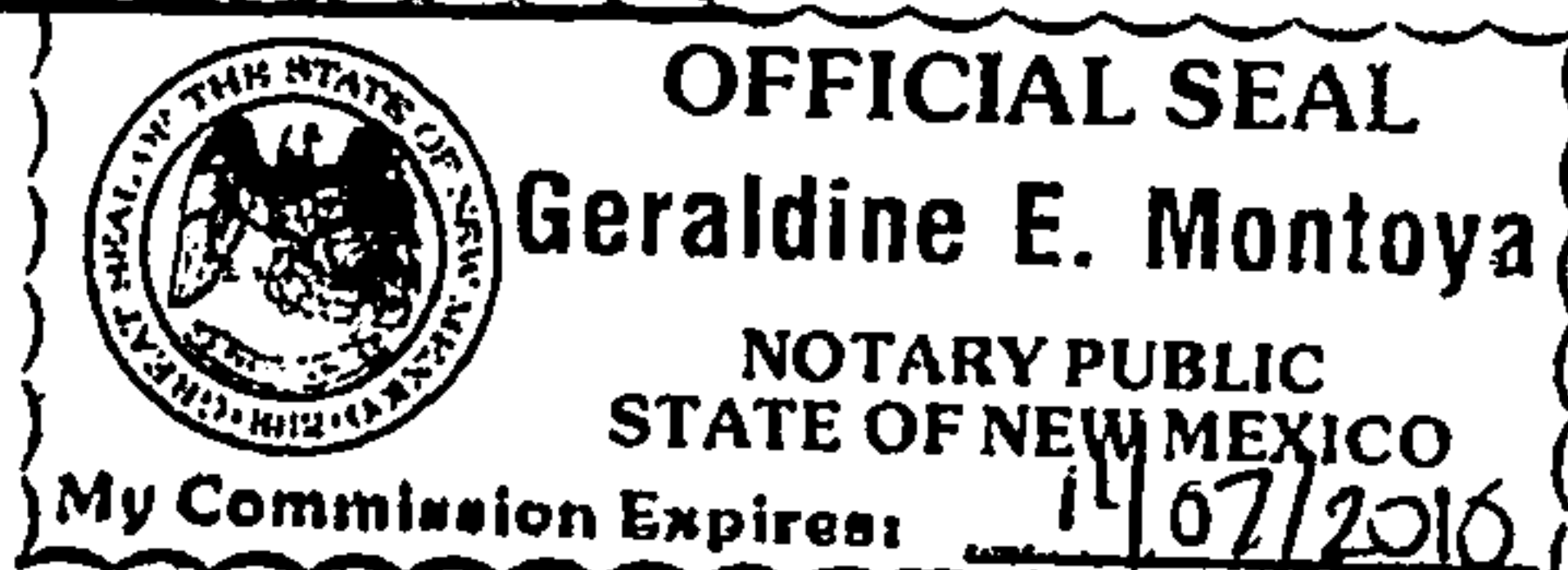
This instrument was acknowledged before me on August 2, 2007 by  
(name of person:) David W. Harris, (title or capacity, for instance, "President" or "Owner":)  
Executive Vice President for Administration, COO and CFO, on behalf of The Regents of the  
University of New Mexico.



[Signature]  
Notary Public

**ASSIGNEE'S NOTARY**

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



This instrument was acknowledged before me on September 27, 2007 by  
(name of person:) Bill Taylor, (title or capacity, for instance, "President" or "Owner":) Director,  
on behalf of State of New Mexico, General Services Department, Property Control Division.

[Signature]  
Notary Public

My Commission Expires:  
11/07/2010

**CITY OF ALBUQUERQUE:**

for By: [Signature]  
Richard Dourte, City Engineer  
Date: 11-14-07

[Signature]  
11-9-07

CITY'S NOTARY

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

*Jane Rae* This instrument was acknowledged before me on November 14, 2007 by ~~Richard Dourte~~, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of the municipal corporation.

*Lisa Cornejo*  
Notary Public

My Commission Expires:





POWER OF ATTORNEY

SAFECO INSURANCE COMPANY OF AMERICA  
GENERAL INSURANCE COMPANY OF AMERICA  
HOME OFFICE: SAFECO PLAZA  
SEATTLE, WASHINGTON 98185

No. 10343

KNOW ALL BY THESE PRESENTS:

That SAFECO INSURANCE COMPANY OF AMERICA and GENERAL INSURANCE COMPANY OF AMERICA, each a Washington corporation, does each hereby appoint  
\*\*\*\*\*FRED LAUTENBACH; SUZANNE R. MULLER; NATHANAEI A. MEYERS; SHARON L. DISTERLIC; Littleton, Colorado\*\*\*\*\*

its true and lawful attorney(s)-in-fact, with full authority to execute on its behalf fidelity and surety bonds or undertakings and other documents of a similar character issued in the course of its business, and to bind the respective company thereby.

IN WITNESS WHEREOF, SAFECO INSURANCE COMPANY OF AMERICA and GENERAL INSURANCE COMPANY OF AMERICA have each executed and attested these presents

this 11th day of January, 2005

CHRISTINE MEAD, SECRETARY

MIKE MCGAVICK, PRESIDENT

CERTIFICATE

Extract from the By-Laws of SAFECO INSURANCE COMPANY OF AMERICA  
and of GENERAL INSURANCE COMPANY OF AMERICA:

"Article V, Section 13. - FIDELITY AND SURETY BONDS ... the President, any Vice President, the Secretary, and any Assistant Vice President appointed for that purpose by the officer in charge of surety operations, shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the company in the course of its business... On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

Extract from a Resolution of the Board of Directors of SAFECO INSURANCE COMPANY OF AMERICA  
and of GENERAL INSURANCE COMPANY OF AMERICA adopted July 28, 1970.

"On any certificate executed by the Secretary or an assistant secretary of the Company setting out,

- (i) The provisions of Article V, Section 13 of the By-Laws, and
- (ii) A copy of the power-of-attorney appointment, executed pursuant thereto, and
- (iii) Certifying that said power-of-attorney appointment is in full force and effect,

the signature of the certifying officer may be by facsimile, and the seal of the Company may be a facsimile thereof."

I, Christine Mead, Secretary of SAFECO INSURANCE COMPANY OF AMERICA and of GENERAL INSURANCE COMPANY OF AMERICA, do hereby certify that the foregoing extracts of the By-Laws and of a Resolution of the Board of Directors of these corporations, and of a Power of Attorney issued pursuant thereto, are true and correct, and that both the By-Laws, the Resolution and the Power of Attorney are still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the facsimile seal of said corporation

this 5th day of November, 2007



CHRISTINE MEAD, SECRETARY

Bond No. 6445518

FIGURE 20  
BOND FORMS

A. PERFORMANCE/WARRANTY BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That [insert the legal name and address of Contractor for Developer:]  
A. S. Horner, Inc. P. O. Box 9105 Albuquerque, NM 87119  
as Principal, hereinafter called Contractor, and [insert the legal title of  
Surety:] SAFECO INSURANCE COMPANY OF AMERICA  
as Surety, hereinafter called the Surety, are held and firmly bound unto [insert  
the legal name and address of the Owner of the bond (Subdivider/Developer:)]  
The State of NM Property Control Division as  
Obligee, hereinafter called Owner, in the amount of Seven Hundred Thirty Nine Thousand  
ive Hundred Seventy Five and <sup>no/100's</sup> (\$ 739,575.00), for the payment whereof  
Principal and Surety bind themselves, their heirs, executors, administrators,  
successors, and assigns, jointly and severally, firmly, by these presents.

WHEREAS, Contractor has by written agreement dated November 9<sup>th</sup> ~~October 11<sup>th</sup>~~, 2006  
enter into a contract with Owner to construct New Mexico Tri-Services Lab Rd. and Site Utility Construction  
in accordance with drawings and specifications prepared by [name and title:]  
Bohannon Huston, Inc. dated 9/06/06.  
which contract is by reference made a part hereof, and is hereinafter referred  
to as the Contract.

NOW, THEREFORE, THE CONDITION OF THE OBLIGATION is such that, if  
Contractor shall promptly and faithfully perform said Contract, then this  
obligation shall be null and void; otherwise it shall remain in full force and  
effect.

The Surety hereby waives notice of any alteration or extension of time  
made by the Owner.

Whenever Contractor shall be, and is declared by Owner to be, in default  
under the Contract, the Owner having performed Owner's obligation thereunder,  
the Surety may promptly remedy the default, or shall promptly:

1. Complete the Contract in accordance with its terms and conditions, or
2. Obtain a bid or bids for submission to Owner for completing the  
Contract in accordance with its terms and conditions, and, upon determination by  
Owner and Surety of the lowest responsible bidder, arrange for a contract between  
such Bidder and Owner, and make available as work progresses (even though there  
should be a default or a succession of defaults under the contract or contracts  
of completion arranged under this paragraph) sufficient funds to pay the cost of  
completion, but not exceeding, including other costs, and damages for which the  
Surety may be liable hereunder, the amount set forth in the first paragraph  
hereof.

The Contractor shall guarantee any and all work performed under this bond  
against defective materials and workmanship, for a period of one (1) year  
following its completion and its acceptance by the City of Albuquerque.

Any suit under this bond must be instituted before the expiration of one  
(1) year from the date on which final payment under the Contract falls due.

Following the completion and formal acceptance by the City of Albuquerque of any and all work performed under this bond, the right of action with respect to the guarantee against defective materials and workmanship on this bond shall accrue to and for the City of Albuquerque, a municipal corporation.

Signed and sealed this 22nd day of December, 2006

Name of Principal (Contractor):

A. S. Horner, Inc.

By: [Signature]  
Its [Title:] Gen'l

Name of Surety:

Safeco Insurance Co. of America

By: [Signature]  
Its [Title:] Attorney-in-fact

Local Agent of Surety:

Lautenbach Insurance Agency, LLC  
Address: 5721 S. Nevada St.  
Littleton, CO 80120  
Phone: 303-798-2534

[SURETY POWER OF ATTORNEY ATTACHED]



POWER OF ATTORNEY

SAFECO INSURANCE COMPANY OF AMERICA  
GENERAL INSURANCE COMPANY OF AMERICA  
HOME OFFICE: SAFECO PLAZA  
SEATTLE, WASHINGTON 98185

No. 10343

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\*\*\*\*\*FRED LAUTENBACH; SUZANNE R. MULLER; NATHANAEL A. MEYERS; SHARON L. DISTERLIC; Littleton, Colorado\*\*\*\*\*

its true and lawful attorney(s)-in-fact, with full authority to execute on its behalf fidelity and surety bonds or undertakings and other documents of a similar character issued in the course of its business, and to bind the respective company thereby.

IN WITNESS WHEREOF, SAFECO INSURANCE COMPANY OF AMERICA and GENERAL INSURANCE COMPANY OF AMERICA have each executed and attested these presents

this 11th day of January, 2005

CHRISTINE MEAD, SECRETARY

MIKE MCGAVICK, PRESIDENT

CERTIFICATE

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and of GENERAL INSURANCE COMPANY OF AMERICA:

"Article V, Section 13. - FIDELITY AND SURETY BONDS ... the President, any Vice President, the Secretary, and any Assistant Vice President appointed for that purpose by the officer in charge of surety operations, shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the company in the course of its business... On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

Extract from a Resolution of the Board of Directors of SAFECO INSURANCE COMPANY OF AMERICA  
and of GENERAL INSURANCE COMPANY OF AMERICA adopted July 28, 1970.

"On any certificate executed by the Secretary or an assistant secretary of the Company setting out,

- (i) The provisions of Article V, Section 13 of the By-Laws, and
- (ii) A copy of the power-of-attorney appointment, executed pursuant thereto, and
- (iii) Certifying that said power-of-attorney appointment is in full force and effect.

the signature of the certifying officer may be by facsimile, and the seal of the Company may be a facsimile thereof."

I, Christine Mead, Secretary of SAFECO INSURANCE COMPANY OF AMERICA and of GENERAL INSURANCE COMPANY OF AMERICA, do hereby certify that the foregoing extracts of the By-Laws and of a Resolution of the Board of Directors of these corporations, and of a Power of Attorney issued pursuant thereto, are true and correct, and that both the By-Laws, the Resolution and the Power of Attorney are still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the facsimile seal of said corporation

this 22nd day of December, 2006



CHRISTINE MEAD, SECRETARY

NATURE SAVER™ FAX MEMO 01616		Date <u>2-24-09</u>	Pol Prog# <u>5</u>
To <u>Bruce Stoworthy</u>	From <u>Jane Rael</u>		
Co./Dept. <u>BHI</u>	Co. <u>COA</u>		
Phone # <u>821-1000</u>	Phone # <u>924-3992</u>		
Fax # <u>798-7988</u>	Fax #		

Safeco Insurance Companies  
Safeco Plaza  
Seattle, WA 98185

**Bond 6445518**

**RIDER ADDING ADDITIONAL OBLIGEE**

To be attached to and form a part of Bond No. 6445518  
dated the 9th day of November, 2006, issued by the  
Safeco Insurance Company of America, as Surety, on behalf of  
A. S. Horner, Inc., as Principal in favor of  
The State of New Mexico Property Control Division as Obligee.

WHEREAS, upon the request of the Principal and Obligee the attached bond is hereby  
amended to add City of Albuquerque, New Mexico  
\_\_\_\_\_ as an additional obligee.

**PROVIDED, HOWEVER:**

1. There shall be no liability under this bond to the Obligees, or either of them, unless the said Obligees, or either of them, shall make payments to the Principal strictly in accordance with the terms of said contract as to payments, and shall perform all of the other obligations to be performed under said contract at the time and in the manner therein set forth, all of the acts of one Obligee being binding on the other.
2. The aggregate liability of the surety under said bond to the joint obligees, as their interests may appear, is limited to the penal sum of said bond.
3. The surety may, at its option, make any payment under said bond by check issued jointly to the joint obligees.

The attached bond shall be subject to all its terms, conditions and limitations except as herein modified.

Signed and sealed this 5th day of November, 2007.

ACCEPTED:

By: [Signature] San City Engineer

Safeco Insurance Company of America

By: [Signature]  
Fred Lautenbach Attorney-in-Fact

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

du  
11-9-07



ll  
11/13/07



13. **Project # 1002730**  
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] [*Deferred from 10/25/06 Indef deferred 11/8/06 & Indef deferred 11/29/06*] (C-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. **Project # 1004913**  
07DRB-00072 Minor- Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for REGENTS OF UNM REAL ESTATE request(s) the above action(s) for PARCELS 1, 2, A & B, **UNPLATTED LANDS OF UNM**, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and LOMAS BLVD NE containing approximately 20 acre(s). [REF: 06DRB00730, 06DRB00731] [*Final Plat was indef deferred 1/31/07 for SIA*] (J-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

15. **Project # 1005390**  
07DRB-00206 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 9, 10 & 12, **NZ OFFICE COMMERCIAL CENTER**, zoned IP industrial park zone, located on RANDOLPH RD SE, between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). [*Deferred from 2/28/07*] (M-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/07/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 7, 2007

9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE: 1-800-659-8331.

**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.

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 11:10 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**  
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1003713**  
07DRB-00143 Major-Two Year SIA

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, **BELL TRADING POST LOFTS**, zoned SU-2 SU-1 FOR RES W/C-1, located on CENTRAL AVE SW, between LAGUNA RD SW and 15<sup>TH</sup> SW containing approximately 1 acre(s). [REF: Z-85-9, 05DRB-00149, 05DRB-00147] (J-13) **TWO YEAR SIA WAS APPROVED.**

2005.170.8



# DEVELOPMENT PLAN REVIEW APPLICATION

<b>SUBDIVISION</b>	Supplemental form <b>S</b>	<b>ZONING</b>	<b>Z</b>
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Change	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Text Amendment	
<input type="checkbox"/> ... for Subdivision Purposes		<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> ... for Building Permit		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: <u>Regents of the University of New Mexico (Real Estate)</u>	PHONE: <u>505-277-4620</u>
ADDRESS: <u>1712 Las Lomas NE</u>	FAX: <u>505-277-6290</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87131</u>	E-MAIL: _____
Proprietary interest in site: <u>Owners</u>	
AGENT (if any): <u>High Mesa Consulting Group</u>	PHONE: <u>505-345-4250</u>
ADDRESS: <u>6010-B Midway Park Blvd. NE</u>	FAX: <u>505-345-4254</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>dtrujillo@highmesacg.com</u>

**DESCRIPTION OF REQUEST:** 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 LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Tract C Block: --- Unit: ---

Subdiv. / Addn. U.N.M. Lands West

Current Zoning: C-3 Proposed zoning: n/a

Zone Atlas page(s): J-15 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): +/- 3.1657 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a

Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No

UPC No. 101505830733210108 MRGCD Map No. NO

LOCATION OF PROPERTY BY STREETS: On or Near: 1151 Camino de Salud, NE  
Between: Interstate 25 and University Blvd. NE

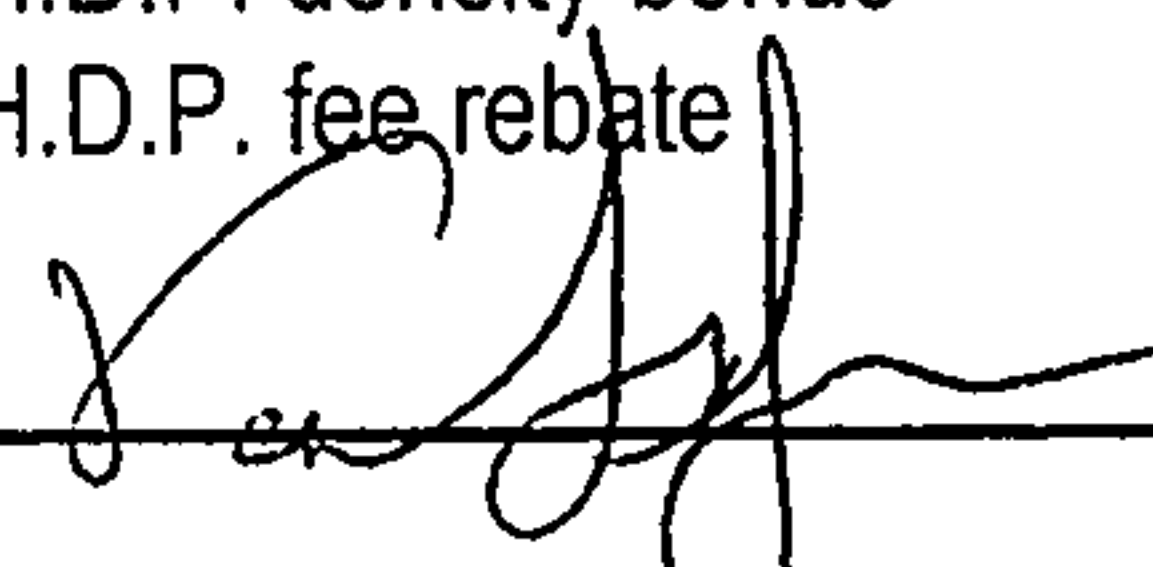
**CASE HISTORY:**

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, 06DRB-00731, 06DRB-00730 and 07DRB-00072

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

SIGNATURE Debie LeBlanc Trujillo DATE February 10, 2009

(Print) Debie LeBlanc Trujillo for High Mesa Consulting Group  Applicant  Agent

<b>FOR OFFICIAL USE ONLY</b>		Form revised 9/01, 3/03	
<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F. Fees
<input type="checkbox"/> All checklists are complete	<u>09DRB - 70059</u>	<u>SIA</u>	\$ <u>50.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>ADG</u>	\$ <u>75.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	\$ <u>20.00</u>
<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	Hearing date, <u>March 11, 2009</u>		\$ <u>145.00</u>
	<u>2.12.09</u>	Project # <u>1004913</u>	
	Planner signature / date		

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. DT
- 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  
 DEBIE LEBLANC TRUJILLO  
 Debie Leblanc Trujillo  
 Applicant name (print)  
 Applicant signature / date  
 02-10-09



Form revised October 2007

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

Application case numbers  
 09DRB- \_\_\_\_\_ - 70059  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Planner signature / date  
 \_\_\_\_\_ 2.12.09  
 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 February 24, 2009 to March 11 2009

#### 5. REMOVAL

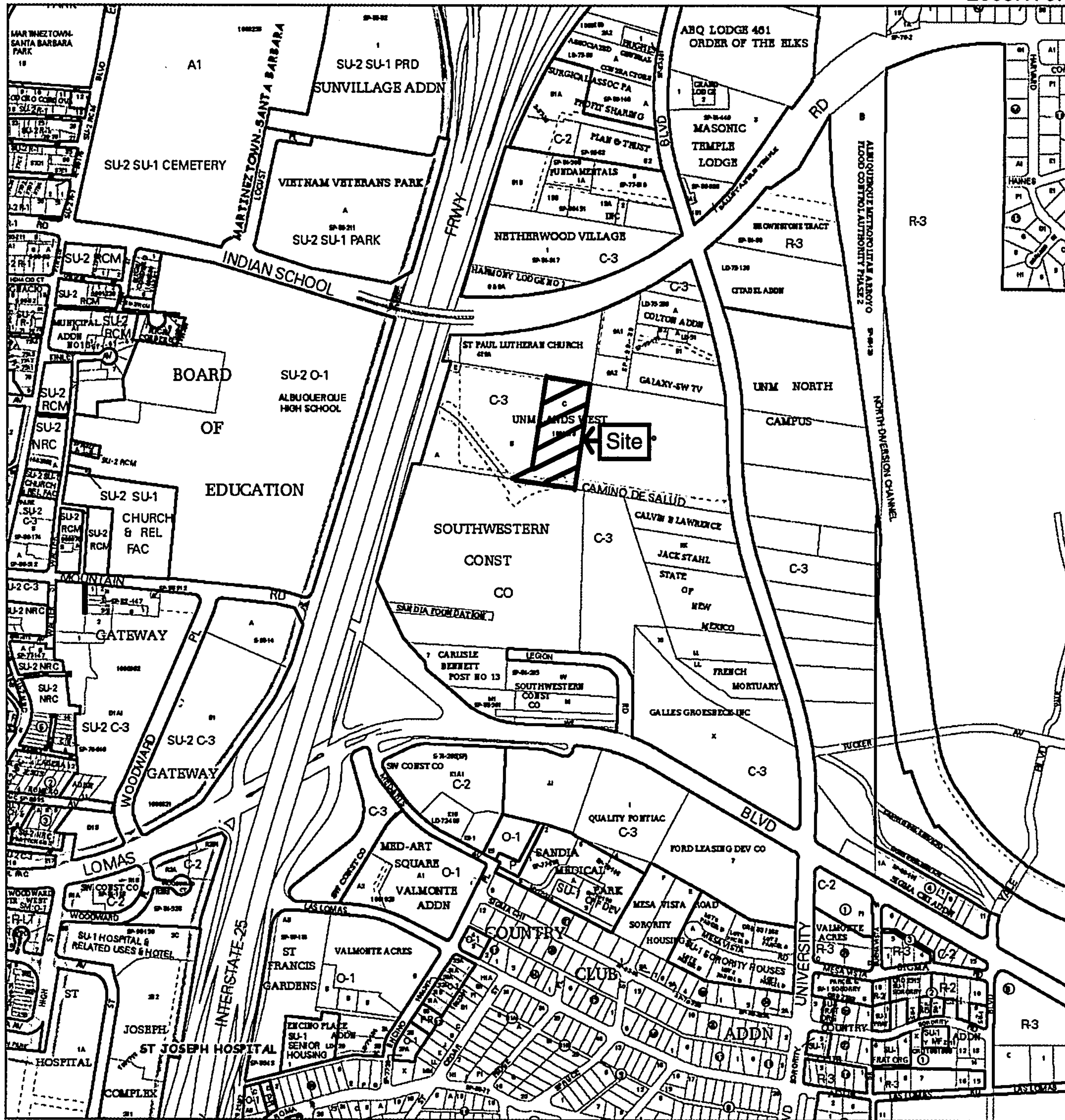
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

Debbie Leticia Taylor 02-11-09  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 2-12-09 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004913



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

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

Map amended through: 6/19/2008

0 750 1,500 Feet

# HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2005.170.8

February 12, 2009

Jack Cloud

Planning Manager, DRB Chair

Planning Department

Development & Building Services Division

City of Albuquerque

600 2nd Street, NW

Albuquerque, NM 87103

Re: Request for Major Subdivision Improvement Agreement 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
- One (1) 8 ½ x 11 reduced copy of the Recorded Plat
- Official DRB Notice of approval
- 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 currently 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 construct 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 active building construction on Tracts B and D (to the west and east, respectively), 2) prevent potential damage that could result from eventual construction on Tract C, and 3) to 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. • Richard C. White • Grady E. Barrens

Mr. Jack Cloud  
February 11, 2009  
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

  
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Kim Murphy, Real Estate Director – University of New Mexico w/enc.



Current DRC  
Project Number: 670183

FIGURE 12

Date Submitted: 01/31/07  
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: 02-00072  
02-02-2007

JMA 2005.170.8

**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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
670181	670181	10"	Public Water line	Camino De Salud	University Blvd NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	12'	Decel Lane w/STD Curb & Gutter and arterial asphalt pavement	University Blvd. NE	South bound lanes	Camino De Salud	/	/	/
670181	670181	12'	Left Turnbay w/ Median Curb & Gutter and arterial asphalt pavement	University Blvd. NE	North bound lanes	Camino De Salud	/	/	/
670181	670181	40' (FF)	Collector pavement	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	N/A	STD Curb & Gutter (both sides)	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	6'	Sidewalk (North side only)	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670182	670182	10"	Public Water line	Camino De Salud	W. end of 670181	SW corner of Tract D	/	/	/
670182	670182	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	/	/	/
670183		78"	Public Storm Drain	I-25 E. Frontage Road R.O.W.	NMDOT inlet structure	NW Corner of Tract B	/	/	/
670183		78"	Public Storm Drain	Public Storm Drain Easement	NW Corner of Tract B	Private Road A	/	/	/
670183		60"	Public Storm Drain	Private Road A	End of 78" Storm Drain	Existing 48" Storm Drain @ SE Corner of Tract A	/	/	/
670183		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 Crst Engineer
670183		8"	Public Sanitary Sewer	Private Road A	I-25 E. Frontage	Camino De Salud	/	/	/
670183		5"	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 SW Cor of Tract B	Camino De Salud	/	/	/
670183		N/A	Standard Curb and Gutter (Both Sides)	Private Road A	Cul-de-Sac at SW 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		5' 	Sidewalk (North Side only) <del>DEFERRED</del> JSM 02-02-2007	Private Road A	SW Cor of Tract B	Camino De Salud	/	/	/
670183		24' 	Residential (Private) Paving <del>DEFERRED</del> JSM 02-02-2007	Private Access Easement	Private Road A	Tract E	/	/	/
670184		6"	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 670181	SW Corner of Tract D	/	/	/
670184		40' (FF)	Collector Pavement	Camino De Salud	West end of CPN 670181	SW Corner of Tract D	/	/	/
670184		6"	Sidewalk (North Side only)	Camino De Salud	West end of CPN 670181	SW Corner of Tract D	/	/	/
670155		N/A	Curb and Gutter (Both Sides)	Camino De Salud	SW Corner of Tract D	Private Road A Intersection	/	/	/
670125		40' (FF)	Collector Pavement	Camino De Salud	SW Corner of Tract D	Private Road A Intersection	/	/	/
570185		5"	Sidewalk (North Side only)	Camino De Salud	Private Road A Intersection	SW Corner of Tract D	/	/	/

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 Crst Engineer
							/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

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

- 1 CPN 670181 Completed and Accepted by City Engineer on September 23, 2003. Financial Guaranty not required
- 2 CPN 670182 Completed and Accepted by City Engineer on May 12, 2005. Financial Guaranty not required
- 3 *JSM* 01-31-2007

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<u>Jeffrey G. Mortensen, PE</u> NAME (print)  <u>Jeff Mortensen &amp; Associates, Inc.</u> FIRM  <u><i>[Signature]</i></u> SIGNATURE - date <u>01-18-2007</u>	<u><i>[Signature]</i></u> 1/31/07 DRB CHAIR - date  <u><i>[Signature]</i></u> 1-31-07 TRANSPORTATION DEVELOPMENT - date  <u><i>[Signature]</i></u> 1/31/07 UTILITY DEVELOPMENT - date  <u>Bradley J. Bingham</u> 1/31/07 CITY ENGINEER - date	<u><i>[Signature]</i></u> 1/31/07 PARKS & RECREATION - date  _____ AMAFCA - date  _____ - date  _____ - date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
▲	02-02-2007	<u><i>[Signature]</i></u>	<u><i>[Signature]</i></u>	<u><i>[Signature]</i></u>



2005.170.7

## 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.)

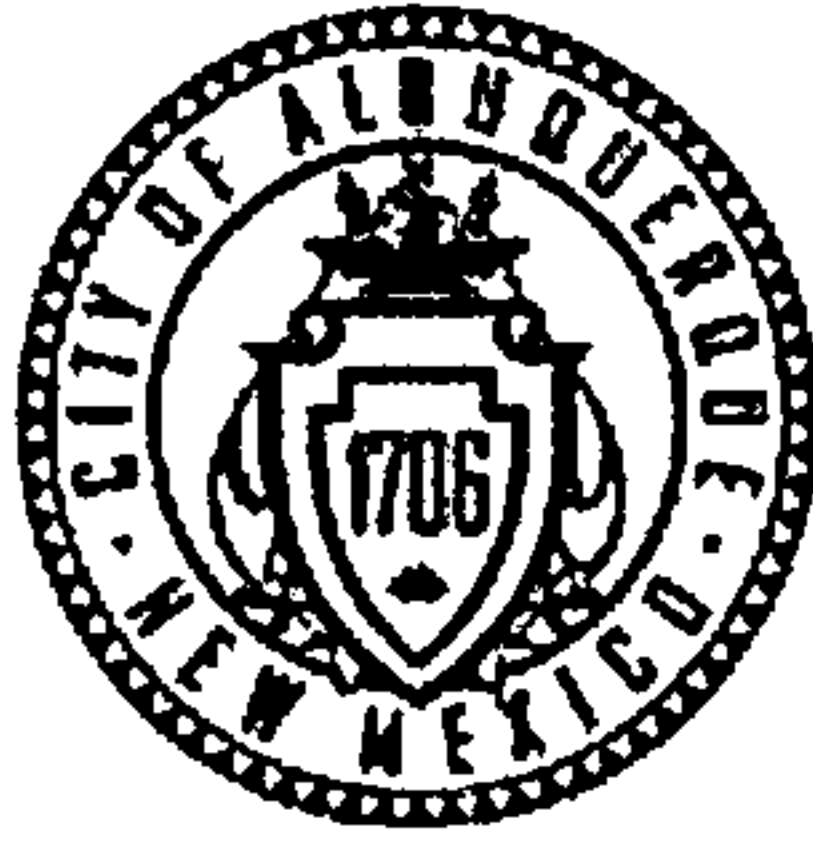
for Sheran Matson, AICP, DRB Chair

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



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

February 10, 2009

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

This letter will serve to notify you that on **February 10, 2009:**

Contact Name: **DEBIE LeBLANC TRUJILLO**

Company or Agency: **HIGH MESA CONSULTING GROUP**  
**6010-B MIDWAY PARK BLVD. NE/87109**  
**PHONE: 345-4250/FAX: 345-4254**  
**E-mail: [dtrujillo@highmesacg.com](mailto:dtrujillo@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 O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT C, UNM LANDS WEST, LOCATED AT 1151 CAMINO DE SALUD NE** zone map **J-15**.

*Our records indicate that as of February 10, 2009, 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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Stephani Winklepleck***

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
PLANNING DEPARTMENT

planningrnaform(02/10/09)

**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.

# !!!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 recognized neighborhood 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 describe 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](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

*(below this line for ONC use only)*

Date of Inquiry: **02/10/09** Time Entered: **11:10 a.m.** ONC Rep. Initials: **siw**



February 27, 2009

City of Albuquerque  
PO Box 1293  
Albuquerque, New Mexico 87103

To Whom It May Concern,

The University of New Mexico ("UNM") and the Property Control Division, General Services Department of the State of New Mexico ("GSD") are proposing a re-plat of a portion of the Plat of Tracts A,B,C,D and E, UNM Lands West, Albuquerque, Bernalillo County, New Mexico (Book 2007C, Page 0166, Document No. 2007089423). This re-plat is being prepared by Bohannon Huston, Inc. ("BHI") who is under contract to GSD.

This letter authorizes BHI to act as agent for UNM at this time for the limited purpose of vacating the existing private access easements shown on the draft re-plat (see attached). As an agent to UNM, BHI agrees to consult with UNM on this matter periodically and provide to UNM Real Estate Department copies of all applications, documents and information to be submitted to the City of Albuquerque prior to such submittal.

Respectfully,

A handwritten signature in cursive script that reads "Kim D. Murphy".

Kim D. Murphy  
Director of Real Estate



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### Supplemental form

#### SUBDIVISION

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

#### SITE DEVELOPMENT PLAN

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

#### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

#### S Z

#### V

#### P

#### D

#### L A

#### ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

#### APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

#### APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc. PHONE: (505) 823-1000  
 ADDRESS: 7500 Jefferson NE FAX (505) 898-7988  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 APPLICANT: State of NM, Property Control Division PHONE: (505) 827-2141  
 ADDRESS: 1100 St. Francis Dr. FAX: \_\_\_\_\_  
 CITY: Albuquerque Santa Fe STATE NM ZIP 87502 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: State of New Mexico, Property Control Division

DESCRIPTION OF REQUEST: Sketch 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. TRACTS A-1, B-1, & E-1, U.N.M. LANDS WEST Block:    Unit:     
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: C-3 Proposed zoning: C-3 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): J-15 UPC Code: 101505827334110107

#### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): Plat DRB # 1004913, Application Number 06DRC-00730, 06DRB-00731, 07DRB-00072

#### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 5 Acres

LOCATION PROPERTY BY STREETS: On or Near: CAMINO DEL SALUD

Between: I-25 FRONTAGE and UNIVERSITY BLVD

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

SIGNATURE Bruce Stidworthy DATE 2/03/2009  
 (Print) Bruce Stidworthy, P.E. 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>06DRB - 70046</u>	<u>SK</u>		\$ <u>0</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 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>February 11, 2009</u>			Total \$ <u>0</u>

[Signature] 2-3-09  
 Planner signature / date

Project # 1004913

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.
- 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.

**Bruce Stewart**  
 Applicant name (print)  
*Bruce Stewart* 2/3/09  
 Applicant signature / date

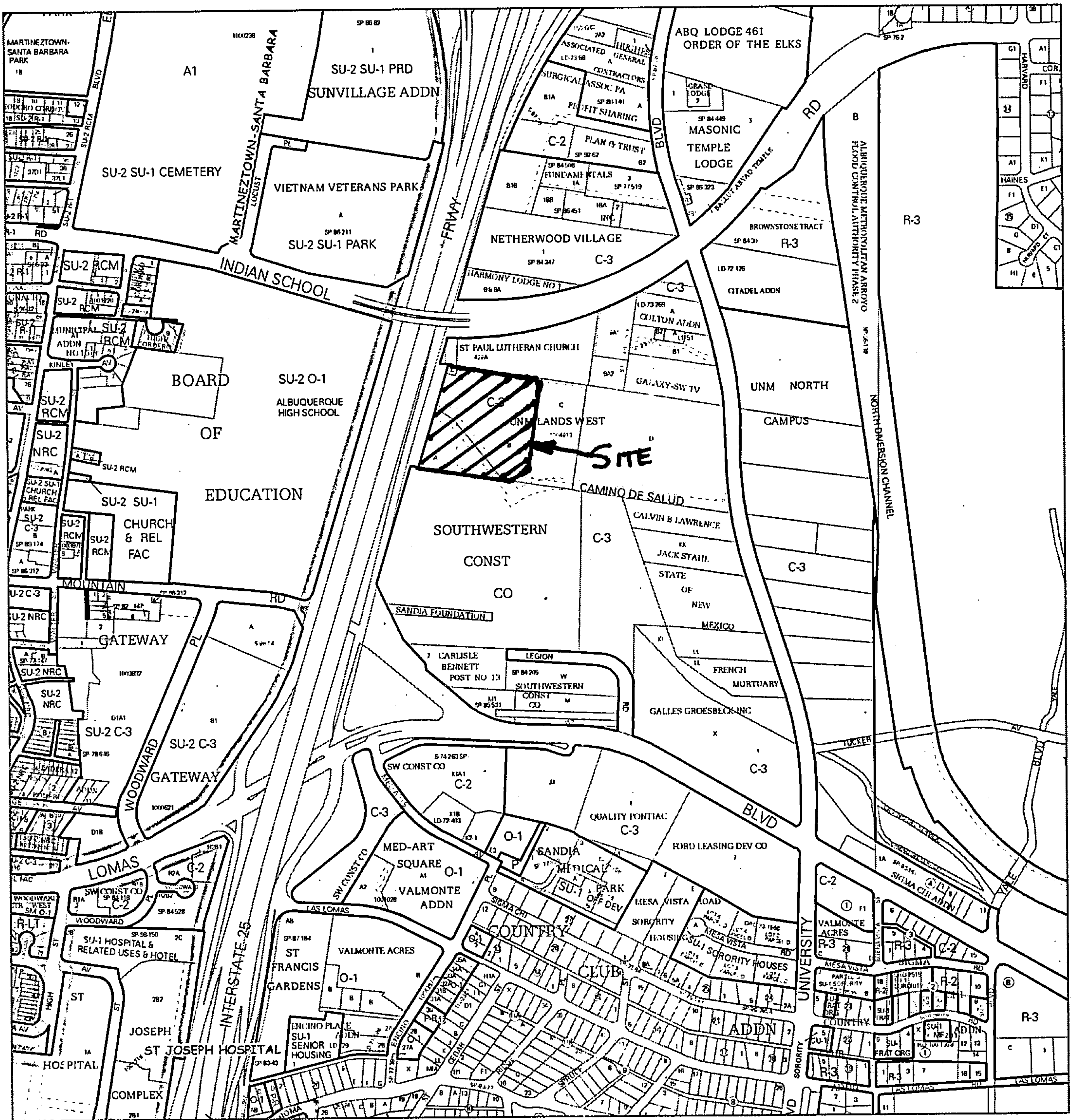


Form revised October 2007

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

Application case numbers  
 04DRB - 70046

*[Signature]* 2-3-09  
 Planner signature / date  
 Project # 1004913



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008

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

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

February 3, 2009

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

Re: Sketch Plat Review  
UNM LANDS WEST

Dear Mr. Cloud:

The referenced site is the location for a new State Labs Building which is currently under construction. Enclosed for review by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Six (6) copies of the Proposed Plat
- Site Sketch
- Zone Atlas Map showing the location of the property

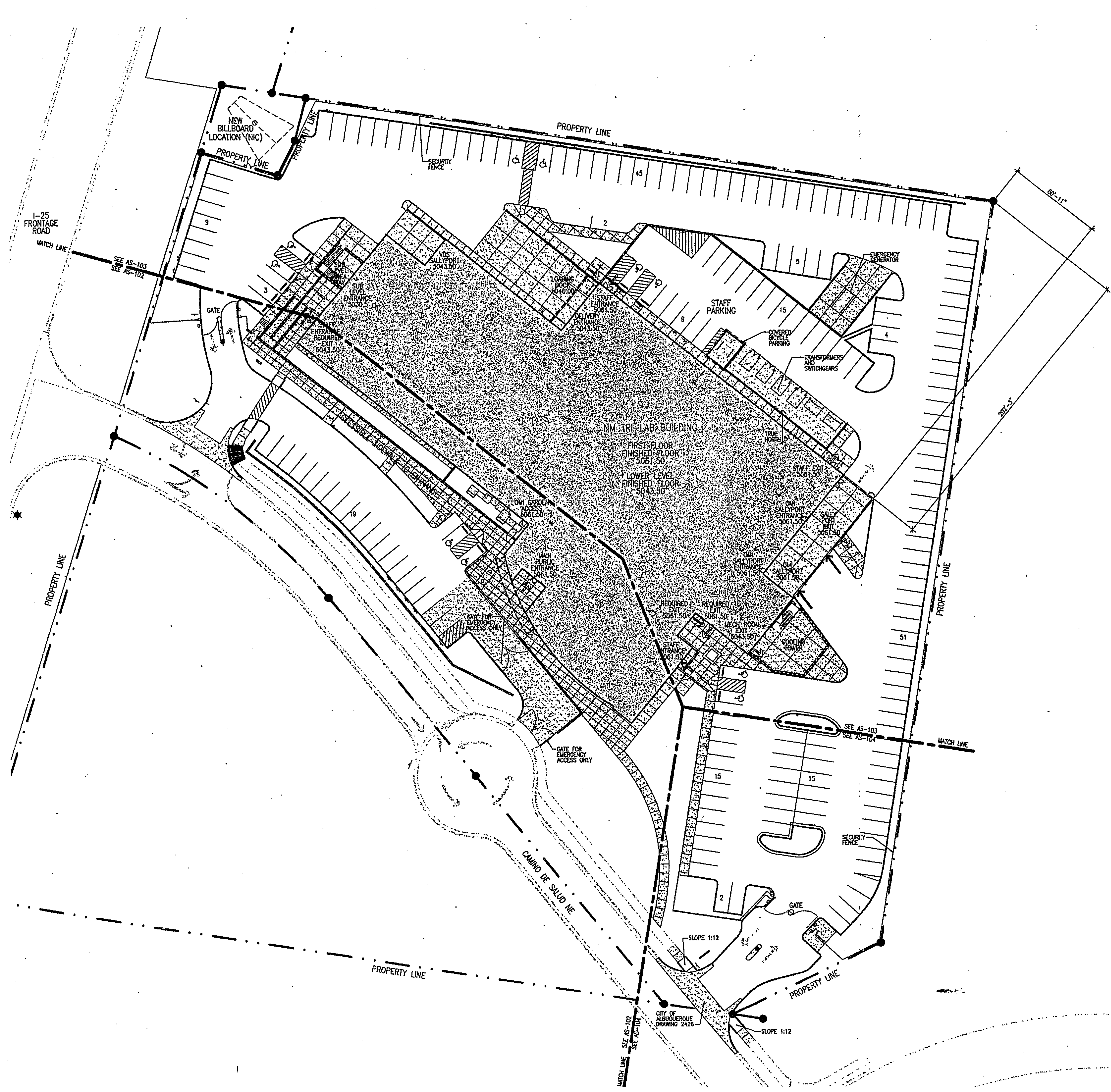
Please place this item on the DRB Agenda for hearing on February 11, 2009. If you have any questions or require further information, please contact me.

Sincerely,



Bruce Stidworthy, P.E.  
Community Development and Planning

Cc: University of New Mexico (w/encl.)  
Racquel Michel, BHI

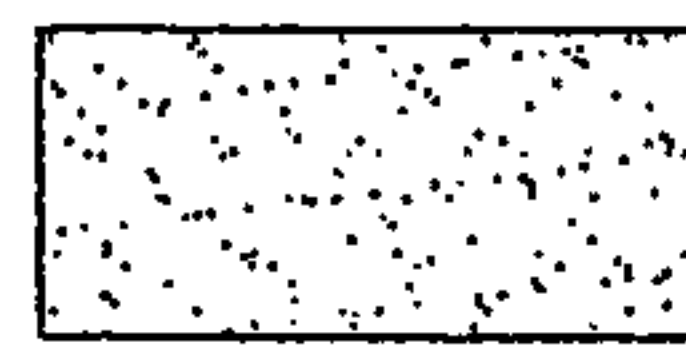

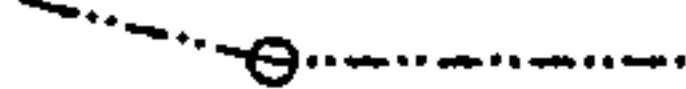



- B. SEE CIVIL PLAN FOR DRAINAGE AND GRADING.
- C. SEE CIVIL PLAN FOR PAVEMENT SECTIONS.
- D. EXISTING ROADWAY AND SIDEWALKS ARE SHOWN WITH "LIGHT LINES".
- E. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- F. SPACE CONCRETE SIDEWALK CONTROL JOINTS AT 6'-0" OC MAXIMUM AND CONCRETE EXPANSION JOINTS AT 20'-0" OC MAXIMUM.
- G. REFER TO SHEET AS-503 FOR SITE SIGNAGE TYPES.

**KEYED NOTES**  
NOT ALL KEYED NOTES MAY BE USED ON THIS SHEET.

1. CHAIN LINK FENCE, SEE B2/AS-510.
2. DECORATIVE METAL FENCE, SEE B2/AS-510.
3. ASPHALT PAVING.
4. CONCRETE PAVING.
5. PLANTING AREA, SEE LANDSCAPE.
6. CONCRETE WALL.
7. CONCRETE RETAINING WALL.
8. PAINT STRIPING (TYPICAL), SEE E1/AS-501.
9. GALVANIZED METAL STAIR.
10. DECORATIVE METAL SWING GATE (VEHICLES)- SEE D3/AS-510.
11. CHAIN LINK SWING GATE.
12. CONCRETE SIDEWALK, SEE A2/AS-501, B5/AS-501, B6/AS-501 AND C2/AS-501.
13. DECORATIVE METAL SWING GATE (PERSONNEL) - SEE 10/A-601.
14. CONCRETE H.C. RAMP WITH ALUMINUM PIPE HANDRAIL, SEE A5/AS-401.
15. FLAGPOLE, REFER TO C3/AS-502.
16. CONCRETE PLANTER.
17. CONCRETE CURB, SEE C5/AS-501.
18. SUB DRAINAGE PIPING AT BASEMENT WALLS TYPICAL.
19. TRASH COMPACTOR BY OWNER, SEE E5/AS-512.
20. PRECAST CONCRETE PARKING BUMPER (8'-0" LONG), SEE A5/AS-501.
21. H.C. ACCESSIBLE RAMP - SEE SHEET AS-501.
22. AUTOMATIC GATE CONTROL OR MOTOR LOCATION, SEE B1/AS-510.
23. BICYCLE RACK - SEE C2/AS-502.
24. PIPE BOLLARD (6" DIA PIPE) - SEE C1/AS-502.
25. ALUMINUM WITH GLASS GUARDRAIL, SEE A6/AS-510.
26. CONCRETE SIDEWALK WITH TURNDOWN, SEE C6/AS-501.
27. EXISTING PAVEMENT.
28. CONCRETE CURB, SEE C4/AS-501.
29. FIRE HYDRANT. SEE CIVIL.

**LEGEND ( SYMBOLS )**

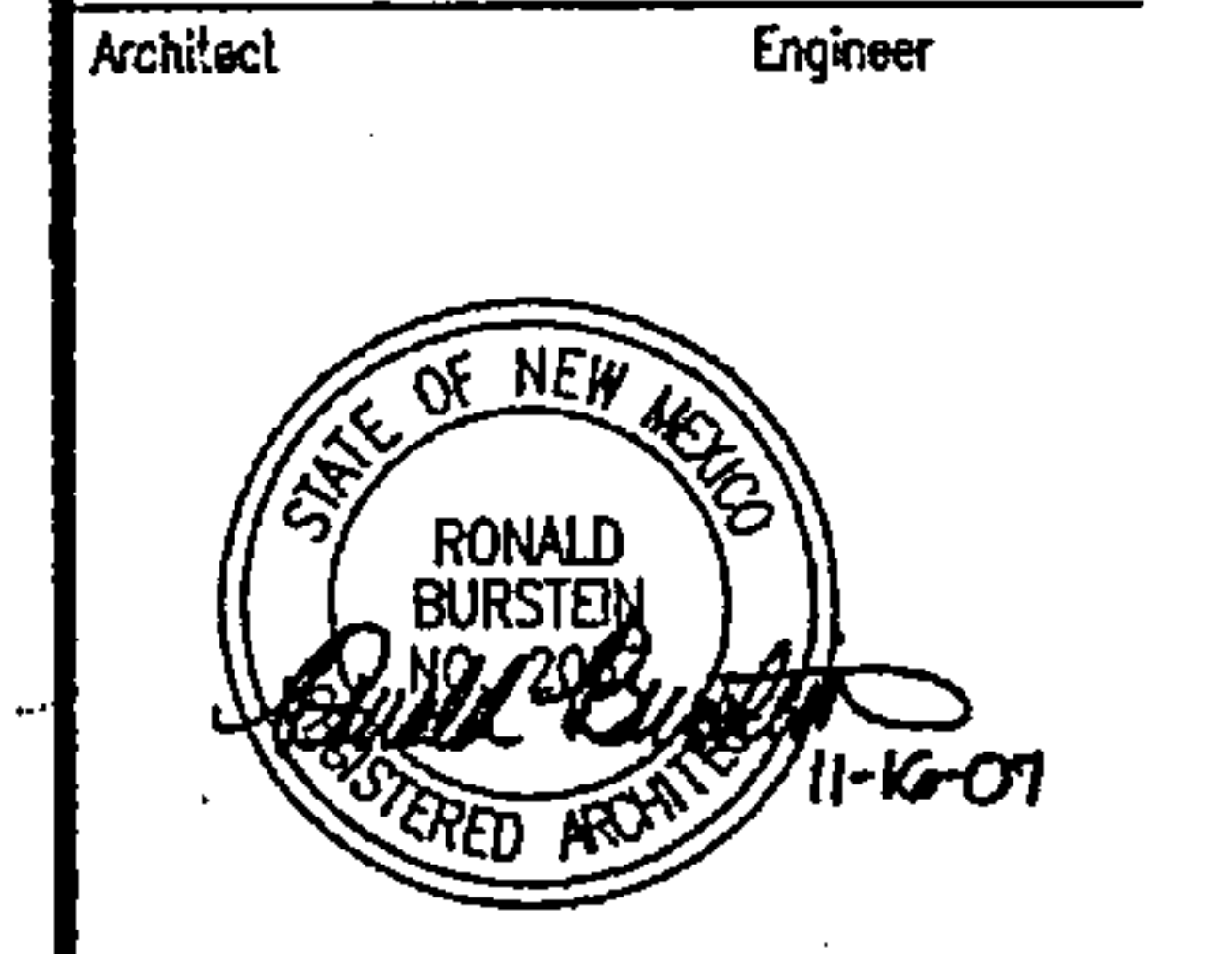
-  CONCRETE PAVEMENT
-  FENCE
-  PROPERTY LINE
-  CONCRETE RETAINING WALL



STUDIO SOUTHWEST ARCHITECTS,  
2101 Mountain Rd. NW, Albuquerque, NM  
505.843.9639 fax 505.843.9683  
Web Site: www.studioswarch.com  
E-Mail: mail@studioswarch.com  
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**CONSULTANTS**

Architect	Engineer



**NEW MEXICO  
TRI-LAB BUILDING**

1101 CAMINO DE SALUD  
ALBUQUERQUE, NM 871

**Key Plan**

MARK	DATE	DESCRIPTION

ISSUE:	100% CONSTR
PROJECT NO:	0213
CAD DWG FILE:	NMTLAS-1C
DRAWN BY:	MSO

# HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2005.170.7

June 19, 2007

Mr. Kim D. Murphy  
Director of Real Estate  
University of New Mexico  
1712 Las Lomas NE, Building 41  
Albuquerque, NM 87131

Re: Tracts A, B, C, D and E, U.N.M. Lands West  
DRB Project No. 1004913  
CPN No. 670183, 670184 and 670185

Dear Mr. Murphy:

Transmitted herewith for your records are the following:

- Recorded Declaration of Private Access Easement, Document number 2007089323
- Recorded Permanent Easement, Document number 2007089326
- Recorded Plat of Tracts A, B, C, D and E, U.N.M. Lands West, Document number 2007089423, Book 2007C, Page 0166
- Recorded Figure 12 SIA CPN 670183 (Tract B) Document number 2007089424
- Recorded Claim and Notice of Lien (Tract B) Document number 2007089425
- Recorded Figure 12 SIA CPN 670185 (Tract C) Document number 2007089426
- Recorded Claim and Notice of Lien (Tract C) Document number 2007089427
- Recorded Figure 12 SIA CPN 670184 (Tract D) Document number 2007089428
- Assignment and Amendment to Construct Subdivision Improvements – Tract B, U.N.M. Lands West (to be executed and recorded in conjunction with the conveyance of Tract B to the State)

This concludes our platting efforts for this project. Please remember to execute the attached Assignment and Amendment to Construct Subdivision Improvements – Tract B, U.N.M. Lands West at closing with the State of New Mexico, General Services, Department Property Control Division.

Please do not hesitate to contact me if you should have any questions or comments concerning this transmittal or any other aspect of the project.

Sincerely,

HIGH MESA CONSULTING GROUP

  
Debie LeBlanc Trujillo

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. • Richard C. White • Grady E. Barrens

Page 2  
Mr. Kim Murphy  
June 19, 2007

DLT  
Enclosures

xc: Kevin Curran, Assistant City Attorney, City of Albuquerque, Municipal Affairs Division w/enc.  
Richard Dourte, City Engineer, Division Manager, City of Albuquerque, Development &  
Building Services Division w/enc.  
Sheran Matson, DRB Chairperson, Planning Manager, City of Albuquerque, Development &  
Building Services Division, Land Development Coordination w/enc.

## DECLARATION OF PRIVATE ACCESS EASEMENT

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a corporation of the State of New Mexico organized pursuant to Sections 21-7-1 et seq. NMSA 1978 ("UNM") and SANDIA FOUNDATION ("Foundation") a New Mexico not for profit corporation state and agree:

1. Recitals.

A. UNM is the owner of real property described on Exhibit A-1 ("UNM-owned Property") which is shown and designated on the plat (the "Plat") known as "Plat of Tracts A, B, C, D and E, UNM Lands West, Albuquerque, Bernalillo County, New Mexico, February 2007" filed in the Office of the County Clerk of Bernalillo County, New Mexico on

June 19, 2007, Book 2007 C Page 0166

B. UNM is the ground lessee of real property described on Exhibit A-2 ("UNM-leased Property") pursuant to that certain Long Term Lease with Option dated October 5, 1967, as amended ("Ground Lease") between UNM and the Foundation, as ground lessor.

C. UNM and the Foundation intend to subject a portion of the UNM-leased Property to a private access easement.

2. Declaration. As of the Effective Date (defined below), UNM and the Foundation declare the creation of and reserve a private access easement over the portion of the UNM-leased Property described on Exhibit B ("Easement"). The Easement is solely for the purpose of providing vehicular and pedestrian access across the UNM-leased Property in order to connect the Private Access Easements granted by the Plat serving Tracts A, B, C, D and E of the UNM-owned Property.





3. Benefits. The Easement is appurtenant to the UNM-owned Property and will inure to the benefit of: (1) UNM, its successors, licensees and/or assigns, as: (a) the owner of the UNM-owned Property, (b) the ground lessee of the UNM-leased Property, and (c) the owner of the lands adjacent to or in the vicinity of the UNM-owned Property, and (2) the Foundation, its successors, licensees and/or assigns, as: (a) the owner of the UNM-leased Property, and (b) the owner of lands adjacent to or in the vicinity of the UNM-leased Property, including all subsequent owners, tenants, licensees and occupants of the UNM-owned Property and the UNM-leased Property, or any portion thereof. The Easement established by this Declaration shall survive the termination of the Ground Lease, however, in the event the Ground Lease terminates without UNM exercising its option to purchase the UNM-leased Property, UNM's right to construct improvements in the Easement, and obligation to maintain such improvements as provided herein shall survive said termination, and the Foundation shall not have any obligation to construct and/or maintain any improvements in the Easement.

4. No Dedication. The Easement established by this Declaration is not intended to, and will not create any prescriptive or other rights in the public or the City of Albuquerque. The Easement may only be dedicated to the City of Albuquerque as a public right-of-way by written instrument signed by the owner(s) of the UNM-leased Property, its successors and assigns.

5. Duration. The Easement is perpetual and will remain in effect until terminated. The Easement may be terminated by written agreement of UNM and the Foundation, during the time the Ground Lease is in effect.

6. Construction of Roadway. UNM may, at the expense of UNM or its successors, tenants and/or assigns, construct improvements in the Easement including a paved roadway along the Easement ("Roadway"). All improvements within the Easement will be maintained by UNM at the expense of UNM or its successors, tenants and/or assigns.

7. Conflicts. This Declaration is not intended to modify any provision or obligation of the parties under the Ground Lease. If this Declaration is held to be in conflict with any provision of the Ground Lease, the provisions of the Ground Lease will control.

8. Governing Law; Modification. This Declaration is governed by and will be construed according to the laws of the state of New Mexico and may be amended only in writing signed by all parties.

9. Binding Effect. This Declaration is binding upon UNM as the ground lessee, and the Foundation, as ground lessor of the UNM-leased Property, including all current and subsequent owners, tenants, licensees and occupants of the UNM-leased Property.

WITNESS my hand and seal this 5<sup>th</sup> day of June, 2007 ("EFFECTIVE DATE").

THE REGENTS OF THE UNIVERSITY OF  
NEW MEXICO, a corporation of the State of New Mexico

By \_\_\_\_\_  
David W. Harris, Acting President

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

SANDIA FOUNDATION,  
A New Mexico not for profit corporation

By: Tom Perovich

Its: Chairman

Date: 6/5/07

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

The foregoing instrument was acknowledged before me on \_\_\_\_\_,  
2007 by David W. Harris, Acting President on behalf of THE REGENTS OF THE  
UNIVERSITY OF NEW MEXICO, a corporation of the State of New Mexico.

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

My commission expires:  
\_\_\_\_\_

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

The foregoing instrument was acknowledged before me on June 5,  
2007 by John Perovich, on behalf of Sandia Foundation, a New Mexico not for  
profit.

Catherine B. Kelley  
Notary Public

My commission expires:  
December 22, 2009



OFFICIAL SEAL  
CATHERINE B. KELLEY  
NOTARY PUBLIC  
STATE OF NEW MEXICO

My Commission Expires 12-22-09

7. Conflicts. This Declaration is not intended to modify any provision or obligation of the parties under the Ground Lease. If this Declaration is held to be in conflict with any provision of the Ground Lease, the provisions of the Ground Lease will control.

8. Governing Law; Modification. This Declaration is governed by and will be construed according to the laws of the state of New Mexico and may be amended only in writing signed by all parties.

9. Binding Effect. This Declaration is binding upon UNM as the ground lessee, and the Foundation, as ground lessor of the UNM-leased Property, including all current and subsequent owners, tenants, licensees and occupants of the UNM-leased Property.

WITNESS my hand and seal this 31<sup>st</sup> day of May, 2007 ("EFFECTIVE DATE").

THE REGENTS OF THE UNIVERSITY OF  
NEW MEXICO, a corporation of the State of New Mexico

By David W. Harris  
David W. Harris, Acting President

Date Signed: 5/31/07

SANDIA FOUNDATION,  
A New Mexico not for profit corporation

By: \_\_\_\_\_

Its: \_\_\_\_\_

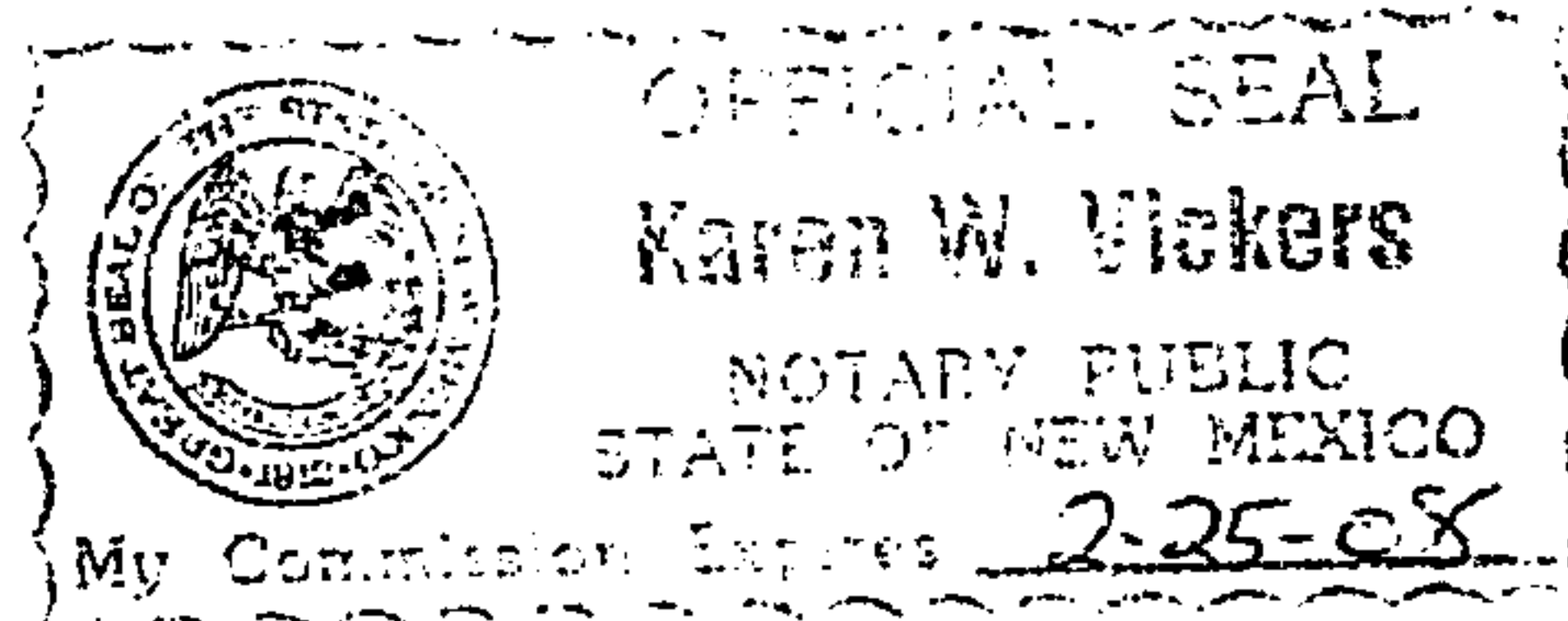
Date: \_\_\_\_\_

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

The foregoing instrument was acknowledged before me on June 1,  
2007 by David W. Harris, Acting President on behalf of THE REGENTS OF THE  
UNIVERSITY OF NEW MEXICO, a corporation of the State of New Mexico.

Karen W. Vickers  
Notary Public

My commission expires:  
Feb. 25, 2008

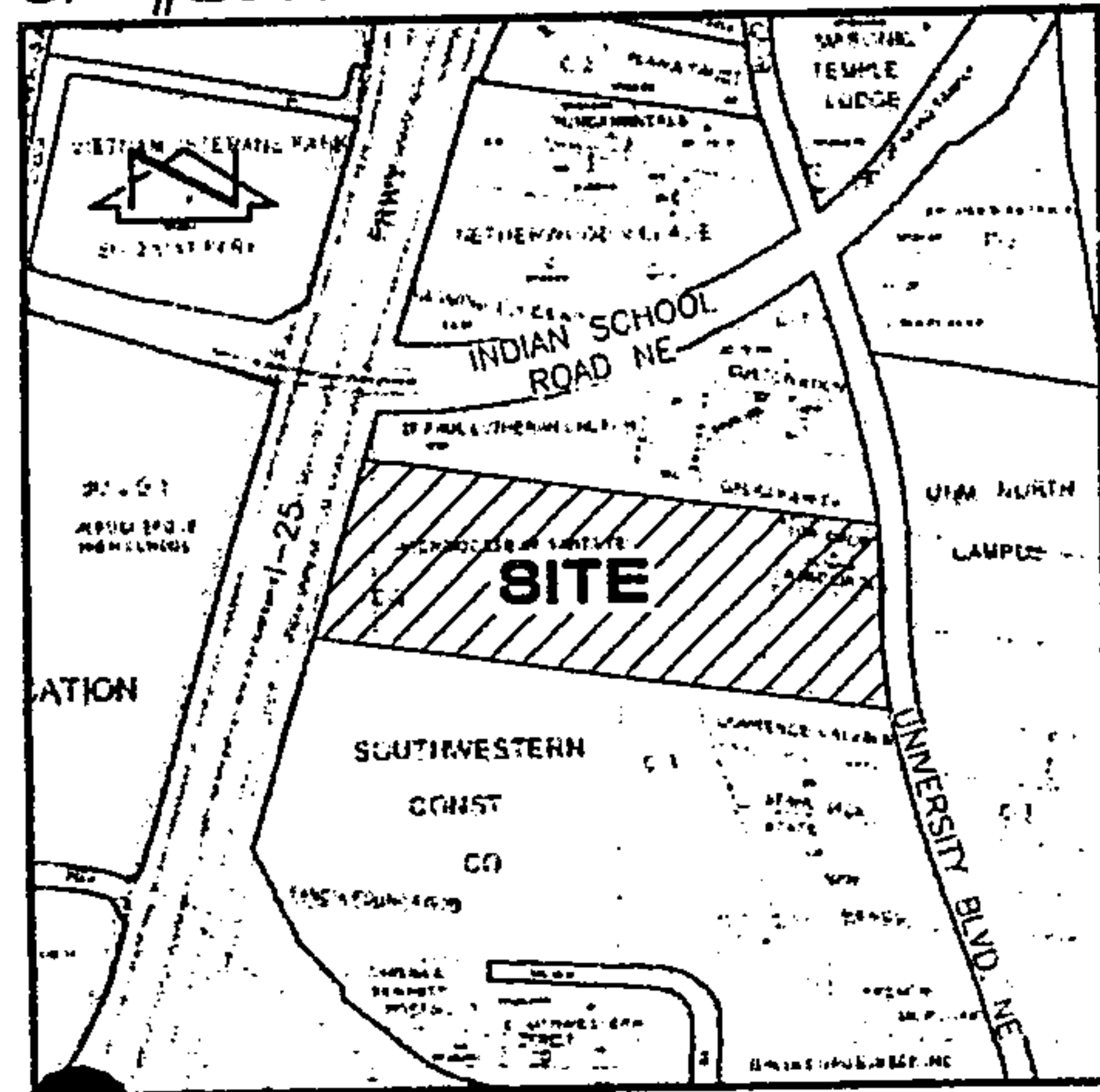


STATE OF NEW MEXICO            )  
  ) ss.  
COUNTY OF BERNALILLO        )

The foregoing instrument was acknowledged before me on \_\_\_\_\_,  
2007 by \_\_\_\_\_, on behalf of SANDIA FOUNDATION, a New  
Mexico not for profit.

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

My commission expires:  
\_\_\_\_\_



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

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2007

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

COUNTY CLERK FILING DATA

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 AB, Page 216, Doc. # 2000070491, known as Parcel 6-1; 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 NE; 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 = 1949.86 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 D338A, 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.

DRB PROJECT NUMBER 1004913

APPLICATION NUMBER 06DRC-00730, 06DRB-00731 07DRB-0072

APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
<i>Page &amp; Green</i>	2-7-07
UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
<i>Bradley J. Bingham</i>	3/7/07
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
<i>Bradley J. Bingham</i>	3/7/07
A.M.A.F.C.A.	DATE
<i>Pat Sawyer</i>	2-7-07
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
<i>Christina Sandoval</i>	3/7/07
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
<i>W. B. Hart</i>	2-27-07
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
<i>Lead D. Meeks</i>	3-5-07
P.N.M. ELECTRIC SERVICES	DATE
<i>Daniel M. Gallo</i>	3/27/07
QWEST TELECOMMUNICATIONS	DATE
<i>Lead G. Meeks</i>	3-5-07
P.N.M. GAS SERVICES	DATE
<i>George Buba</i>	3-1-07
COMCAST CABLE VISION OF NEW MEXICO, INC.	DATE

NEIGHBORHOOD MAP

J-15

SCALE: 1" = 750'

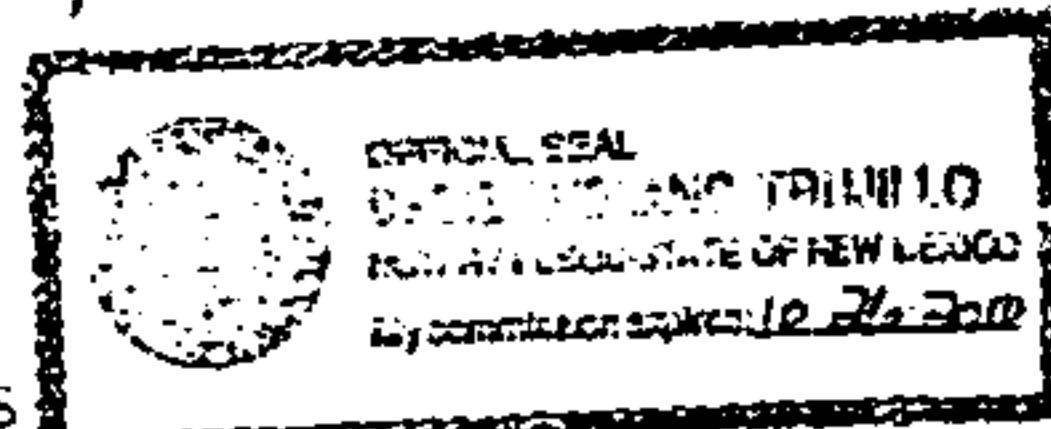
DEDICATION AND FREE CONSENT

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 Date

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.  
*Abbie Blair Tijillo*  
Notary Public

SURVEYORS CERTIFICATION

I, Charles G. Cala, 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. Cala, Jr.*  
Charles G. Cala, Jr., NMP# 11184



02-09-2007  
Date



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

Exhibit A-1

PLAT OF

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

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2007

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 "⊕" 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.&F. 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 3984-3986, 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 (Lawrance).
- 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. & LL).
- 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. #76521, Records of Bernalillo County, New Mexico (Tract Z).
- Quitclaim Deed filed 07-20-2000, Book A8, Page 216, Doc. #2000070491, Records of Bernalillo County, New Mexico (Tract 6-1).
- Warranty Deed executed 03-18-2003 (Parcel 5-3).
- 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).
- Gross subdivision acreage = 20.0570 acres.
- Current Zoning on site is C-3, based upon review of the City of Albuquerque Zone Atlas.
- Tracts A, B and C, U.N.M. Lands West are subject to the Temporary Construction Easement between the University of New Mexico and the State of New Mexico executed on January 22, 2007 (unrecorded).

EASEMENT TABLES

LINE	DIRECTION	DISTANCE	EASEMENT	LINE	DIRECTION	DISTANCE	EASEMENT
E1	S 84°43'49" W	88.32'	6	E38	N 39°00'12" W	25.05'	13
E2	N 81°21'06" W	292.28'	6	E40	N 16°53'44" E	163.36'	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°38'51" 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 63°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	108.45'	15
E9	S 08°38'54" W	35.00'	6/14	E47	S 24°37'14" W	20.64'	19
E10	S 81°21'06" E	23.49'	6	E48	S 16°53'44" W	140.07'	19
E11	N 84°43'49" E	85.30'	6	E49	NOT USED		
E12	N 63°53'18" W	24.66'	7	E50	N 16°53'44" E	172.81'	19
E13	N 04°42'50" W	93.81'	7	E51	S 73°06'16" E	26.77'	19
E14	N 01°40'13" W	24.15'	7	E52	N 81°13'10" W	44.65'	12
E15	N 08°13'40" E	66.81'	7	E53	S 81°13'10" E	43.28'	21
E16	S 02°27'53" E	59.73'	7	E54	S 81°13'10" E	210.36'	21
E17	N 24°18'42" W	58.93'	7	E55	S 08°48'50" W	33.00'	21
E18	S 07°22'00" E	9.62'	6	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	S 81°21'06" E	20.00'	8	E58	N 81°13'10" W	85.17'	21
E21	N 08°38'54" E	6.74'	8	E59	N 81°13'10" W	19.35'	21
E22	S 81°21'06" E	10.00'	8	E60	N 39°00'12" W	330.09'	21
E23	S 08°38'54" W	6.74'	8	E61	N 16°53'44" E	13.12'	21
E24	S 81°21'06" E	457.78'	8	E62	N 16°53'44" E	30.25'	21
E25	N 81°13'10" W	255.73'	12	E63	S 37°34'55" E	80.62'	21
E26	N 81°13'10" W	223.37'	12	E64	S 39°00'12" E	366.46'	21
E27	S 81°13'31" E	43.26'	12	E65	N 81°13'10" W	29.77'	21
E28	S 81°13'31" E	255.73'	12	E66	S 81°13'08" E	30.14'	22
E29	S 81°13'31" E	491.23'	12	E67	S 14°18'59" W	62.02'	22
E30	N 84°43'47" E	83.88'	12	E68	S 35°56'33" W	145.58'	22
E31	N 81°13'10" W	44.65'	12	E69	S 39°00'12" E	117.74'	22
E32	N 39°00'12" W	311.35'	12	E70	N 16°53'44" E	1.65'	22
E33	S 39°00'12" E	377.48'	12	E71	N 35°56'33" E	173.70'	22
E34	S 81°13'08" E	31.82'	13	E72	N 14°18'59" E	24.39'	22
E35	S 35°21'21" W	20.54'	13	E73	N 81°13'10" W	10.00'	26
E36	S 16°53'44" W	31.43'	13	E74	N 08°46'50" E	5.00'	26
E37	S 16°53'44" W	150.09'	13	E75	S 81°13'10" E	10.00'	26
E38	S 39°00'12" E	21.49'	13	E76	S 08°46'50" W	5.00'	26
				E77	S 81°13'10" E	30.64'	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	1949.93'	20.01'	S 06°55'53" E	20.01'	00°35'17"	6
EC2	1949.93'	185.96'	S 05°04'56" E	185.89'	05°27'51"	7
EC3	1949.93'	27.57'	S 06°13'09" E	27.57'	00°48'36"	7
EC4	22.00'	36.72'	N 43°06'02" E	32.60'	95°37'43"	7
EC5	330.33'	190.38'	N 82°23'02" E	187.75'	33°01'14"	12
EC6	1949.86'	76.43'	S 07°31'20" E	76.42'	02°14'45"	12
EC7	350.00'	59.33'	N 43°51'34" 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'	103.85'	N 32°01'57" W	84.66'	123°43'41"	12
EC10	48.00'	115.80'	S 81°03'10" E	89.89'	138°13'54"	12
EC11	25.00'	16.51'	S 30°51'29" E	16.21'	37°50'32"	12
EC12	410.00'	77.11'	S 44°23'29" E	77.00'	10°46'35"	12
EC13	48.00'	27.18'	S 72°12'23" W	26.82'	32°26'29"	13
EC14	330.33'	19.29'	S 67°32'47" W	19.28'	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°08'36"	21
EC18	287.33'	76.60'	N 88°44'35" W	76.37'	15°16'29"	21
EC19	367.00'	167.98'	N 52°06'58" 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 55°59'56" W	143.24'	20°07'15"	22



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

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2007

COUNTY CLERK FILING DATA

KEYED NOTES

VACATED EASEMENTS

- ① 5' PNM AND MST&T COMPANY EASEMENT GRANTED BY DOCUMENT FILED 05-26-1967, BOOK MISC. 69, PAGE 137; VACATED BY 06DRB-00730 (DRB #1004913)
- ② 5' PNM AND MST&T COMPANY EASEMENT GRANTED BY DOCUMENT FILED 06-05-1967, BOOK MISC. 69, PAGE 845; VACATED BY 06DRB-00730 (DRB #1004913)

EXISTING EASEMENTS

- ③ 5' MST&T COMPANY R.O.W. EASEMENT GRANTED BY DOCUMENT FILED 03-16-1971, BOOK MISC. 208, PAGES 73-74, DOC. #16473
- ④ 5' PNM EASEMENT GRANTED BY DOCUMENT FILED 02-12-1960, BOOK D527, PAGE 23
- ⑤ 7' MST&T COMPANY R.O.W. EASEMENT GRANTED BY DOCUMENT FILED 03-16-1971, BOOK MISC. 208, PAGE 75
- ⑥ PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 09-11-2002, BOOK A41, PAGE 4648, DOC. #2002114976
- ⑦ PUBLIC ROADWAY EASEMENT GRANTED BY DOCUMENT FILED 09-11-2002, BOOK A41, PAGE 4648, DOC. #2002114976
- ⑧ PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 12-21-2004, BOOK A88, PAGE 7410, DOC. #2004177899

EXISTING EASEMENTS - OFFSITE

- ⑨ APPROXIMATE LOCATION OF 6'x49' SIDEWALK ACCESS EASEMENT GRANTED BY DOCUMENT FILED 05-20-1998, BOOK 9810, PAGE 560, DOC. #1998062148; DRIVEWAY IS CURRENTLY CLOSED
- ⑩ 25' CITY OF ALBUQUERQUE ROAD EASEMENT AS DEPICTED ON PLAT D3-180, ALSO DESCRIBED BY AMENDMENT TO LEASE EXECUTED ON 04-30-1971
- ⑪ APPROXIMATE LOCATION OF 10' PNM EASEMENT GRANTED BY DOCUMENT FILED 09-26-1958, BOOK D444, PAGE 132
- ⑫ NMSHTD EASEMENT GRANTED BY DOCUMENT FILED 08-25-2002, BOOK A37, PAGE 9956, DOC. #2002080182

MONUMENTS

- A FOUND REBAR W/ALUMINUM CAP STAMPED "NMSHTD", TAGGED W/WASHER STAMPED "NMPS 11184"
- B FOUND REBAR W/ALUMINUM CAP STAMPED "NMSHTD", 0.1' SOUTH OF PROPERTY LINE
- C FOUND #5 REBAR, BENT, 0.7' SOUTH OF PROPERTY LINE
- D FOUND CHISELED "+" IN CONCRETE SIDEWALK
- E FOUND MAG NAIL W/WASHER STAMPED "NMPS 11184" IN ASPHALT
- F FOUND REBAR W/CAP STAMPED "10464", TAGGED W/WASHER STAMPED "NMPS 11184"
- G FOUND REBAR W/ALUMINUM CAP STAMPED "NMLS 6261", TAGGED W/WASHER STAMPED "NMPS 11184"
- H SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

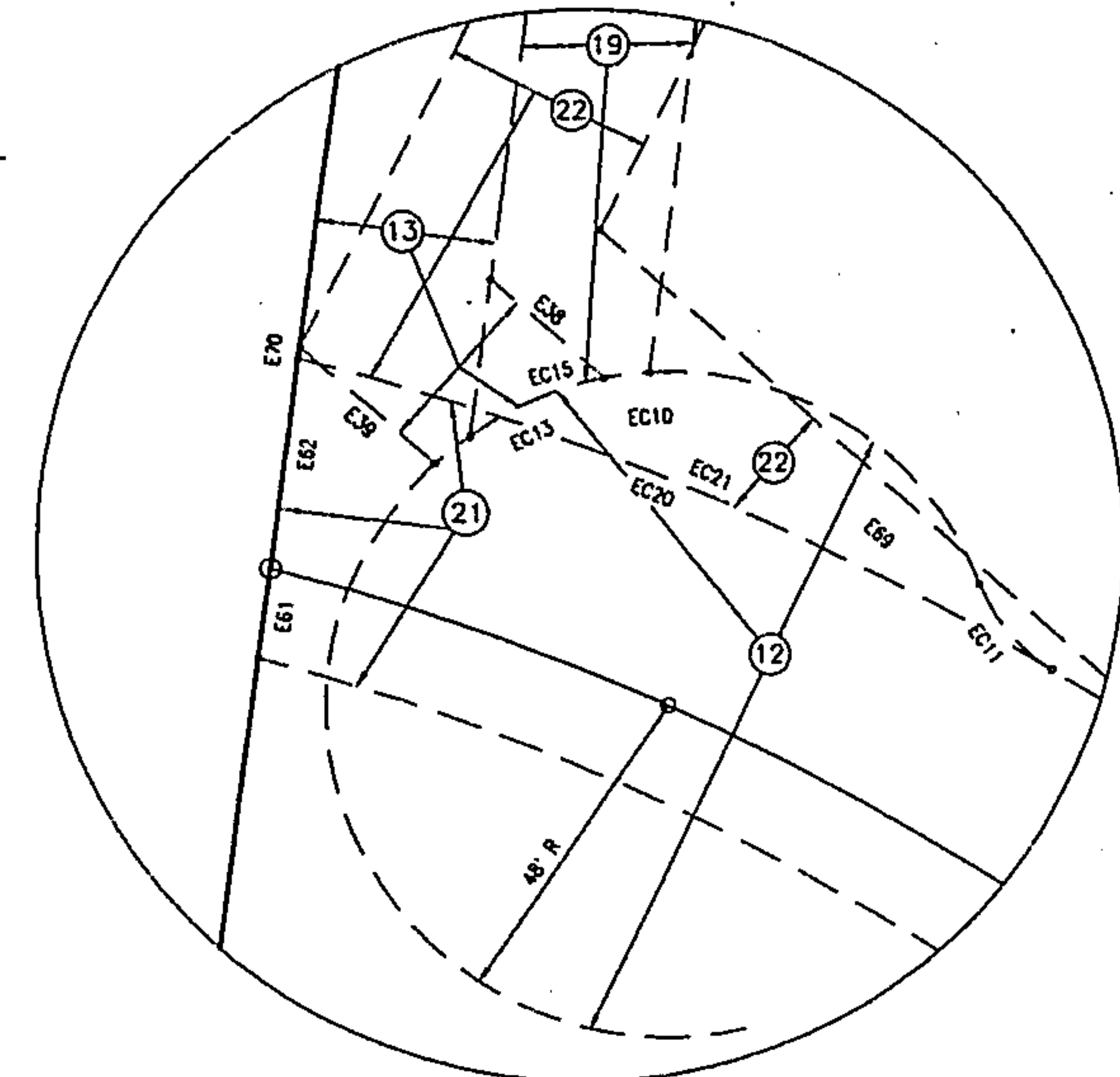
NEW EASEMENTS

- ⑬ PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE TRACTS A, B, C, D AND E, U.N.M. LANDS WEST, AND THE UNIVERSITY OF NEW MEXICO AND SANDIA FOUNDATION. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER. ALSO CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- ⑭ CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT
- ⑮ CITY OF ALBUQUERQUE PUBLIC WATER METER EASEMENT GRANTED BY THIS PLAT
- ⑯ 10' PNM GAS SERVICES EASEMENT, ONLY, GRANTED BY THIS PLAT TO SERVE TRACTS B, C AND D, U.N.M. LANDS WEST
- ⑰ NON-SPECIFIC PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT D. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF TRACT C.
- ⑱ NON-SPECIFIC PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACTS C AND D. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF TRACT B.
- ⑲ NON-SPECIFIC PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACTS B, C AND D. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF TRACT E
- ⑳ PRIVATE VEHICULAR ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT E. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT B.
- ㉑ 12' PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT TO SERVE THE UNIVERSITY OF NEW MEXICO. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNIVERSITY OF NEW MEXICO.
- ㉒ CITY OF ALBUQUERQUE PUBLIC WATERLINE AND CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT
- ㉓ CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT
- ㉔ CITY OF ALBUQUERQUE PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT
- ㉕ 5' QWEST TELECOMMUNICATIONS EASEMENT GRANTED BY THIS PLAT

NEW EASEMENTS - OFFSITE

- ㉖ PRIVATE ACCESS EASEMENT TO BE GRANTED BY SEPARATE EASEMENT DOCUMENT TO SERVE TRACTS A, B, C, D AND E. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER. CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE, CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER AND CITY OF ALBUQUERQUE PUBLIC WATERLINE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.
- ㉗ CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.

EASEMENT DETAIL



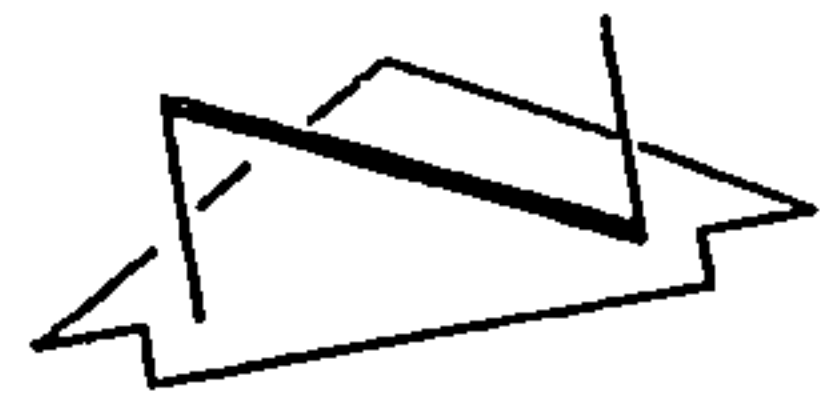
JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS SURVEYORS (505) 345-4250  
 JOB #2005.170.7 FINAL



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

COUNTY CLERK FILING DATA

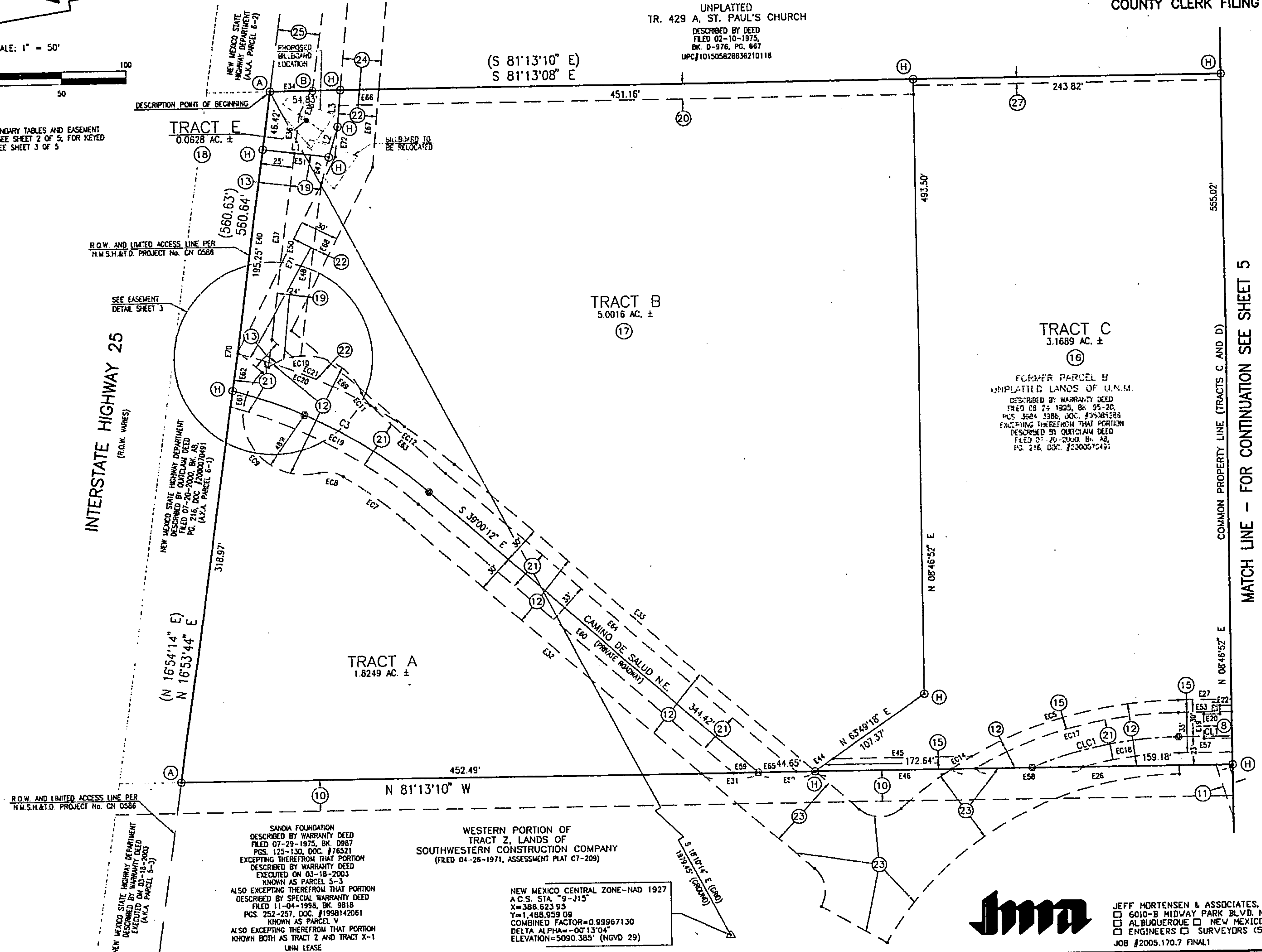
UNPLATTED  
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DESCRIBED BY DEED  
FILED 02-10-1975,  
BK. D-976, PG. 887  
UPC/101505828636210118



SCALE: 1" = 50'



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



INTERSTATE HIGHWAY 25  
(R.O.W. VARIES)

R.O.W. AND LIMITED ACCESS LINE PER N.M.S.H.&T.D. PROJECT No. CN 0586

NEW MEXICO STATE HIGHWAY DEPARTMENT DESCRIBED BY WARRANTY DEED FILED 03-18-2003 BK. AS, PG. 18-2003 (A.K.A. PARCEL 5-3)

NEW MEXICO STATE HIGHWAY DEPARTMENT DESCRIBED BY WARRANTY DEED FILED 07-20-2000 BK. AS, PG. 216, DOC. #2000070491 (A.K.A. PARCEL 6-1)

SANDIA FOUNDATION DESCRIBED BY WARRANTY DEED FILED 07-29-1975, BK. D987 PGS. 125-130, DOC. #76521 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. 252-257, DOC. #1998142061 KNOWN AS PARCEL V ALSO EXCEPTING THEREFROM THAT PORTION KNOWN BOTH AS TRACT Z AND TRACT X-1 U.N.M. LEASE

WESTERN PORTION OF TRACT Z, LANDS OF SOUTHWESTERN CONSTRUCTION COMPANY (FRED 04-26-1971, ASSESSMENT PLAT C7-209)

NEW MEXICO CENTRAL ZONE--NAD 1927  
A.C.S. STA. "9-J15"  
X=388,823.95  
Y=1,488,959.08  
COMBINED FACTOR=0.99967130  
DELTA ALPHA=-00'13"04"  
ELEVATION=5090.385' (NGVD 29)



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JOB #2005.170.7 FINAL

MATCH LINE - FOR CONTINUATION SEE SHEET 5

COMMON PROPERTY LINE (TRACTS C AND D)

N 08°46'52" E

555.02'

243.82'

451.16'

493.50'

560.64'

195.25' E40

16.42'

318.97'

344.42'

107.37'

172.64'

159.18'

452.49'

193.45' (GRND)

193.45' (GRND)

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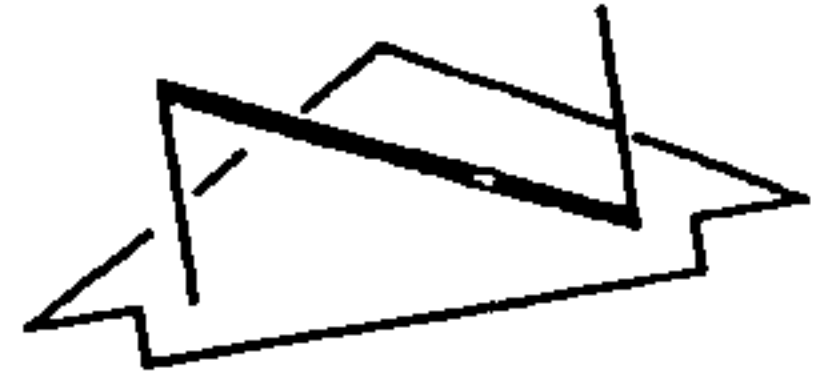
193.45' (GRND)

193.45' (GRND)

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

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2007

COUNTY CLERK FILING DATA

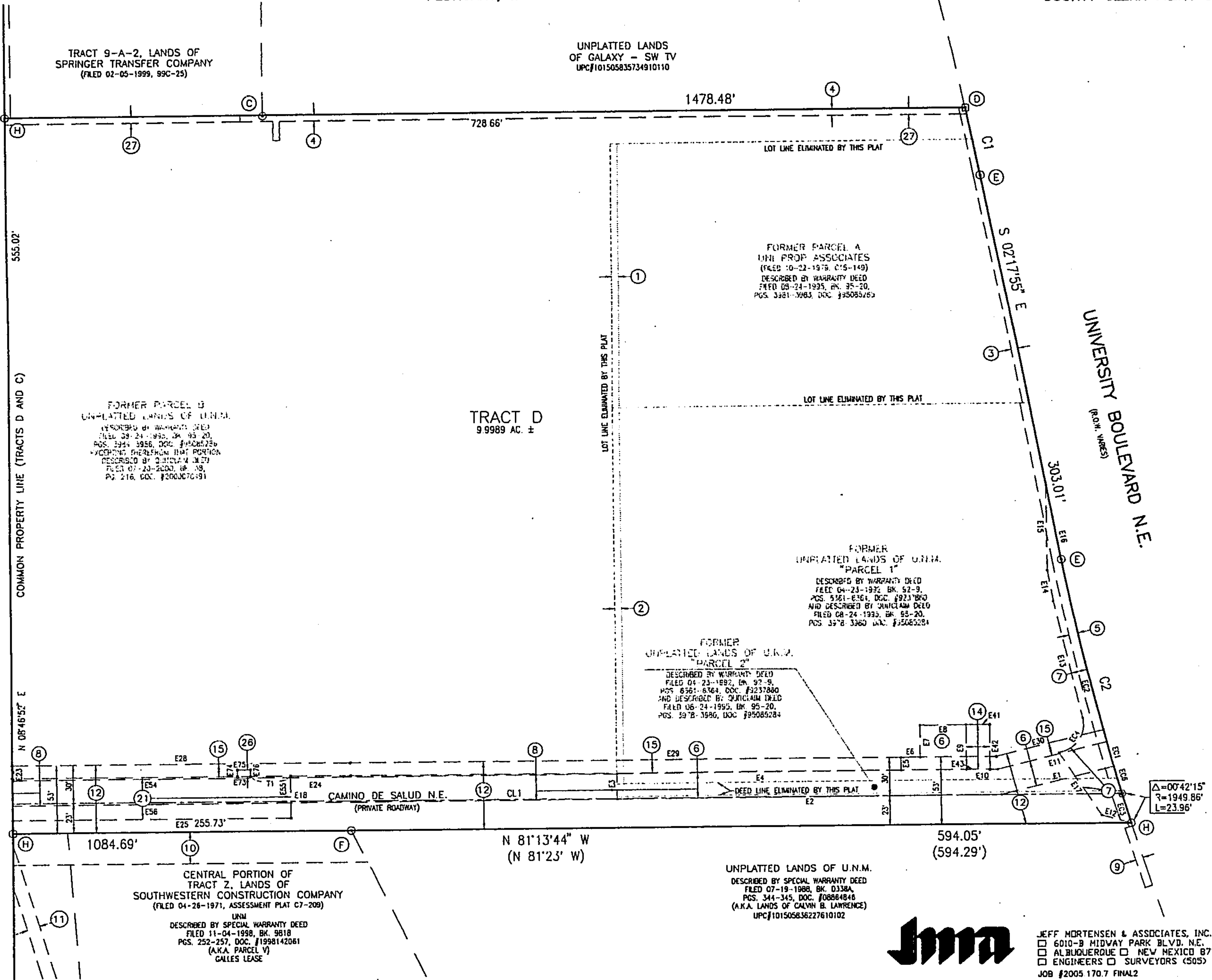


SCALE: 1" = 50'



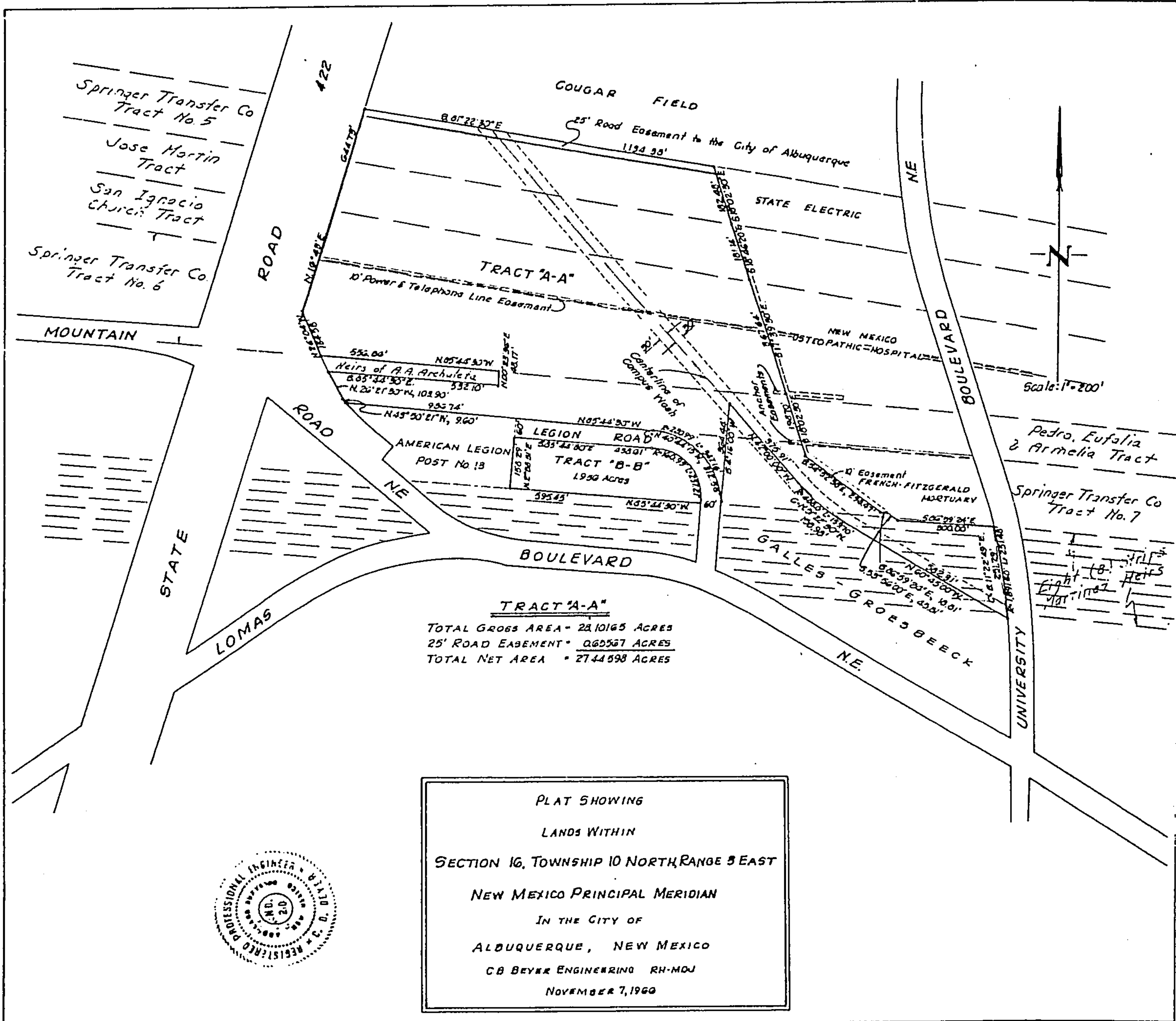
NOTE: FOR BOUNDARY TABLES AND EASEMENT TABLES SEE SHEET 2 OF 5; FOR KEYED NOTES SEE SHEET 3 OF 5

MATCH LINE - FOR CONTINUATION SEE SHEET 4



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ALBUQUERQUE □ NEW MEXICO 87109  
ENGINEERS □ SURVEYORS (505) 345-4250  
JOB #2005 170.7 FINAL2

EXHIBIT "A-2"



**EXHIBIT 'B'**  
**PRIVATE ACCESS EASEMENT SURVEY**


EASEMENT DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising a portion of Tract Z, Lands of Southwestern Construction Company, as the same is shown and designated on the plat for assessment purposes filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 26, 1971, Book C7, Page 209, and being more particularly described as follows:

Beginning at a point on the north property line of said Tract Z, being the southernmost property corner of proposed Tract B, U.N.M. Lands West as demonstrated on a preliminary plat DRB Project No. 1004913, also being the southwest property corner of proposed Tract C, U.N.M. Lands West of said preliminary plat, whence the northwest property corner of the remainder of said Tract Z, also being the southwest property corner of proposed Tract A, U.N.M. Lands West of said preliminary plat, bears N 81°13'10" W a distance of 497.13 feet; thence S 39°00'12" E a distance of 46.17 feet; thence along an arc of a curve to the left with Delta = 84°01'57", R = 25.00 feet and L = 36.67 feet, (Chord Bearing = S 81°01'11" E, Chord Length = 33.47 feet); thence along an arc of a curve to the right with Delta = 08°54'34", R = 330.33 feet and L = 51.37 feet, (Chord Bearing = N 61°25'08" E, Chord Length = 51.31 feet) to a point on the north property line of said Tract Z, being a point on the south property line of said proposed Tract C; thence S 81°13'10" E a distance of 180.06 feet to the northeast corner of the easement herein described, being a point on the north property line of said Tract Z, also being a point on the south property line of said proposed Tract C; thence S 08°46'50" W a distance of 7.00 feet; thence along an arc of a curve to the left with Delta = 59°46'30", R = 270.33 feet and L = 282.03 feet, (Chord Bearing = S 69°01'09" W, Chord Length = 269.41 feet) to the southernmost corner of the easement herein described; thence N 50°52'06" W a distance of 60.00 feet; thence along an arc of a curve to the left with Delta = 78°08'06", R = 25.00 feet and L = 34.09 feet, (Chord Bearing = N 00°03'51" E, Chord Length = 31.51 feet); thence N 39°00'12" W a distance of 117.97 feet to the northwest corner of the easement herein described, being a point on the north property line of said Tract Z, also being a point on the south property line of proposed Tract A, U.N.M. Lands West of said preliminary plat; thence S 81°13'10" E a distance of 89.30 feet to the point of beginning and containing 0.4294 acres more or less.

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this easement survey and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; 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. Cala, Jr., NMPS 11184



06.14.2007  
Date



**EXHIBIT 'B'**  
**PRIVATE ACCESS EASEMENT SURVEY**

Notes:

1. An easement survey was performed in January, 2006. Property corners were found as indicated.
2. Site located within projected Section 16, Township 10 North, Range 3 East, N.M.P.M. (Town of Albuquerque Grant).
3. All distances are ground distances.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "9-J15".
5. Purpose of this document is to define the new private access easement.
6. The private access easement is granted to serve proposed Tracts A, B, C, D and E, U.N.M. Lands West (DRB Project No. 1004913).

KEYED NOTES

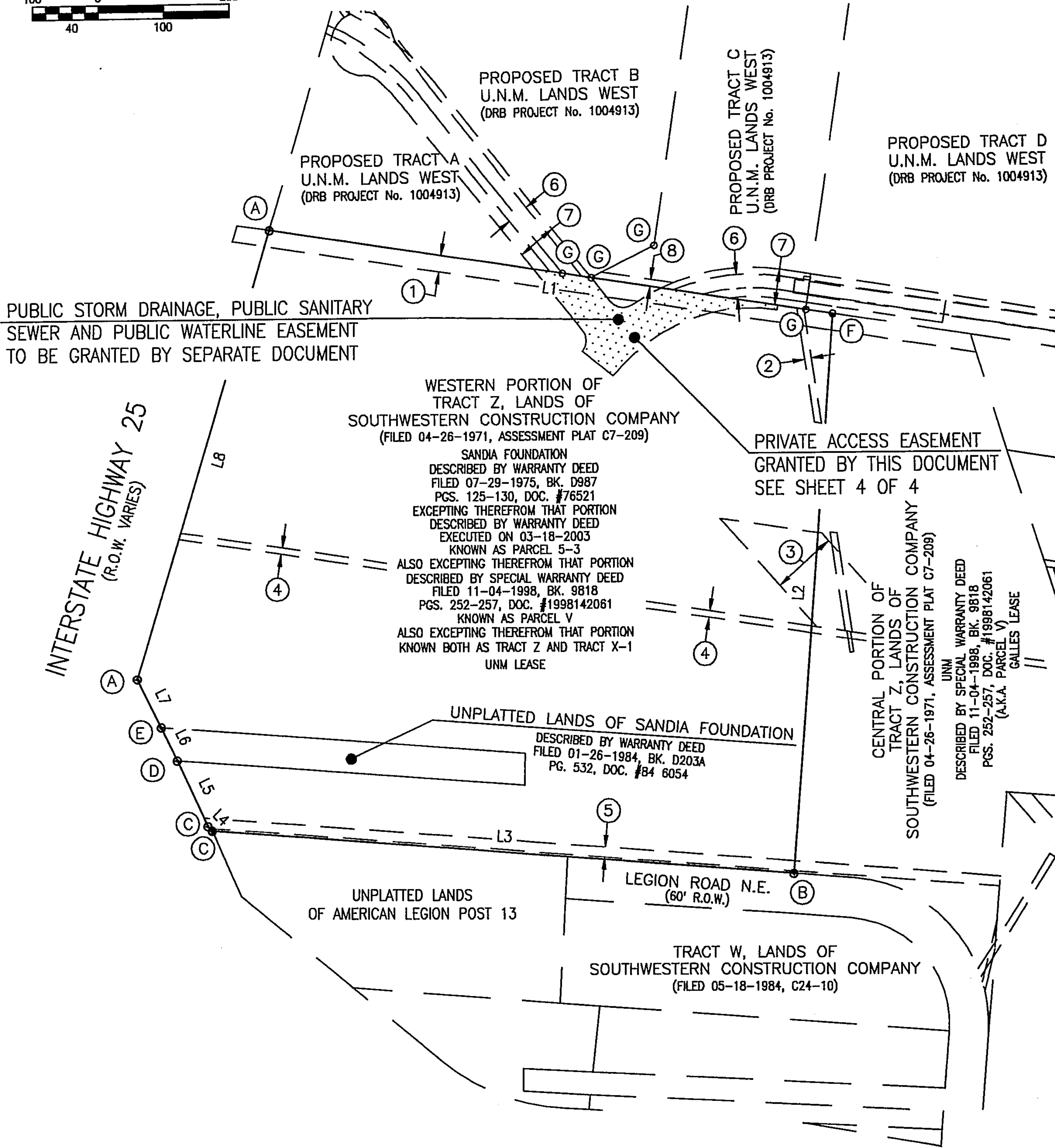
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- ① 25' CITY OF ALBUQUERQUE ROAD EASEMENT AS DEPICTED ON PLAT D3-180, ALSO DESCRIBED BY AMENDMENT TO LEASE EXECUTED ON 04-30-1971
- ② APPROXIMATE LOCATION OF 10' PNM EASEMENT GRANTED BY DOCUMENT FILED 09-26-1958, BOOK D444, PAGE 132
- ③ 100' DRAINAGE EASEMENT AS DEPICTED ON CERTIFICATE OF SURVEY, PREPARED BY ALBUQUERQUE SURVEYING COMPANY, INC. DATED 12-11-1990, BOOK D607, PAGE 299
- ④ APPROXIMATE LOCATION OF PNM AND MST&T COMPANY EASEMENT GRANTED BY DOCUMENT FILED 12-14-1954, BOOK D299, PAGE 149
- ⑤ CITY OF ALBUQUERQUE STORM SEWER EASEMENT GRANTED BY DOCUMENT FILED 11-20-1972, BOOK MISC. 286, PAGES 674-676
- ⑥ PROPOSED CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER AND CITY OF ALBUQUERQUE PUBLIC WATERLINE EASEMENT TO BE GRANTED BY SEPARATE PLAT (DRB PROJECT No. 1004913) - OFFSITE
- ⑦ PROPOSED CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE AND PRIVATE ACCESS EASEMENT TO BE GRANTED BY SEPARATE PLAT (DRB PROJECT No. 1004913) - OFFSITE
- ⑧ PROPOSED 10' PNM GAS SERVICES EASEMENT TO BE GRANTED BY SEPARATE PLAT (DRB PROJECT No. 1004913) - OFFSITE
- Ⓐ FOUND REBAR W/ALUMINUM CAP STAMPED "NMSHTD"
- Ⓑ FOUND #5 REBAR
- Ⓒ FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓓ FOUND #4 REBAR IN CONCRETE
- Ⓔ FOUND CHISELED "+" IN CONCRETE FENCE POST BASE
- Ⓕ SEARCH FOR NOT FOUND
- Ⓖ PROPOSED PROPERTY CORNER, DRB #1004913
- Ⓗ PROPOSED CENTERLINE MONUMENT, DRB #1004913



PRIVATE ACCESS EASEMENT SURVEY

SCALE: 1" = 200'

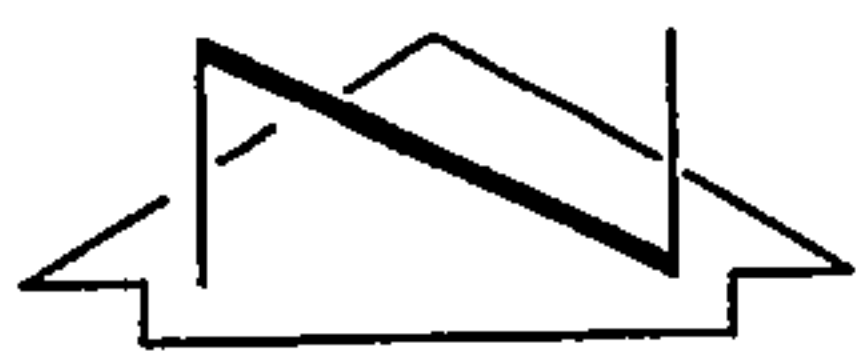


BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	S 81°13'10" E	870.64'
L2	S 04°17'46" W	840.25'
L3	N 85°44'40" W	891.23'
L4	N 43°50'21" W	9.60'
L5	N 25°15'36" W	109.09'
L6	N 25°43'51" W	56.04'
L7	N 26°13'34" W	81.91'
L8	N 16°53'31" E	705.56'



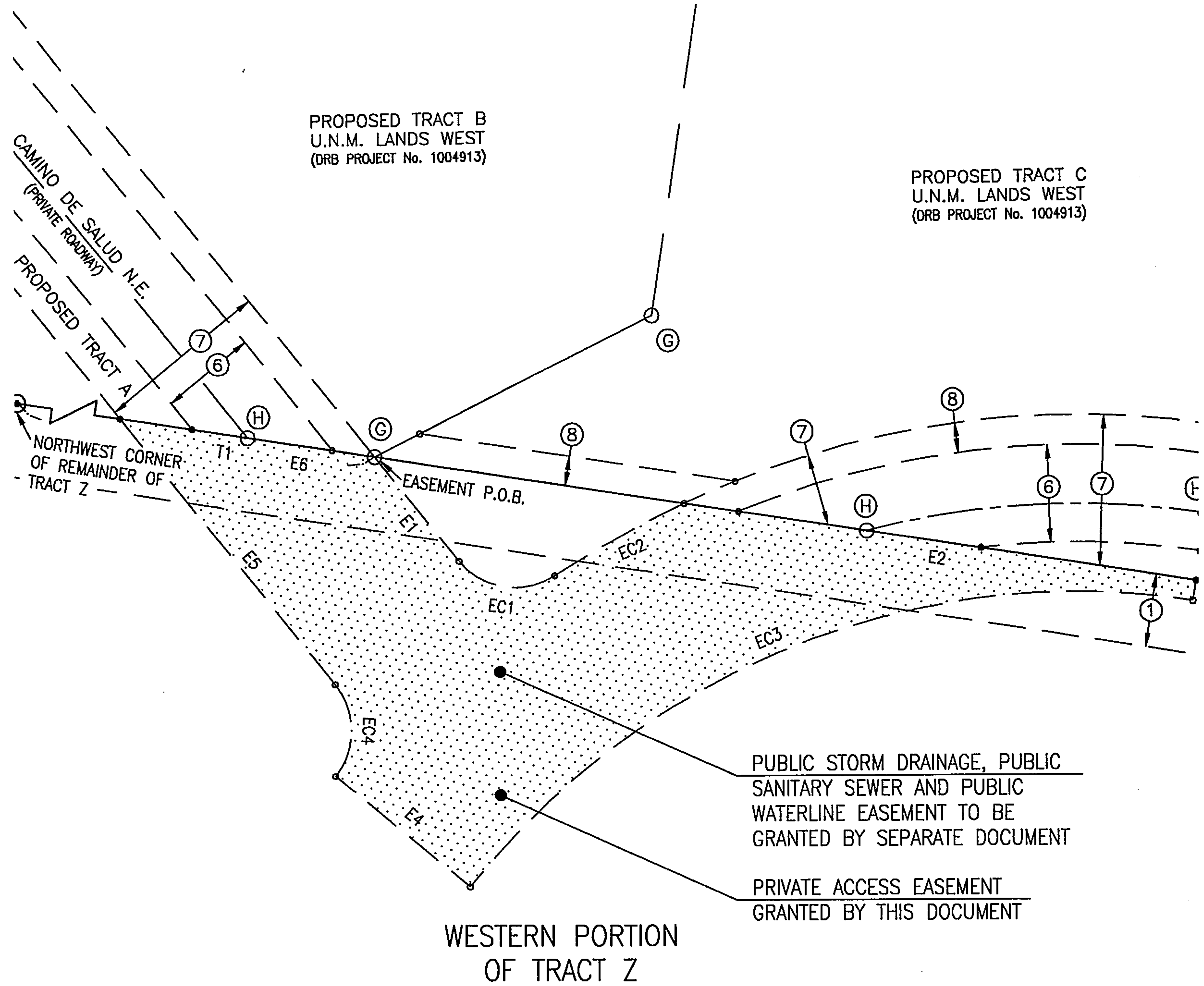
JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD, N.E.  
 ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS SURVEYORS (505) 345-4250



# EXHIBIT 'B'

## PRIVATE ACCESS EASEMENT SURVEY

SCALE: 1" = 50'



### EASEMENT TABLES

LINE	DIRECTION	DISTANCE
E1	S 39°00'12" E	46.17'
E2	S 81°13'10" E	180.06'
E3	S 08°46'50" W	7.00'
E4	N 50°52'06" W	60.00'
E5	N 39°00'12" W	117.97'
E6	S 81°13'10" E	89.30'
T1	N 81°13'10" W	497.13'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
EC1	25.00'	36.67'	S 81°01'11" E	33.47'	84°01'57"
EC2	330.33'	51.37'	N 61°25'08" E	51.31'	08°54'34"
EC3	270.33'	282.03'	S 69°01'09" W	269.41'	59°46'30"
EC4	25.00'	34.09'	N 00°03'51" E	31.51'	78°08'06"



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

PERMANENT EASEMENT

Grant of Permanent Easement, between the Regents of the University of New Mexico, ("UNM") a corporation of the State of New Mexico organized pursuant to Sections 21-7-1 et seq NMSA 1978, as lessee under a Long Term Lease With Option dated October 5, 1967, as amended, and Sandia Foundation, ("Foundation") a New Mexico not for profit corporation, as lessor under the Long Term Lease With Option dated October 5, 1967, as amended ("Ground Lease"), whose address is c/o UNM Real Estate Office, MSC 01 1030, 1 University of New Mexico, Albuquerque, New Mexico 87131-0001 (collectively the "Grantor") and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico, 87103.

Subject to existing rights of record, Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a Public Sanitary Sewer, Public Water Line and Public Storm Drainage, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor has the lawful right to convey the Easement or any part thereof. In the event that the Ground Lease terminates without UNM exercising its option to purchase the Property, UNM's obligations for Improvements constructed by UNM herein shall survive the Ground Lease termination and the Foundation shall have not have any obligation to City for Improvements constructed by UNM herein.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this 18<sup>th</sup> day of June, 2007.



APPROVED:

*[Handwritten Signature]*

City Engineer

Date: 6-18-07

*[Handwritten initials]* 6/18/07

GRANTOR:

REGENTS OF THE UNIVERSITY OF NEW MEXICO,  
A corporation of the State of New Mexico

By: \_\_\_\_\_

David W. Harris, Acting President

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

GRANTOR:

SANDIA FOUNDATION,  
A New Mexico not for profit corporation

By: *[Handwritten Signature]*

Its: CHAIRMAN

Date: 6/5/07

STATE OF NEW MEXICO )

) ss.

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 2007, by David W. Harris, Acting President on behalf of the Regents of the University of New Mexico, a corporation of the State of New Mexico.

(SEAL)

My Commission Expires:

\_\_\_\_\_

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

STATE OF NEW MEXICO )

COUNTY OF BERNALILLO )  
 )

This instrument was acknowledged before me on 5 day of June, 2007, by John Perovich, Chairman on behalf of Sandia Foundation, a New Mexico not for profit corporation.

(SEAL)

Catherine Kelley  
Notary Public

My Commission Expires:

December 22, 2009



OFFICIAL SEAL  
CATHERINE B. KELLEY  
NOTARY PUBLIC  
STATE OF NEW MEXICO

My Commission Expires 12-22-09

APPROVED:

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

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

GRANTOR:

REGENTS OF THE UNIVERSITY OF NEW MEXICO,  
A corporation of the State of New Mexico

By: David W. Harris  
David W. Harris, Acting President

Date: 5/31/07

GRANTOR:

SANDIA FOUNDATION,  
A New Mexico not for profit corporation

By: \_\_\_\_\_

Its: \_\_\_\_\_

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

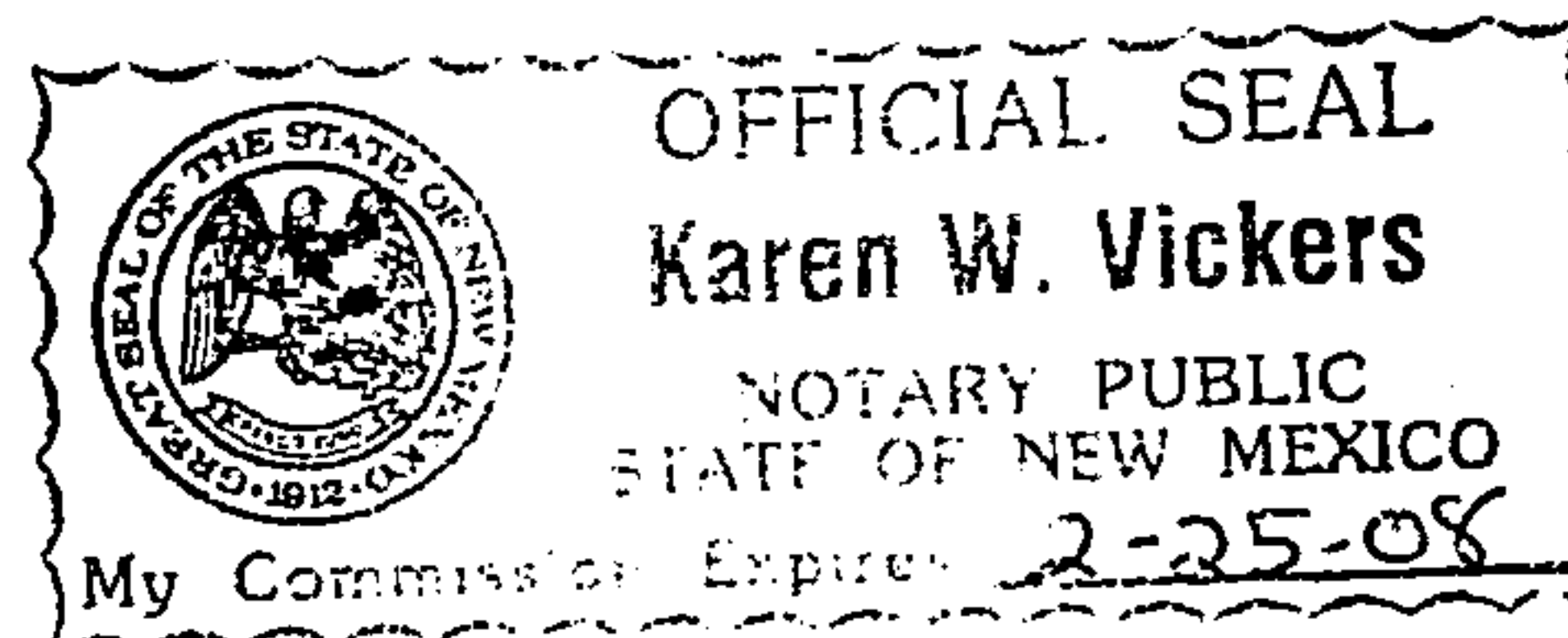
STATE OF NEW MEXICO            )  
  ) ss.  
COUNTY OF BERNALILLO        )

This instrument was acknowledged before me on 1st day of June,  
2007, by David W. Harris, Acting President on behalf of the Regents of the University of New Mexico,  
a corporation of the State of New Mexico.

(SEAL)

My Commission Expires:  
Feb. 25, 2008

Karen W. Vickers  
Notary Public



**EXHIBIT 'A'**  
**PUBLIC STORM DRAINAGE, PUBLIC SANITARY  
SEWER AND PUBLIC WATERLINE  
EASEMENT SURVEY**


EASEMENT DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising a portion of Tract Z, Lands of Southwestern Construction Company, as the same is shown and designated on the plat for assessment purposes filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 26, 1971, Book C7, Page 209, and being more particularly described as follows:

Beginning at a point on the north property line of said Tract Z, being the southernmost property corner of proposed Tract B, U.N.M. Lands West as demonstrated on a preliminary plat DRB Project No. 1004913, also being the southwest property corner of proposed Tract C, U.N.M. Lands West of said preliminary plat, whence the northwest property corner of the remainder of said Tract Z, also being the southwest property corner of proposed Tract A, U.N.M. Lands West of said preliminary plat, bears N 81°13'10" W a distance of 497.13 feet; thence S 39°00'12" E a distance of 46.17 feet; thence along an arc of a curve to the left with Delta = 84°01'57", R = 25.00 feet and L = 36.67 feet, (Chord Bearing = S 81°01'11" E, Chord Length = 33.47 feet); thence along an arc of a curve to the right with Delta = 08°54'34", R = 330.33 feet and L = 51.37 feet, (Chord Bearing = N 61°25'08" E, Chord Length = 51.31 feet) to a point on the north property line of said Tract Z, being a point on the south property line of said proposed Tract C; thence S 81°13'10" E a distance of 180.06 feet to the northeast corner of the easement herein described, being a point on the north property line of said Tract Z, also being a point on the south property line of said proposed Tract C; thence S 08°46'50" W a distance of 7.00 feet; thence along an arc of a curve to the left with Delta = 59°46'30", R = 270.33 feet and L = 282.03 feet, (Chord Bearing = S 69°01'09" W, Chord Length = 269.41 feet) to the southernmost corner of the easement herein described; thence N 50°52'06" W a distance of 60.00 feet; thence along an arc of a curve to the left with Delta = 78°08'06", R = 25.00 feet and L = 34.09 feet, (Chord Bearing = N 00°03'51" E, Chord Length = 31.51 feet); thence N 39°00'12" W a distance of 117.97 feet to the northwest corner of the easement herein described, being a point on the north property line of said Tract Z, also being a point on the south property line of proposed Tract A, U.N.M. Lands West of said preliminary plat; thence S 81°13'10" E a distance of 89.30 feet to the point of beginning and containing 0.4294 acres more or less.

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this easement survey and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; 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. Cala, Jr., NMPS 11184



06.14.2007  
Date



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD, N.E.  
 ALBUQUERQUE  NEW MEXICO 87109  
 ENGINEERS  SURVEYORS (505) 345-4250  
JOB NO. 2005.170.7/EASEMENT ACCESS1

EXHIBIT 'A'

PUBLIC STORM DRAINAGE, PUBLIC SANITARY  
SEWER AND PUBLIC WATERLINE  
EASEMENT SURVEY

Notes:

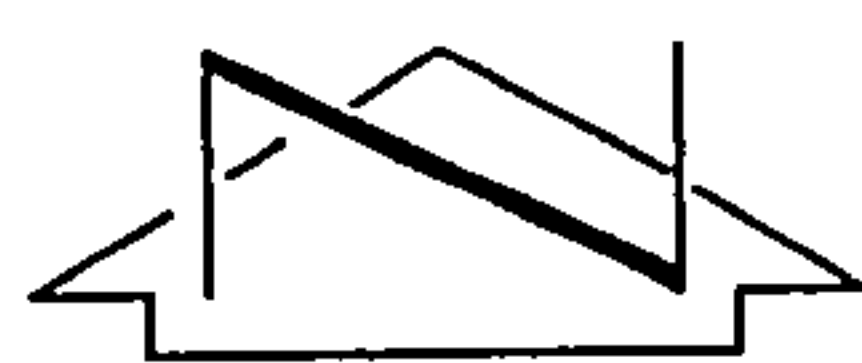
1. An easement survey was performed in January, 2006. Property corners were found as indicated.
2. Site located within projected Section 16, Township 10 North, Range 3 East, N.M.P.M. (Town of Albuquerque Grant).
3. All distances are ground distances.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "9-J15".
5. Purpose of this document is to define the new public storm drainage, public sanitary sewer and public waterline easement.
6. The private access easement to be granted by separate document is to serve proposed Tracts A, B, C, D and E, U.N.M. Lands West (DRB Project No. 1004913).

KEYED NOTES

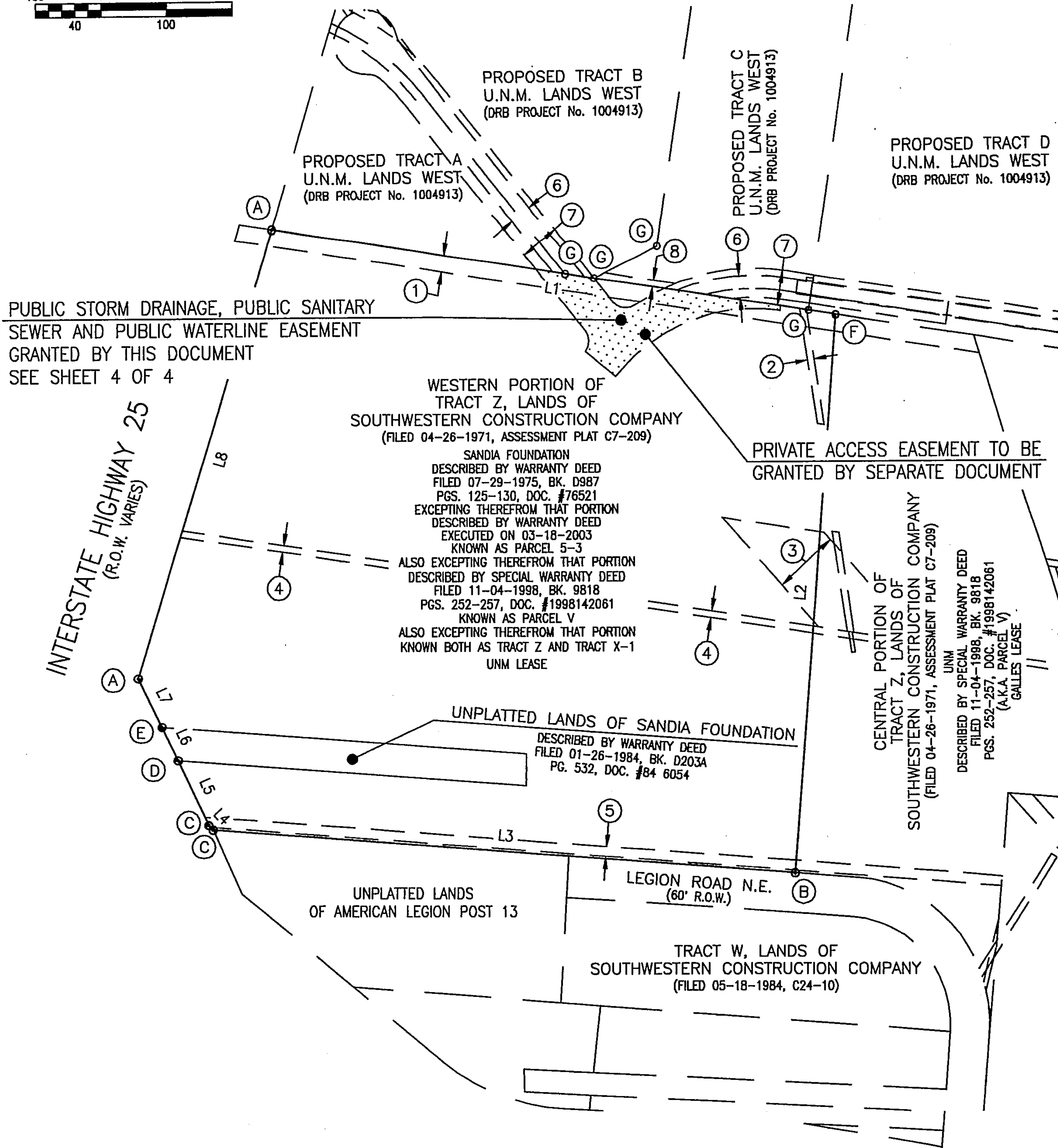
- ① 25' CITY OF ALBUQUERQUE ROAD EASEMENT AS DEPICTED ON PLAT D3-180, ALSO DESCRIBED BY AMENDMENT TO LEASE EXECUTED ON 04-30-1971
- ② APPROXIMATE LOCATION OF 10' PNM EASEMENT GRANTED BY DOCUMENT FILED 09-26-1958, BOOK D444, PAGE 132
- ③ 100' DRAINAGE EASEMENT AS DEPICTED ON CERTIFICATE OF SURVEY, PREPARED BY ALBUQUERQUE SURVEYING COMPANY, INC. DATED 12-11-1990, BOOK D607, PAGE 299
- ④ APPROXIMATE LOCATION OF PNM AND MST&T COMPANY EASEMENT GRANTED BY DOCUMENT FILED 12-14-1954, BOOK D299, PAGE 149
- ⑤ CITY OF ALBUQUERQUE STORM SEWER EASEMENT GRANTED BY DOCUMENT FILED 11-20-1972, BOOK MISC. 286, PAGES 674-676
- ⑥ PROPOSED CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER AND CITY OF ALBUQUERQUE PUBLIC WATERLINE EASEMENT TO BE GRANTED BY SEPARATE PLAT (DRB PROJECT No. 1004913) - OFFSITE
- ⑦ PROPOSED CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE AND PRIVATE ACCESS EASEMENT TO BE GRANTED BY SEPARATE PLAT (DRB PROJECT No. 1004913) - OFFSITE
- ⑧ PROPOSED 10' PNM GAS SERVICES EASEMENT TO BE GRANTED BY SEPARATE PLAT (DRB PROJECT No. 1004913) - OFFSITE
- Ⓐ FOUND REBAR W/ALUMINUM CAP STAMPED "NMSHTD"
- Ⓑ FOUND #5 REBAR
- Ⓒ FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓓ FOUND #4 REBAR IN CONCRETE
- Ⓔ FOUND CHISELED "+" IN CONCRETE FENCE POST BASE
- Ⓕ SEARCH FOR NOT FOUND
- Ⓖ PROPOSED PROPERTY CORNER, DRB #1004913
- Ⓗ PROPOSED CENTERLINE MONUMENT, DRB #1004913



PUBLIC STORM DRAINAGE, PUBLIC SANITARY  
SEWER AND PUBLIC WATERLINE  
EASEMENT SURVEY



SCALE: 1" = 200'



BOUNDARY TABLE

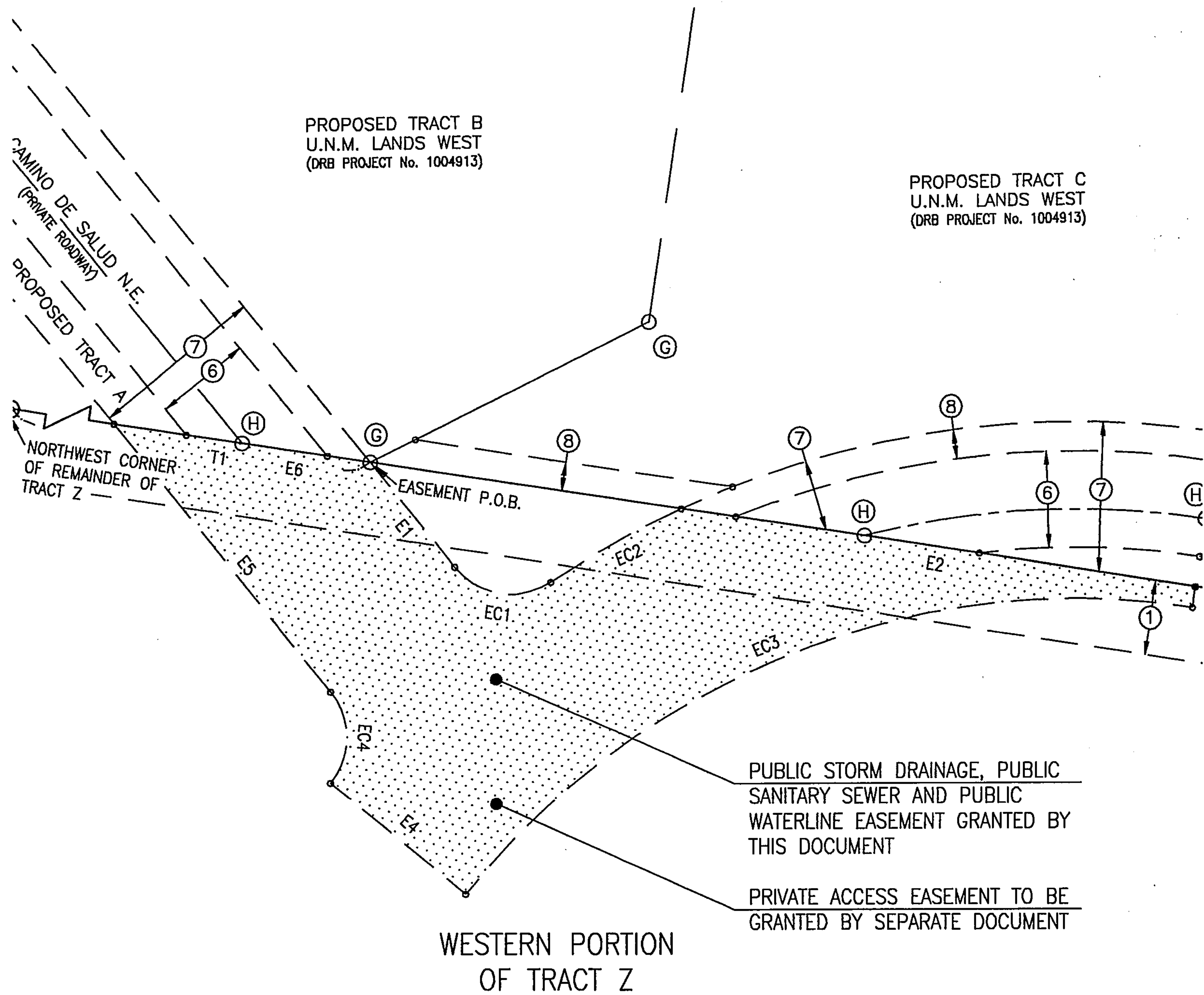
LINE	DIRECTION	DISTANCE
L1	S 81°13'10" E	870.64'
L2	S 04°17'46" W	840.25'
L3	N 85°44'40" W	891.23'
L4	N 43°50'21" W	9.60'
L5	N 25°15'36" W	109.09'
L6	N 25°43'51" W	56.04'
L7	N 26°13'34" W	81.91'
L8	N 16°53'31" E	705.56'



JEFF MORTENSEN & ASSOCIATES, INC.  
 □ 6010-B MIDWAY PARK BLVD. N.E.  
 □ ALBUQUERQUE □ NEW MEXICO 87109  
 □ ENGINEERS □ SURVEYORS (505) 345-4250  
 JOB NO. 2005.170.7/EASEMENT ACCESS1

PUBLIC STORM DRAINAGE, PUBLIC SANITARY SEWER AND PUBLIC WATERLINE EASEMENT SURVEY

SCALE: 1" = 50'



EASEMENT TABLES

LINE	DIRECTION	DISTANCE
E1	S 39°00'12" E	46.17'
E2	S 81°13'10" E	180.06'
E3	S 08°46'50" W	7.00'
E4	N 50°52'06" W	60.00'
E5	N 39°00'12" W	117.97'
E6	S 81°13'10" E	89.30'
T1	N 81°13'10" W	497.13'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
EC1	25.00'	36.67'	S 81°01'11" E	33.47'	84°01'57"
EC2	330.33'	51.37'	N 61°25'08" E	51.31'	08°54'34"
EC3	270.33'	282.03'	S 69°01'09" W	269.41'	59°46'30"
EC4	25.00'	34.09'	N 00°03'51" E	31.51'	78°08'06"



No. of Lots: 1 Tract (TRACT B)  
Nearest Major Streets: University Boulevard NE

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 12<sup>th</sup> day of March, 2007, 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.:] a body corporate of the State, whose address is c/o UNM Real Estate Office, MSC01, 1030 1 University of New Mexico, Albuquerque, New Mexico 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:] Tract B, U.N.M. Lands West, recorded on June 19 2007 in the records of the Bernalillo County Clerk at Book 2007C, pages 0166 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 Tracts A, B, C, D and E, U.N.M. Lands West describing Subdivider's Property.

As a result of the development of the Subdivision, 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 of, 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 Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15<sup>th</sup> day of February, 2009 ("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. 670183.

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 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 in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public 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 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.

\* Provided thru Risk Management Division of State General Services Dept.

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

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of actual constr. cost</u>
<u>Excavation and Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(Note: The Developer 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 Accurate Survey, and construction surveying of the private Improvements shall be performed by Accurate Survey. 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.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Bohannon Huston Inc., and inspection of the private Improvements shall be performed by Bohannon 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



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 deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

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

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee 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. Indemnification. \* See Attachment 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. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.~~

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

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

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, 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, and ~~indemnify~~ the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of 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.

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 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.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: The Regents of the University  
Of New Mexico  
By [Signature]: David W. Harris  
Name: David W. Harris  
Title: Acting President  
Dated: 02.28.07

CITY OF ALBUQUERQUE

Paul J. [Signature]  
City Engineer

Dated: 3-12-07

He 3/12/07

3-9-07

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 28<sup>TH</sup> day of February, 20 07 by [name of person:] David W. Harris, [title or capacity, for instance, "President" or "Owner":] Acting President of [Subdivider:] The Regents of the University of New Mexico.

My Commission Expires:  
2-25-08

Howard W. [Signature]  
Notary Public



SEAL  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
2-25-08

CITY'S NOTARY

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

This instrument was acknowledged before me on 12 day of March, 20 07 by Richard [Signature], City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Lisa [Signature]  
Notary Public

My Commission Expires:



ATTACHMENT

ATTACHMENT

Subdivision Improvements Agreement

between

The City of Albuquerque

and

The Regents of the University of New Mexico

dated

\_\_\_\_February, 2007

for

Tract B.U.N.M. Lands West

DRB Project No. 1004913

Additional covenants and agreements:

1. Hold Harmless. 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. As between the parties, each party shall be responsible for liability arising from personal injury, loss or damage to person or property occasioned by its own agents or employees in the performance of this Agreement, subject in all cases to the immunities and limitation of the New Mexico Tort Claims Act (NASA 1978, Sections 41-4-1, et seq.) and Sections 56-7-1, and any amendments thereto.

Fax: 345-4254

# FINANCIAL GUARANTY AMOUNT

02/09/2007

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

Project Description:

Project ID #: 670183, NM Tri-lab Bldg, Paving & Utility, Phase/Unit #: 1

Requested By: Jeff Mortensen, P.E. - Jeff Mortensen & Assoc

Approved estimate amount:		\$823,051.00
Contingency Amount:	0.00%	\$ .00
Subtotal:		\$823,051.00
NMGRT	6.875%	\$56,584.76
Subtotal:		\$879,635.76
Engineering Fee	6.60%	\$58,055.96
Testing Fee	2.00%	\$17,592.71
Subtotal:		\$955,284.43
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$ .00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b><u>\$1,194,105.54</u></b>

APPROVAL:

DATE:



2/9/07

Notes: If site is located in a floodplain, no ROFG until LOMR is approved by FEMA

JMA 2005.170.8 Option B

**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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
670181	670181	10"	Public Water line	Camino De Salud	University Blvd NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	12'	Decel Lane w/STD Curb & Gutter and arterial asphalt pavement	University Blvd. NE	South bound lanes	Camino De Salud	/	/	/
670181	670181	12'	Left Turnbay w/ Median Curb & Gutter and arterial asphalt pavement	University Blvd. NE	North bound lanes	Camino De Salud	/	/	/
670181	670181	40' (FF)	Collector pavement	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	N/A	STD Curb & Gutter (both sides)	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	6'	Sidewalk (North side only)	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670182	670182	10"	Public Water line	Camino De Salud	W. end of 670181	SW corner of Tract D	/	/	/
670182	670182	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	/	/	/
670183		78"	Public Storm Drain	I-25 E. Frontage Road R.O.W.	NMDOT inlet structure	NW Corner of Tract B	/	/	/
670183		78'	Public Storm Drain	Public Storm Drain Easement	NW Corner of Tract B	Private Road A	/	/	/
670183		60"	Public Storm Drain	Private Road A	End of 78" Storm Drain	Existing 48" Storm Drain @ SE Corner of Tract A	/	/	/
670183		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		City Cnst Engineer
							Inspector	P.E.	
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 SW Cor of Tract B	Camino De Salud	/	/	/
670183		N/A	Standard Curb and Gutter (Both Sides)	Private Road A	Cul-de-Sac at SW 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) <del>DEFERRED</del> <i>JSM</i> 02-02-2007	Private Road A	SW Cor of Tract B	Camino De Salud	/	/	/
670183		24' 	Residential (Private) Paving <del>DEFERRED</del> <i>JSM</i> 02-02-2007	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 670181	SW Corner of Tract D	/	/	/
670184		40' (FF)	Collector Pavement	Camino De Salud	West end of CPN 670181	SW Corner of Tract D	/	/	/
670184		6'	Sidewalk (North Side only)	Camino De Salud	West end of CPN 670181	SW Corner of Tract D	/	/	/
670185		N/A	Curb and Gutter (Both Sides)	Camino De Salud	SW 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	/	/	/


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.




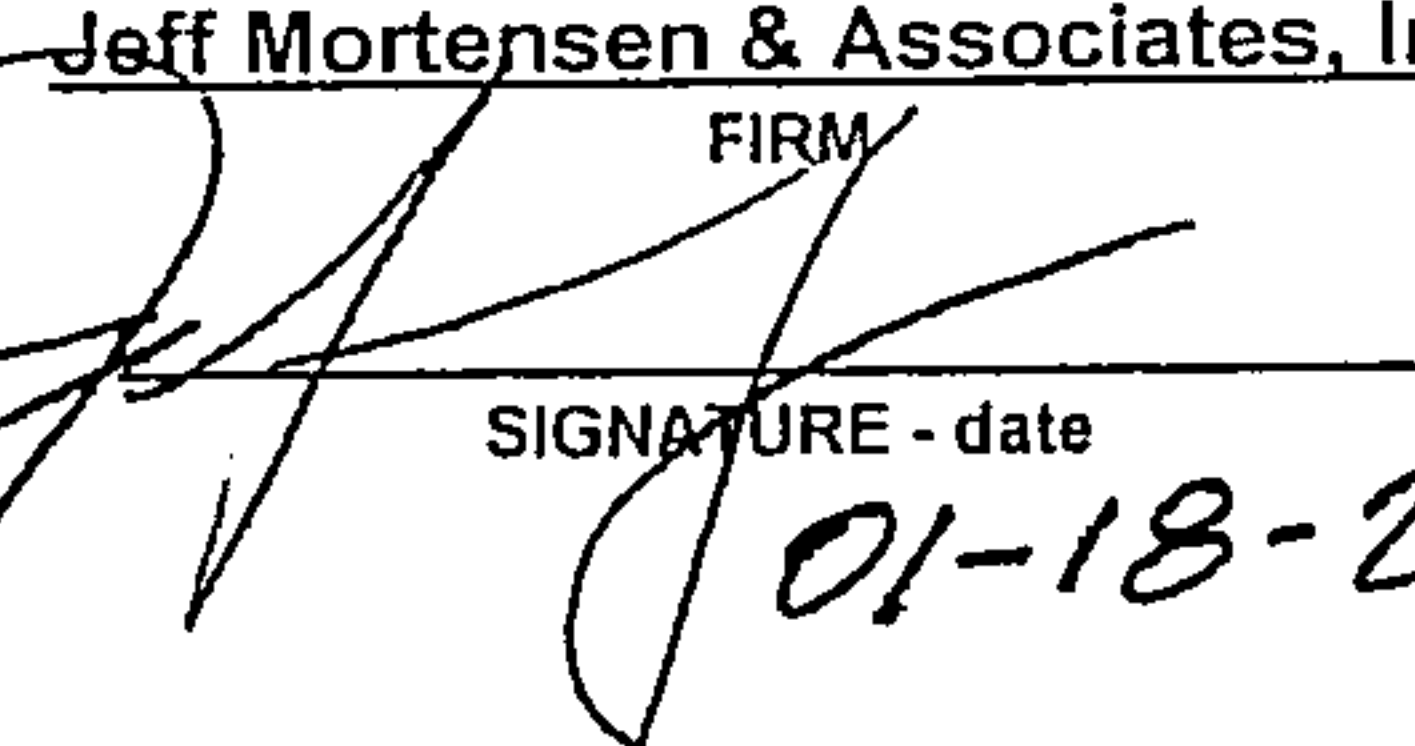
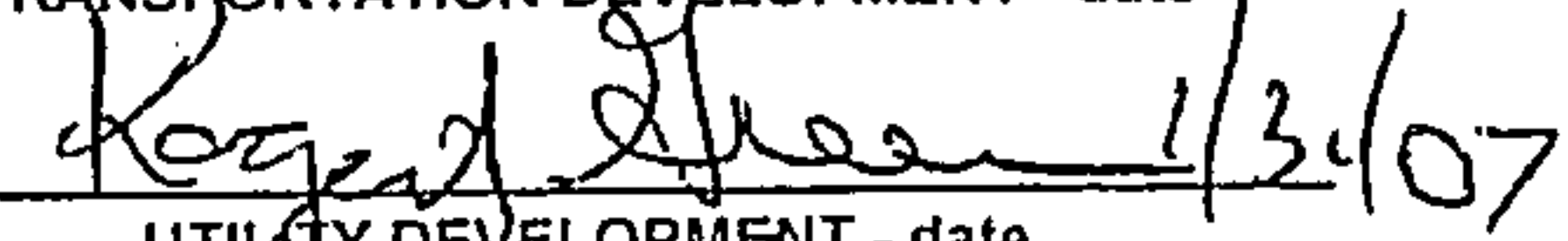

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
							/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature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

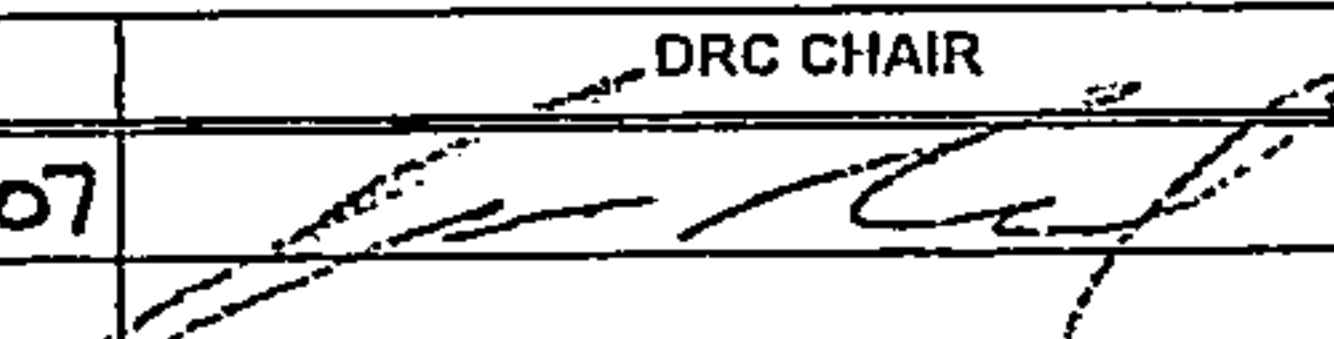

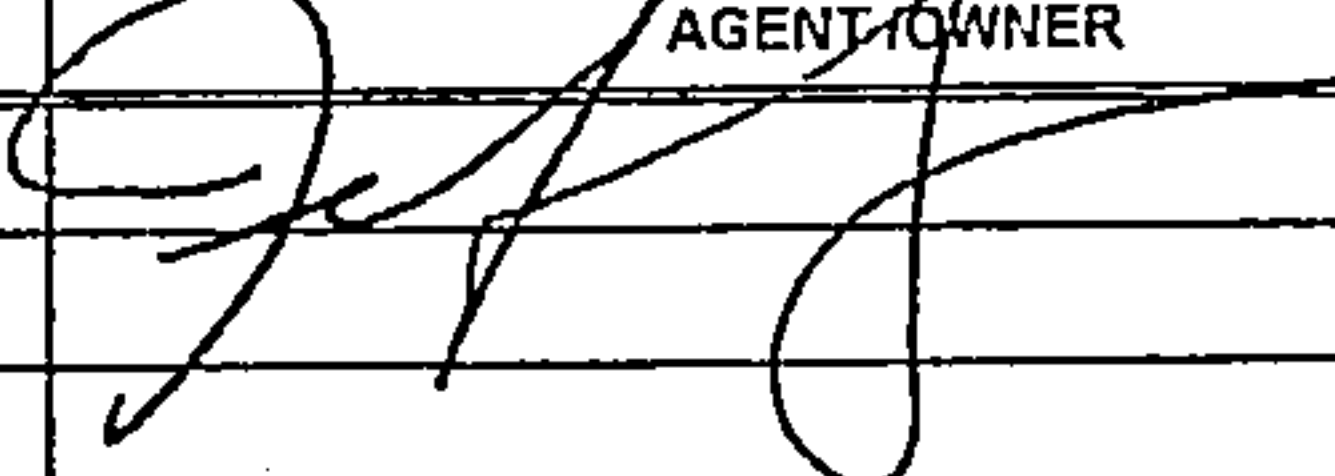
NOTES

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

Street lights per City requirements.

- 1 CPN 670181 Completed and Accepted by City Engineer on September 23, 2003. Financial Guaranty not required
- 2 CPN 670182 Completed and Accepted by City Engineer on May 12, 2005. Financial Guaranty not required
- 3 ~~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)	 1/31/07 DRB CHAIR - date	 1/31/07 PARKS & RECREATION - date	
Jeff Mortensen & Associates, Inc. FIRM	 1-31-07 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date	
 01-18-2007 SIGNATURE - date	 1/31/07 UTILITY DEVELOPMENT - date	- date	
	 1/31/07 CITY ENGINEER - date	- date	

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
△	02-02-2007			

**CLAIM AND NOTICE OF LIEN**

**TITLE OF PROJECT:** Tracts A, B, C, D and E, U.N.M Lands West.

**SUBDIVIDER:** The Regents of the University of New Mexico

**CITY PROJECT NO.:** CPN 670183

The City of Albuquerque ("City") claims a lien ("City Lien") on the real property described below for 125% of the cost of construction of all infrastructure improvements ("Improvements") required in connection with the development of (name of subdivision) Tract B, U.N.M Lands West, said Improvements being more particularly described in that certain Subdivision Improvements Agreement ("Agreement") between the City of Albuquerque and (name of owner and/or subdivider) The Regents of the University of New Mexico, and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2007C, at page 0166, on JUNE 19, 2007, as Document No. 2007089423. This City Lien is established pursuant to Article 14-14-3 of the Revised Ordinances of Albuquerque, New Mexico, 1994, as amended and is claimed as assurance for the satisfactory completion of construction of the Improvements by the construction completion deadline as required by the Agreement.

**OWNER:** The Regents of the University of New Mexico

**ADDRESS OF OWNER:** c/o UNM Real Estate Office, MSC01, 1030 1University of New Mexico, Albuquerque, New Mexico, 87131

**LEGAL DESCRIPTION:** Tracts B, U.N.M Lands West.

**RECORDING INFORMATION:** Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2007C, at page 0166, on JUNE 19, 2007 as Document No. 2007089423.

**FORMER LEGAL DESCRIPTION:** Tract B, U.N.M Lands West.

**RECORDING INFORMATION:** Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2007C, at page 0166, on JUNE 19, 2007 as Document No. 2007089423

**AMOUNT:** \$ 1,194,105.54, plus any costs incurred for a title search and update, which amount shall bear interest at the rate of twelve percent (12%) per year from the date of filing of this Claim and Notice of Lien.

**PERIOD OF TIME COVERED:** Expiration of construction completion deadline February 15, 2009. Notwithstanding the expiration date for the construction completion deadline, the City may record this Claim and Notice of Lien at anytime the City determines that any

alternative Financial Guaranty does not provide adequate assurance that construction of the Improvements will occur.

WITNESS my hand and seal this 16th day of March, 2007

Kelli J. Fulgenzi for  
City Clerk  
City of Albuquerque  
Bernalillo County, New Mexico

APPROVED:

Richard Dourte  
Richard Dourte, City Engineer

Date: 3-12-07

3-9-07

STATE OF NEW MEXICO    )  
  )ss  
COUNTY OF BERNALILLO    )

On this the 16th day of March 2007, before my appeared Kelli Fulgenzi to me personally known, who being by me duly sworn or affirmed did say that she is the City Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed in behalf of said City of Albuquerque by authority of its City Council and the laws of the State of New Mexico and of said City of Albuquerque, and the County Clerk acknowledges said instrument to be the free act and Claim and Notice of Lien of the City of Albuquerque.

(SEAL) OFFICIAL SEAL  
My Commission Expires: 2/17/09

Antionette J. Cardularia  
Notary Public

No. of Lots: 1 Tract (TRACT C)  
Nearest Major Streets: University Boulevard NE

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 12<sup>th</sup> day of March, 2007, 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.:] a body corporate of the State, whose address is c/o UNM Real Estate Office, MSC01, 1030 1 University of New Mexico, Albuquerque, New Mexico 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:] Tract C, U.N.M. Lands West, recorded on JUNE 19, 2002 in the records of the Bernalillo County Clerk at Book 2007C, pages 0166 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 Tracts A, B, C, D and E, U.N.M. Lands West describing Subdivider's Property.

As a result of the development of the Subdivision, 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 of, 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 Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15<sup>th</sup> day of February, 2009 ("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. 670185.

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 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 in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public 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 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.

\* Provided thru Risk Management Division of State General Services Dept.

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

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of actual constr. cost</u>
<u>Excavation and Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(Note: The Developer 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 Jeff Mortensen & Associates, Inc., and construction surveying of the private Improvements shall be performed by Jeff Mortensen & Associates, 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.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Jeff Mortensen & Associates, Inc., and inspection of the private Improvements shall be performed by Jeff Mortensen & Associates, 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.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by To Be Determined at a later date, and field testing of the private Improvements shall be performed by To Be Determined at a later date, 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.

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, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following Financial Guaranty:

Type of Financial Guaranty: Municipal Lien on Tract C, U.N.M. Lands West

Amount: \$ 88,464.54 Name of Financial Institution or Surety providing Guaranty: N/A

Date City first able to call Guaranty: N/A  
[Construction Completion Deadline]: 20

If Guaranty other than a Bond, last day City able to call Guaranty is:  
February 15, 20 09

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 or 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 deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

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

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee 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. Indemnification. \* See Attachment~~ 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. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to ~~impair any right or immunity under the laws of the State of New Mexico.~~



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

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

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, 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, ~~and indemnify~~ the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of 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.

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 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.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



ATTACHMENT

Subdivision Improvements Agreement

between

The City of Albuquerque

and

The Regents of the University of New Mexico

dated

\_\_\_\_February, 2007

for

Tract C, U.N.M. Lands West

DRB Project No. 1004913

Additional covenants and agreements:

1. Hold Harmless. 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. As between the parties, each party shall be responsible for liability arising from personal injury, loss or damage to person or property occasioned by its own agents or employees in the performance of this Agreement, subject in all cases to the immunities and limitation of the New Mexico Tort Claims Act (NASA 1978, Sections 41-4-1, et seq.) and Sections 56-7-1, and any amendments thereto.

# FINANCIAL GUARANTY AMOUNT

02/09/2007

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

Project Description:

Project ID #: 670185, NM Tri-Labs, Phase/Unit #: 1

Requested By: Jeff Mortensen, P.E. - Jeff Mortensen & Assoc

Approved estimate amount:		\$55,432.00
Contingency Amount:	10.00%	\$5,543.20
Subtotal:		\$60,975.20
NMGRT	6.875%	\$4,192.05
Subtotal:		\$65,167.25
Engineering Fee	6.60%	\$4,301.04
Testing Fee	2.00%	\$1,303.34
Subtotal:		\$70,771.63
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$ .00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b><u>\$88,464.54</u></b>

APPROVAL:

DATE:



2/9/07

Notes: If site is located in a floodplain, no ROFG until LOMR is approved by FEMA

JMA 2005.170.8 Option B

**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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
670181	670181	10"	Public Water line	Camino De Salud	University Blvd NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	12'	Decel Lane w/STD Curb & Gutter and arterial asphalt pavement	University Blvd. NE	South bound lanes	Camino De Salud	/	/	/
670181	670181	12'	Left Turnbay w/ Median Curb & Gutter and arterial asphalt pavement	University Blvd. NE	North bound lanes	Camino De Salud	/	/	/
670181	670181	40' (FF)	Collector pavement	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	N/A	STD Curb & Gutter (both sides)	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	6'	Sidewalk (North side only)	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670182	670182	10"	Public Water line	Camino De Salud	W. end of 670181	SW corner of Tract D	/	/	/
670182	670182	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	/	/	/
670183		78"	Public Storm Drain	1-25 E. Frontage Road R.O.W.	NMDOT Inlet structure	NW Corner of Tract B	/	/	/
670183		78"	Public Storm Drain	Public Storm Drain Easement	NW Corner of Tract B	Private Road A	/	/	/
670183		60"	Public Storm Drain	Private Road A	End of 78" Storm Drain	Existing 48" Storm Drain @ SE Corner of Tract A	/	/	/
670183		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 Cnst 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 SW Cor of Tract B	Camino De Salud	/	/	/
670183		N/A	Standard Curb and Gutter (Both Sides)	Private Road A	Cul-de-Sac at SW 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	SW 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 670181	SW Corner of Tract D	/	/	/
670184		40' (FF)	Collector Pavement	Camino De Salud	West end of CPN 670181	SW Corner of Tract D	/	/	/
670184		6'	Sidewalk (North Side only)	Camino De Salud	West end of CPN 670181	SW Corner of Tract D	/	/	/
670185		N/A	Curb and Gutter (Both Sides)	Camino De Salud	SW 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 Date		City User Dept. Signature Date	

NOTES

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

Street lights per City requirements.

- 1 CPN 670181 Completed and Accepted by City Engineer on September 23, 2003. Financial Guaranty not required
- 2 CPN 670182 Completed and Accepted by City Engineer on May 12, 2005. Financial Guaranty not required
- 3 *JSM* ~~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		
<u>Jeffrey G. Mortensen, PE</u> NAME (print)	<u><i>J. Watson</i> 1/31/07</u> DRB CHAIR - date	<u><i>Christina Sandoval</i> 1/3/07</u> PARKS & RECREATION - date	
<u>Jeff Mortensen &amp; Associates, Inc.</u> FIRM	<u><i>Bill Sog</i> 1-31-07</u> TRANSPORTATION DEVELOPMENT - date		AMAFCA - date
<u><i>JSM</i> 01-18-2007</u> SIGNATURE - date	<u><i>Regina Green</i> 1/31/07</u> UTILITY DEVELOPMENT - date		- date
	<u><i>Bradley S. Bingham</i> 1/31/07</u> CITY ENGINEER - date		- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
<u>▲</u>	<u>02-02-2007</u>	<u><i>JSM</i></u>	<u><i>Bill Sog</i></u>	<u><i>JSM</i></u>

**CLAIM AND NOTICE OF LIEN**

**TITLE OF PROJECT:** Tracts A, B, C, D and E, U.N.M Lands West.  
**SUBDIVIDER:** The Regents of the University of New Mexico  
**CITY PROJECT NO.:** CPN 670185

The City of Albuquerque ("City") claims a lien ("City Lien") on the real property described below for 125% of the cost of construction of all infrastructure improvements ("Improvements") required in connection with the development of (name of subdivision) Tract C, U.N.M Lands West, said Improvements being more particularly described in that certain Subdivision Improvements Agreement ("Agreement") between the City of Albuquerque and (name of owner and/or subdivider) The Regents of the University of New Mexico, and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2007C, at page 0166 on JUNE 19, 2007 as Document No. 2007089423. This City Lien is established pursuant to Article 14-14-3 of the Revised Ordinances of Albuquerque, New Mexico, 1994, as amended and is claimed as assurance for the satisfactory completion of construction of the Improvements by the construction completion deadline as required by the Agreement.

**OWNER:** The Regents of the University of New Mexico

**ADDRESS OF OWNER:** c/o UNM Real Estate Office, MSC01, 1030 1University of New Mexico, Albuquerque, New Mexico, 87131

**LEGAL DESCRIPTION:** Tract C, U.N.M Lands West.

**RECORDING INFORMATION:** Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2007C, at page 0166, on JUNE 19, 2007 as Document No. 2007089423.

**FORMER LEGAL DESCRIPTION:** Tract C, U.N.M Lands West.

**RECORDING INFORMATION:** Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2007C, at page 0166, on JUNE 19, 2007 as Document No. 2007089423.

**AMOUNT:** \$ 88,464.54, plus any costs incurred for a title search and update, which amount shall bear interest at the rate of twelve percent (12%) per year from the date of filing of this Claim and Notice of Lien.

**PERIOD OF TIME COVERED:** Expiration of construction completion deadline February 15, 2009. Notwithstanding the expiration date for the construction completion deadline, the City may record this Claim and Notice of Lien at anytime the City determines that any





No. of Lots: 1 Tract (TRACT D)  
Nearest Major Streets: University Boulevard NE

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 12<sup>th</sup> day of March, 20 07 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.:] a body corporate of the State, whose address is c/o UNM Real Estate Office, MSC01, 1030 1 University of New Mexico, Albuquerque, New Mexico 87131 and whose telephone number is 505-277-4620, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tracts D, U.N.M. Lands West, recorded on JUNE 19, 2007 in the records of the Bernalillo County Clerk at Book 2007C, pages 0166 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 Tracts A, B, C, D and E, U.N.M. Lands West describing Subdivider's Property.

As a result of the development of the Subdivision, 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 of, 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 Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15<sup>th</sup> day of February, 20 09 ("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. 670184.

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 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 in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public 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 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.

\* Provided thru Risk Management Division of State General Services Dept.

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

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of actual constr. cost</u>
<u>Excavation and Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(Note: The Developer 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 Jeff Mortensen & Associates, Inc., and construction surveying of the private Improvements shall be performed by Jeff Mortensen & Associates, 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.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Jeff Mortensen & Associates, Inc., and inspection of the private Improvements shall be performed by Jeff Mortensen & Associates, 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.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by To Be Determined at a later date, and field testing of the private Improvements shall be performed by To Be Determined at a later date, 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.

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, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following Financial Guaranty:

Type of Financial Guaranty: Municipal Lien on Tract C, U.N.M. Lands West

Amount: \$ 163,692.59 Name of Financial Institution or Surety providing Guaranty: N/A

Date City first able to call Guaranty: N/A

[Construction Completion Deadline]: 20

If Guaranty other than a Bond, last day City able to call Guaranty is: February 15, 20 09

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 or 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 deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

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

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee 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. Indemnification. \* See Attachment 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. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.~~

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

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

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, 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, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of 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.

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 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.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



ATTACHMENT

Subdivision Improvements Agreement

between

The City of Albuquerque

and

The Regents of the University of New Mexico

dated

\_\_\_\_February, 2007

for

Tract D, U.N.M. Lands West

DRB Project No. 1004913

Additional covenants and agreements:

1. Hold Harmless. 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. As between the parties, each party shall be responsible for liability arising from personal injury, loss or damage to person or property occasioned by its own agents or employees in the performance of this Agreement, subject in all cases to the immunities and limitation of the New Mexico Tort Claims Act (NASA 1978, Sections 41-4-1, et seq.) and Sections 56-7-1, and any amendments thereto.



# FINANCIAL GUARANTY AMOUNT

02/09/2007

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

Project Description:

Project ID #: 670184, NM Tri-Labs, Phase/Unit #: 1

Requested By: Jeff Mortensen, P.E. - Jeff Mortensen & Assoc

Approved estimate amount:		\$102,570.00
Contingency Amount:	10.00%	\$10,257.00
Subtotal:		\$112,827.00
NMGRT	6.875%	\$7,756.86
Subtotal:		\$120,583.86
Engineering Fee	6.60%	\$7,958.53
Testing Fee	2.00%	\$2,411.68
Subtotal:		\$130,954.07
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$ .00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b><u>\$163,692.59</u></b>

APPROVAL:

DATE:



2/9/07

Notes: If site is located in a floodplain, no ROFG until LOMR is approved by FEMA

JMA 2005 170 B Op 2/07

**ORIGINAL**

**INFRASTRUCTURE LIST**  
(Rev. 9-20-05)  
**EXHIBIT "A"**  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST



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670181	670181	10"	Public Water line	Camino De Salud	University Blvd NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	12'	Decel Lane w/STD Curb & Gutter and arterial asphalt pavement	University Blvd. NE	South bound lanes	Camino De Salud	/	/	/
670181	670181	12'	Left Turnbay w/ Median Curb & Gutter and arterial asphalt pavement	University Blvd. NE	North bound lanes	Camino De Salud	/	/	/
670181	670181	40' (FF)	Collector pavement	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	N/A	STD Curb & Gutter (both sides)	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	6'	Sidewalk (North side only)	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670182	670182	10"	Public Water line	Camino De Salud	W. end of 670181	SW corner of Tract D	/	/	/
670182	670182	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	/	/	/
670183		78"	Public Storm Drain	I-25 E. Frontage Road R.O.W.	NMDOT inlet structure	NW Corner of Tract B	/	/	/
670183		78'	Public Storm Drain	Public Storm Drain Easement	NW Corner of Tract B	Private Road A	/	/	/
670183		60"	Public Storm Drain	Private Road A	End of 78" Storm Drain	Existing 48" Storm Drain @ SE Corner of Tract A	/	/	/
670183		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 Cnst 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 SW Cor of Tract B	Camino De Salud	/	/	/
670183		N/A	Standard Curb and Gutter (Both Sides)	Private Road A	Cul-de-Sac at SW 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	SW 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 670181	SW Corner of Tract D	/	/	/
670184		40' (FF)	Collector Pavement	Camino De Salud	West end of CPN 670181	SW Corner of Tract D	/	/	/
670184		6'	Sidewalk (North Side only)	Camino De Salud	West end of CPN 670181	SW Corner of Tract D	/	/	/
670185		N/A	Curb and Gutter (Both Sides)	Camino De Salud	SW 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	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature      Date		City User Dept. Signature      Date	

NOTES

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

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

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<u>Jeffrey G. Mortensen, PE</u> NAME (print)	<u><i>[Signature]</i> 1/31/07</u> DRB CHAIR - date	<u><i>Christina Sandoval</i> 1/3/07</u> PARKS & RECREATION - date
<u>Jeff Mortensen &amp; Associates, Inc.</u> FIRM	<u><i>[Signature]</i> 1-31-07</u> TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
<u><i>[Signature]</i> 01-18-2007</u> SIGNATURE - date	<u><i>Regina Green</i> 1/31/07</u> UTILITY DEVELOPMENT - date	_____ - date
	<u><i>Bradley L. Bingham</i> 1/31/07</u> CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
▲	02-02-2007	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

JMA 2005.170.8 Option B

**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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
670181	670181	10"	Public Water line	Camino De Salud	University Blvd NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	12'	Decel Lane w/STD Curb & Gutter and arterial asphalt pavement	University Blvd. NE	South bound lanes	Camino De Salud	/	/	/
670181	670181	12'	Left Turnbay w/ Median Curb & Gutter and arterial asphalt pavement	University Blvd. NE	North bound lanes	Camino De Salud	/	/	/
670181	670181	40' (FF)	Collector pavement	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	N/A	STD Curb & Gutter (both sides)	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	6'	Sidewalk (North side only)	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670182	670182	10"	Public Water line	Camino De Salud	W. end of 670181	SW corner of Tract D	/	/	/
670182	670182	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	/	/	/
670183		78"	Public Storm Drain	I-25 E. Frontage Road R.O.W.	NMDOT inlet structure	NW Corner of Tract B	/	/	/
670183		78"	Public Storm Drain	Public Storm Drain Easement	NW Corner of Tract B	Private Road A	/	/	/
670183		60"	Public Storm Drain	Private Road A	End of 78" Storm Drain	Existing 48" Storm Drain @ SE Corner of Tract A	/	/	/
670183		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 Cnst 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 SW Cor of Tract B	Camino De Salud	/	/	/
670183		N/A	Standard Curb and Gutter (Both Sides)	Private Road A	Cul-de-Sac at SW 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) <del>DEFERRED: JSM 02-02-2007</del>	Private Road A	SW Cor of Tract B	Camino De Salud	/	/	/
670183		24' 	Residential (Private) Paving <del>DEFERRED: JSM 02-02-2007</del>	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 670181	SW Corner of Tract D	/	/	/
670184		40' (FF)	Collector Pavement	Camino De Salud	West end of CPN 670181	SW Corner of Tract D	/	/	/
670184		6'	Sidewalk (North Side only)	Camino De Salud	West end of CPN 670181	SW Corner of Tract D	/	/	/
670185		N/A	Curb and Gutter (Both Sides)	Camino De Salud	SW 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	/	/	/

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							Date	City User Dept. Signature		Date

NOTES

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

- 1 CPN 670181 Completed and Accepted by City Engineer on September 23, 2003. Financial Guaranty not required
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- 3 *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)	<i>[Signature]</i> DRB CHAIR - date	<i>[Signature]</i> PARKS & RECREATION - date	
Jeff Mortensen & Associates, Inc. FIRM	<i>[Signature]</i> TRANSPORTATION DEVELOPMENT - date		AMAFCA - date
<i>[Signature]</i> SIGNATURE - date	<i>[Signature]</i> UTILITY DEVELOPMENT - date		- date
01-18-2007	<i>[Signature]</i> CITY ENGINEER - date		- date

DESIGN REVIEW COMMITTEE REVISIONS

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



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. NE  
 ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250  
 F: 505.345.4254  
 ESTABLISHED 1977

2005.170.7  
 February 27, 2007

Sheran Matson, AICP  
 Planning Manager, DRB Chair  
 Planning Department  
 Development & Building Services Division  
 City of Albuquerque  
 600 2nd Street, NW  
 Albuquerque, NM 87103

Re: Request for Final Plat Approval  
 DRB Project No. 1004913  
 Tracts A, B, C, D and E, U.N.M. Lands West

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- Five (5) Copies of the Final Plat
- One (1) Copy of Approved / Amended Infrastructure List

On behalf of our clients, The Regents of the University of New Mexico, we are requesting Final Plat Approval for Tracts A, B, C, D and E, U.N.M. Lands West. This project was previously heard on February 1, 2007 for Preliminary Plat Approval and signing of the Infrastructure List. The Subdivision Improvement Agreements for CPN's 670183, 670184 and 670185 will be signed prior to the hearing and will be recorded simultaneously with the Final Plat and Offsite Easements.

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,

JEFF MORTENSEN & ASSOCIATES, INC.

*Debie LeBlanc Trujillo*  
 Debie LeBlanc Trujillo

DLT  
 Enclosures

xc: Kim Murphy, Real Estate Director – University of New Mexico w/enc.  
 Bruce Stidworthy - Bohannan Huston, Inc. w/enc.  
 Ron Burstein AIA CCS, Principal/Architect - Studio Southwest Architects Inc. w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.



**Senova, Claire A.**

---

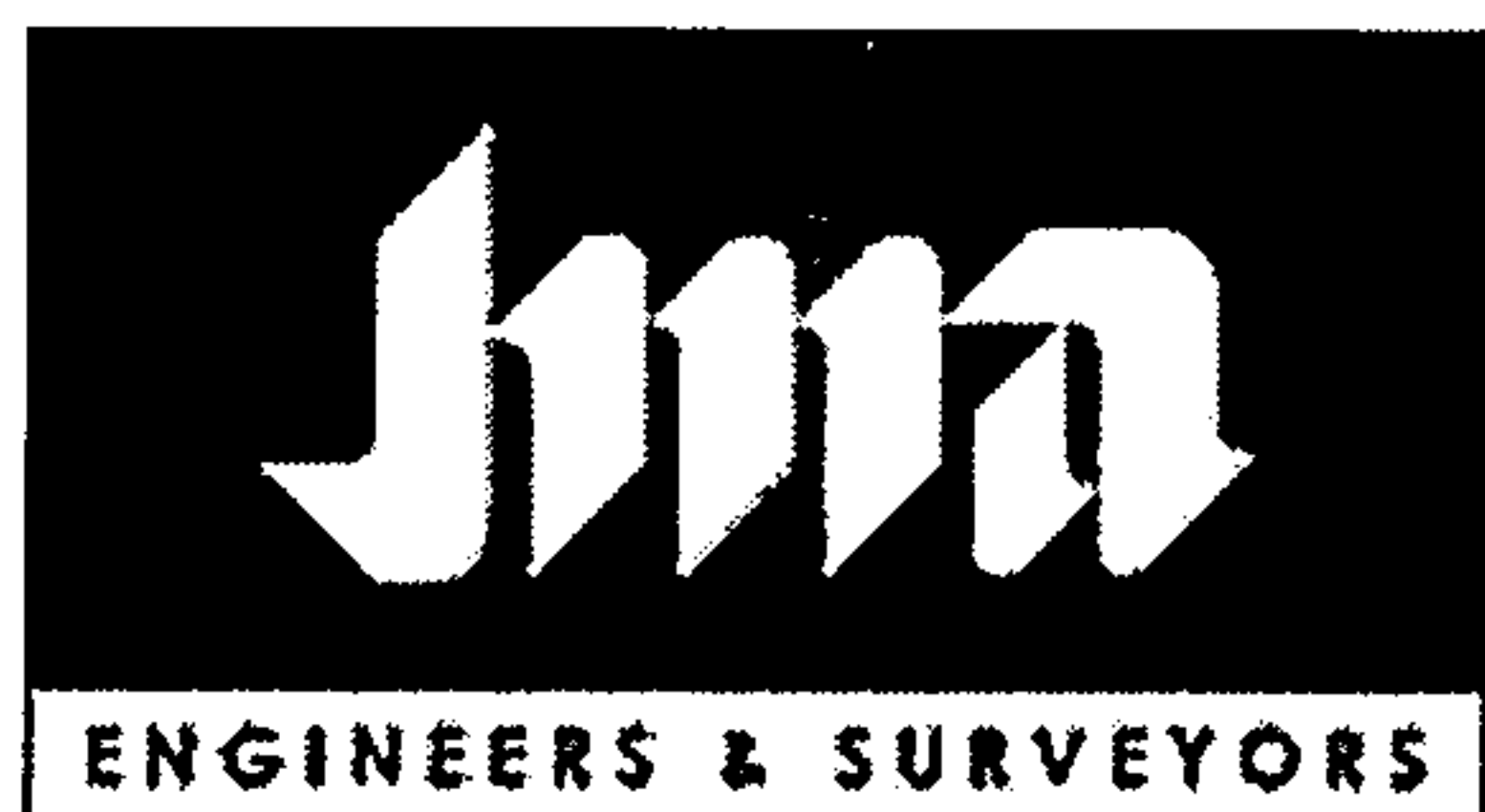
**From:** Charles G. Cala [CCala@jmainc.org]  
**Sent:** Tuesday, February 27, 2007 7:57 AM  
**To:** Matson, Sheran A.; Senova, Claire A.  
**Cc:** Debie Trujillo; Dourte, Richard H.; Curran, Kevin J.; Jeffrey G. Mortensen  
**Subject:** UNM Lands West (DRB Project No. 1004913)

Sheran and Claire,

The Final Plat for the subject project will be submitted to the DRB later this morning. This plat has several attributes that are unique and that warrant this coordination. The Subdivision Improvements Agreements (SIA) for the project have been reviewed and conceptually approved by Kevin Curran. The SIA's will not be recorded in advance of the Final Plat submittal as you normally require. Instead, the SIA's, Plat, and Offsite Easements to the north and the south of the platted site will all be recorded simultaneously to ensure that the financial guarantees are tied to the appropriate Tracts being created by this platting action.

This approach was authorized by Richard Dourte and Kevin Curran during a coordination meeting several weeks ago. If you have questions regarding this matter, or if I can be of assistance to you, please feel free to call.

Chuck



***Charles G. Cala Jr., P.S., Vice President***

*Jeff Mortensen & Associates, Inc.*

*Engineers & Surveyors*

345-4250

ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME

*UNM*

AGENT

*Jeff Montenegro & Associates*

ADDRESS

PROJECT & APP #

*1004913*

PROJECT NAME

*UNM Lands West*

\$            441032/3424000 Conflict Management Fee

\$ 50<sup>00</sup> 441006/4983000 DRB Actions *degress fee*

\$            441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$            441018/4971000 Public Notification

\$            441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 50<sup>00</sup> TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

City Of Albuquerque  
Treasury Division

2/27/2007 11:39AM LCO: ANNY  
RECEIPT# 00071821 WSH 008 TRANS# 0012  
Account 441006 Fund 0110  
Activit, 4983000 TRSLJC  
Trans Amt \$50.00  
J24 Mist \$50.00  
NO \$50.00  
CHANGE \$0.00

Thank You

JMA 2005.170.6 Option B

**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

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Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
670181	670181	10"	Public Water line	Camino De Salud	University Blvd NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	12'	Decel Lane w/STD Curb & Gutter and arterial asphalt pavement	University Blvd. NE	South bound lanes	Camino De Salud	/	/	/
670181	670181	12'	Left Turnbay w/ Median Curb & Gutter and arterial asphalt pavement	University Blvd. NE	North bound lanes	Camino De Salud	/	/	/
670181	670181	40' (FF)	Collector pavement	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	N/A	STD Curb & Gutter (both sides)	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670181	670181	6'	Sidewalk (North side only)	Camino De Salud	University Blvd. NE	420' W. of University Blvd. NE centerline	/	/	/
670182	670182	10"	Public Water line	Camino De Salud	W. end of 670181	SW corner of Tract D	/	/	/
670182	670182	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	/	/	/
670183		78"	Public Storm Drain	I-25 E. Frontage Road R.O.W.	NMDOT inlet structure	NW Corner of Tract B	/	/	/
670183		78'	Public Storm Drain	Public Storm Drain Easement	NW Corner of Tract B	Private Road A	/	/	/
670183		60"	Public Storm Drain	Private Road A	End of 78" Storm Drain	Existing 48" Storm Drain @ SE Corner of Tract A	/	/	/
670183		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		City Cnst Engineer
							Inspector	P.E.	
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 SW Cor of Tract B	Camino De Salud	/	/	/
670183		N/A	Standard Curb and Gutter (Both Sides)	Private Road A	Cul-de-Sac at SW 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) <del>(DEFERRED)</del> <i>JSM 02-02-2007</i>	Private Road A	SW Cor of Tract B	Camino De Salud	/	/	/
670183		24'	Residential (Private) Paving <del>(DEFERRED)</del> <i>JSM 02-02-2007</i>	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 670181	SW Corner of Tract D	/	/	/
670184		40' (FF)	Collector Pavement	Camino De Salud	West end of CPN 670181	SW Corner of Tract D	/	/	/
670184		6'	Sidewalk (North Side only)	Camino De Salud	West end of CPN 670181	SW Corner of Tract D	/	/	/
670185		N/A	Curb and Gutter (Both Sides)	Camino De Salud	SW 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	/	/	/

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

NOTES

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

- 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
- JGM* ~~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)

*[Signature]* 1/31/07 DRB CHAIR - date  
*Christina Sandoval* 1/3/07 PARKS & RECREATION - date

Jeff Mortensen & Associates, Inc.  
FIRM

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

AMAFCA - date

SIGNATURE - date

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

- date

01-18-2007

*Bradley D. Bingham* 1/31/07  
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

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

JMA 2005.170.8 Option B

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

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 Date							City User Dept. Signature Date		

NOTES

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

- 1 CPN 670181 Completed and Accepted by City Engineer on September 23, 2003. Financial Guaranty not required
- 2 CPN 670182 Completed and Accepted by City Engineer on May 12, 2005. Financial Guaranty not required
- 3 *JSM* ~~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)

*J. Mortensen* 1/31/07  
DRB CHAIR - date

*Christina Sandoval* 1/31/07  
PARKS & RECREATION - date

Jeff Mortensen & Associates, Inc.  
FIRM

*Jeffrey G. Mortensen* 1-31-07  
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*JSM*  
SIGNATURE - date

*Robert Green* 1/31/07  
UTILITY DEVELOPMENT - date

- date

01-18-2007

*Bradley S. Bingham* 1/31/07  
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst 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	E ast 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 SW Cor of Tract B	Camino De Salud	/	/	/
670183		N/A	Standard Curb and Gutter (Both Sides)	Private Road A	Cul -de -Sac at SW 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) (DEFERRED)	Private Road A	SW Cor of Tract B	Camino De Salud	/	/	/
670183		24'	Residential (Private) Paving (DEFERRED)	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 670181	SW Corner of Tract D	/	/	/
670184		40' (FF)	Collector Pavement	Camino De Salud	West end of CPN 670181	SW Corner of Tract D	/	/	/
670184		6'	Sidewalk (North Side only)	Camino De Salud	West end of CPN 670181	SW Corner of Tract D	/	/	/
670185		N/A	Curb and Gutter (Both Sides)	Camino De Salud	SW 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	/	/	/



2005.170.7

# A City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

<b>SUBDIVISION</b>	Supplemental form <b>S</b>	<b>ZONING</b>	Supplemental form <b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Change	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Text Amendment	
<input type="checkbox"/> ...for Subdivision Purposes		<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: <u>Regents of the University of New Mexico (Real Estate)</u>	PHONE: <u>505-277-4620</u>
ADDRESS: <u>1712 Las Lomas NE</u>	FAX: <u>505-277-6290</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87131</u>	E-MAIL: _____
Proprietary interest in site: <u>Owners</u>	
AGENT (if any): <u>Jeff Mortensen &amp; Associates, Inc.</u>	PHONE: <u>505-345-4250</u>
ADDRESS: <u>6010-B Midway Park Blvd. NE</u>	FAX: <u>505-345-4254</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>dtrujillo@jmainc.org</u>

**DESCRIPTION OF REQUEST:** Preliminary Plat Approval for proposed Tracts A, B, C, D and E, UNM Lands West  
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. Parcels 1, 2, A and B, Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. Unplatted Lands of UNM

Current Zoning: C-3 Proposed zoning: n/a

Zone Atlas page(s): J-15 No. of existing lots: 4 No. of proposed lots: 4

Total area of site (acres): +/- 20.057 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a

Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No

UPC No. 101505822/32/21706 see additional sheet for 3 other tracts MRGCD Map No. NO

LOCATION OF PROPERTY BY STREETS: On or Near: University Boulevard NE  
Between: Indian School Road NE and Lomas Boulevard NE

**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, 06DRB- 00730 & 00731

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: June 21, 2006

SIGNATURE Debie LeBlanc Trujillo DATE January 16, 2007

(Print) Debie LeBlanc Trujillo fo Jeff Mortensen & Associates, Inc.  Applicant  Agent

<b>FOR OFFICIAL USE ONLY</b>		Form revised 9/01, 3/03	
<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - -00072</u>	<u>P&amp;F</u>	<u>5(3)</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>	
<input type="checkbox"/> All case #s are assigned			
<input checked="" type="checkbox"/> AGIS copy has been sent			
<input checked="" type="checkbox"/> Case history #s are listed			
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill			
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>January 31, 2007</u>		
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	<u>1/23/07</u>		
	<u>Andrew Garcia</u>	Project # <u>100 4913</u>	
	Planner signature / date		

Fees	
\$ <u>425.<sup>00</sup></u>	
\$ <u>20.<sup>00</sup></u>	
\$ _____	
\$ _____	
\$ _____	
Total	
\$ <u>445.<sup>00</sup></u>	

2005.170.7

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

SKETCH PLAT REVIEW AND COMMENT YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Copy of previous D.R.B. approved infrastructure list
Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
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) precisely and clearly outlined and crosshatched (to be photocopied)
Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
Property owner's and City Surveyor's signatures on the Mylar drawing
Copy of recorded SIA
Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
Any original and/or related file numbers are listed on the cover application
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
Property owner's and City Surveyor's signatures on the Mylar drawing
Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
Fee (see schedule)
Any original and/or related file numbers are listed on the cover application
Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

previously submitted

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

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor 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, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
Any original and/or related file numbers are listed 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.

JEFF MORTENSEN & ASSOC., INC
DEBIE LEBLANC TRUJILLO

Applicant name (print)
Applicant signature / date



Form revised 8/04, 1/05, 10/05 & NOV 06

- Checklists complete
Fees collected
Case #s assigned
Related #s listed
Application case numbers
07 DRB - 00072

Planner signature / date
Project # 1004913



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. NE  
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250  
F: 505.345.4254  
ESTABLISHED 1977

2005.170.7  
January 23, 2007

Sheran Matson, AICP  
Planning Manager, DRB Chair  
Planning Department  
Development & Building Services Division  
City of Albuquerque  
600 2nd Street, NW  
Albuquerque, NM 87103

Re: Request for Preliminary Plat Approval  
DRB Project No. 1004913  
Tracts A, B, C, D and E, U.N.M. Lands West

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) along with related fees
- Six (6) Copies of the Preliminary Plat
- City of Albuquerque Zone Atlas J-15 (with site highlighted)
- Infrastructure List

On behalf of our clients, The Regents of the University of New Mexico, we are requesting Preliminary Plat Approval for Tracts A, B, C, D and E, U.N.M. Lands West. This project was previously heard on June 21, 2006 for vacation of a Public Utility Easement and Sketch Plat Review and Comment.

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,

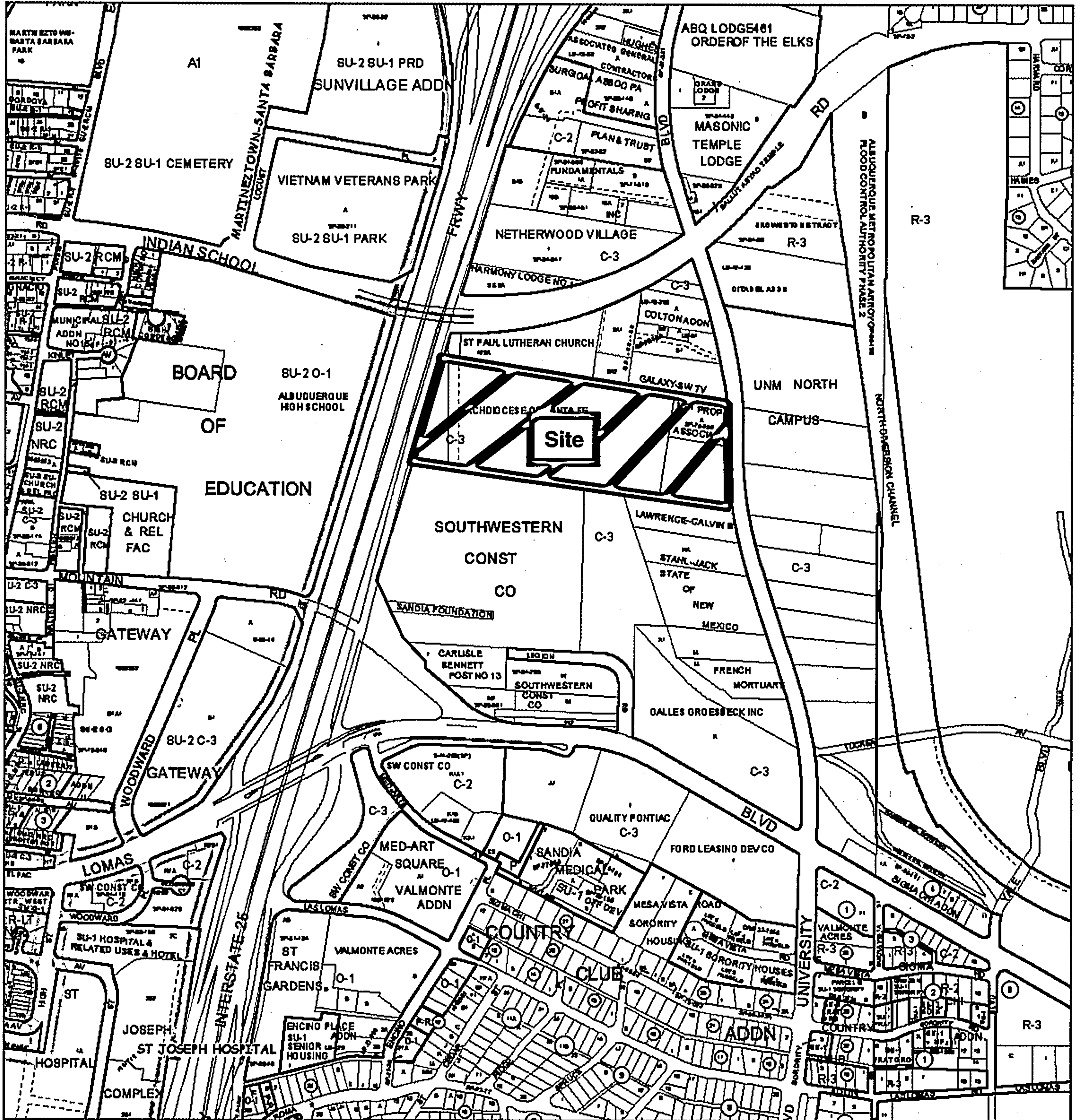
JEFF MORTENSEN & ASSOCIATES, INC.

  
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Kim Murphy, Real Estate Director – University of New Mexico w/enc.  
Bruce Stidworthy - Bohannan Huston, Inc. w/enc.  
Ron Burstein AIA CCS, Principal/Architect - Studio Southwest Architects Inc. w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.



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

City of Albuquerque  
**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: 3/14/2006

# Attachment to Development Review Application

Parcels 1, 2, A and B Unplatted Lands of University of New Mexico

## Existing Uniform Property Codes

<u>Property</u>	<u>Code</u>
Parcel B Unplatted Lands of UNM	101505830032410107
Parcel A UNI Prop. Associates	101505836832410109
Parcels 1 and 2 Unplatted Lands of UNM	101505836729910108

ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME Regents of the University of New Mexico (Real Estate)  
AGENT Jeff Mortensen & Associates, Inc.  
ADDRESS 6010-B Midway Park Blvd N.E.  
PROJECT & APP # 1004913 / 07 DRB-00072  
PROJECT NAME Unplatted Lands of UNM

\$ 20.<sup>00</sup> 441032/3424000 Conflict Management Fee  
\$ 425.<sup>00</sup> 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 445.<sup>00</sup> TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

1/23/2007 11:17AM LOC: ANNK  
RECEIPT# 00074869 WS# 007 TRANS# 0022  
Account 441006 Fund 0110  
Activity 4983000 TRSARG  
Trans Amt \$445.00  
J24 Misc \$425.00  
MC \$445.00  
CHANGE \$0.00

City Of Albuquerque  
Treasury Division

City Of Albuquerque  
Treasury Division

1/23/2007 11:17AM LOC: ANNK  
RECEIPT# 00074868 WS# 007 TRANS# 0022  
Account 441032 Fund 0110  
Activity 3424000 TRSARG  
Trans Amt \$445.00  
J24 Misc \$20.00

Thank You

Thank You

Counter Receipt # 6/21/04

2005.170.7

# A City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

<p><b>SUBDIVISION</b></p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action <i>SK</i></p> <p><input checked="" type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> ... for Subdivision Purposes</p> <p><input type="checkbox"/> ... for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form</p> <p><b>S</b></p> <p><b>V</b></p> <p><b>P</b></p> <p><b>L</b></p>	<p>Supplemental form</p> <p><b>ZONING</b></p> <p><input type="checkbox"/> Annexation &amp; Zone Establishment</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Zone Change</p> <p><input type="checkbox"/> Text Amendment</p> <p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal</p>	<p><b>Z</b></p>      <p><b>A</b></p>
---	---	---	--

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Regents of the University of New Mexico (Real Estate) PHONE: 505-277-4620  
 ADDRESS: 1712 Las Lomas NE FAX: 505-277-6290  
 CITY: Albuquerque STATE NM ZIP 87131 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owners  
 AGENT (if any): Jeff Mortensen & Associates, Inc. PHONE: 505-345-4250  
 ADDRESS: 6010-B Midway Park Blvd. NE FAX: 505-345-4254  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: dtrujillo@mainc.org

**DESCRIPTION OF REQUEST:** Vacation request of PNM and MST&T easements. Sketch Plat review and comment  
 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. Parcels 1, 2, A and B, Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Unplatted Lands of UNM *TBK. TRACT A, B, C, & D U.N.M. Lands West*  
 Current Zoning: C-3 Proposed zoning: n/a  
 Zone Atlas page(s): J-15 No. of existing lots: 4 No. of proposed lots: 4  
 Total area of site (acres): +/- 20.057 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No  
 UPC No. 101505822/32/21706 see additional sheet for 3 other tracts MRGCD Map No. NO  
 LOCATION OF PROPERTY BY STREETS: On or Near: University Boulevard NE  
 Between: Indian School Road NE and Lomas Boulevard NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): \_\_\_\_\_

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

SIGNATURE Debie LeBlanc Trujillo DATE May 23, 2006  
 (Print) Debie LeBlanc Trujillo fo Jeff Mortensen & Associates, Inc.  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<table border="0"> <tr> <th>Application case numbers</th> <th>Action</th> <th>S.F.</th> <th>Fees</th> </tr> <tr> <td><u>06DRB - 00730</u></td> <td><u>VPE</u></td> <td><u>V</u></td> <td><u>\$ 45.00</u></td> </tr> <tr> <td><u>06DRB - 00731</u></td> <td><u>SK</u></td> <td><u>33</u></td> <td><u>\$ 0.00</u></td> </tr> <tr> <td>_____</td> <td><u>CMF</u></td> <td>_____</td> <td><u>\$ 20.00</u></td> </tr> <tr> <td>_____</td> <td><u>ADU</u></td> <td>_____</td> <td><u>\$ 75.00</u></td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td><u>\$</u></td> </tr> <tr> <td>Hearing date <u>6-21-06</u></td> <td>_____</td> <td>_____</td> <td>Total <u>\$ 140.00</u></td> </tr> </table>	Application case numbers	Action	S.F.	Fees	<u>06DRB - 00730</u>	<u>VPE</u>	<u>V</u>	<u>\$ 45.00</u>	<u>06DRB - 00731</u>	<u>SK</u>	<u>33</u>	<u>\$ 0.00</u>	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>	_____	<u>ADU</u>	_____	<u>\$ 75.00</u>	_____	_____	_____	<u>\$</u>	Hearing date <u>6-21-06</u>	_____	_____	Total <u>\$ 140.00</u>
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Hearing date <u>6-21-06</u>	_____	_____	Total <u>\$ 140.00</u>																										

Debie LeBlanc 5/24/06 **Project # 1004913**  
 Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. 24 copies of the plat are required. The Variance and subdivision should be applied for simultaneously.
  - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any 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) Fee is for Variance. Plat fee is listed on FORM-S.
  - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") 24 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - Any original and/or related file numbers are listed 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 ONE MONTH after the filing deadline. Your attendance is required.**

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") 6 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the vacation
  - Letter of authorization from the grantors and the beneficiaries
  - Fee (see schedule)
  - Any original and/or related file numbers are listed 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.

JEFF MORTENSEN & ASSOC., ZAC  
 DEBIE LEBLANC TRUJILLO  
 Debie LeBlanc Trujillo 05/24/06  
 Applicant name (print)  
 Applicant signature / date



Form revised 4/03, 10/03 and JUNE 2005

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

Application case numbers  
 Old DRB - - - - - 00730  
 - - - - -  
 - - - - -

Kim Sims 5/24/06  
 Planner signature / date  
 Project # 1004915



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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Signed Pre-Annexation Agreement if Annexation required.
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor 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, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed 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.

JEFF MORTENSEN & ASSOC., INC.

DEBIE LEBLANC TRUJILLO

Debie LeBlanc Trujillo 05-28-06

Applicant name (print)

Applicant signature / date



Form revised 11/04

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

Application case numbers

04DRB - - 00731

\_\_\_\_\_ - \_\_\_\_\_

\_\_\_\_\_ - \_\_\_\_\_

Jim Sims 5/24/06

Planner signature / date

Project # 1004913

# Attachment to Development Review Application

Parcels 1, 2, A and B Unplatted Lands of University of New Mexico

## Existing Uniform Property Codes

<u>Property</u>	<u>Code</u>
Parcel B Unplatted Lands of UNM	101505830032410107
Parcel A UNI Prop. Associates	101505836832410109
Parcels 1 and 2 Unplatted Lands of UNM	101505836729910108



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. NE  
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250  
F: 505.345.4254  
ESTABLISHED 1977

2005.170.7  
May 24, 2006

Sheran Matson, AICP  
Planning Manager, DRB Chair  
Planning Department  
Development & Building Services Division  
City of Albuquerque  
600 2nd Street, NW  
Albuquerque, NM 87103

Re: Request for Vacation of PNM and MST&T easements  
Sketch Plat Review and Comment  
Project To be known as Tracts A, B, C and D, U.N.M. Lands West

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms V and S(3) along with related fees
- Twenty Four (24) copies of the documents that created the easements
- Twenty Four (24) copies of the Vacation and Sketch Plat
- One (1) **COLOR** copy of the Vacation and Sketch Plat for Planning's File
- Six (6) copies of the Site Sketch
- City of Albuquerque Zone Atlas J-15 (with site highlighted)
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts

On behalf of our clients, The Regents of the University of New Mexico, we are requesting vacation of PNM and MST&T easements. We are also requesting Sketch Plat review and comment.

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,

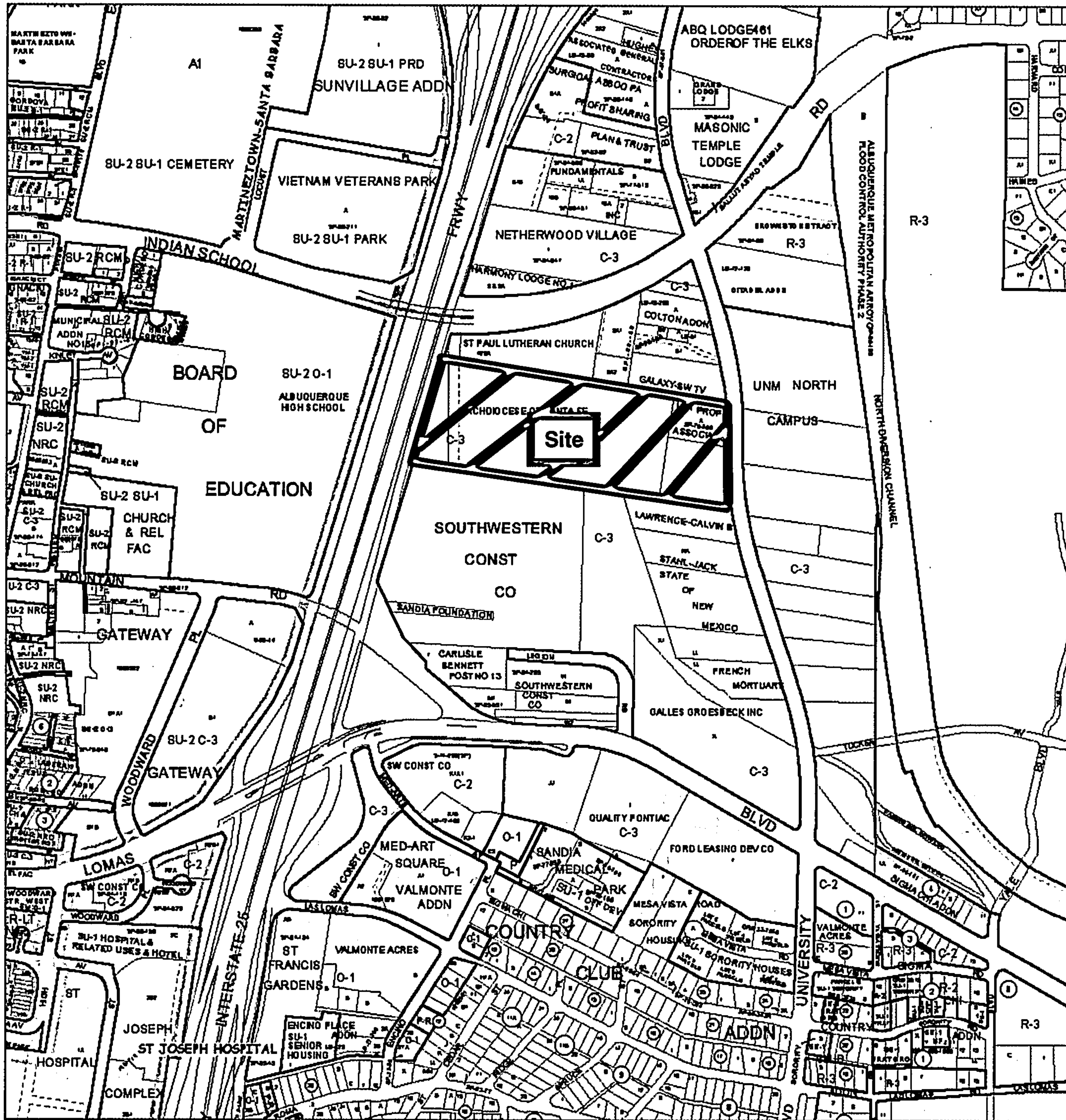
JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

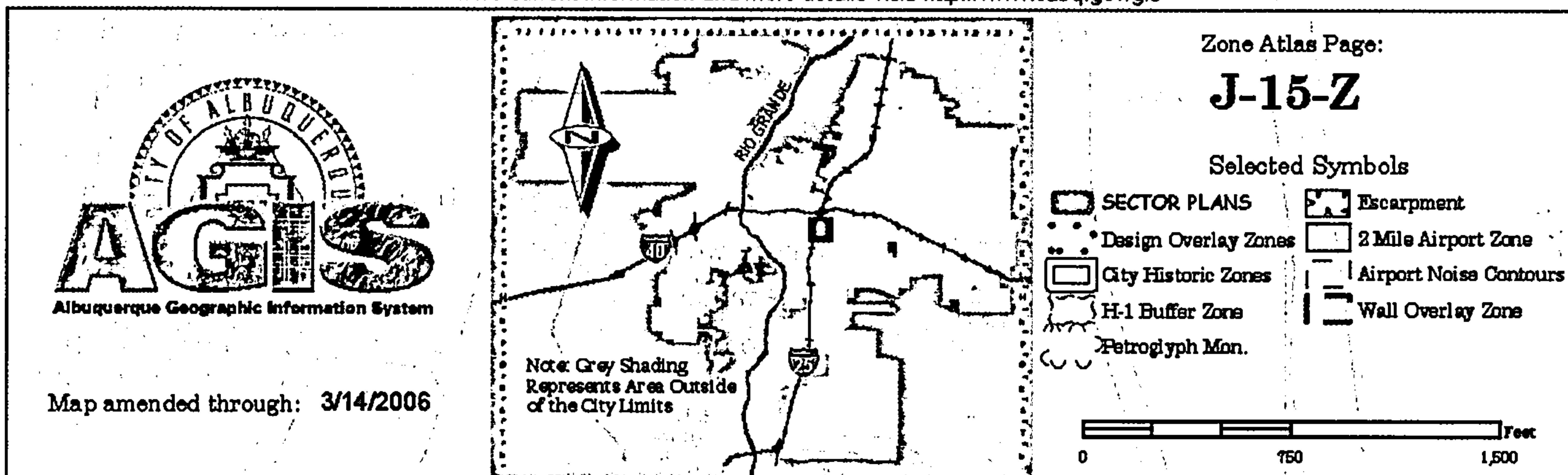
DLT  
Enclosures

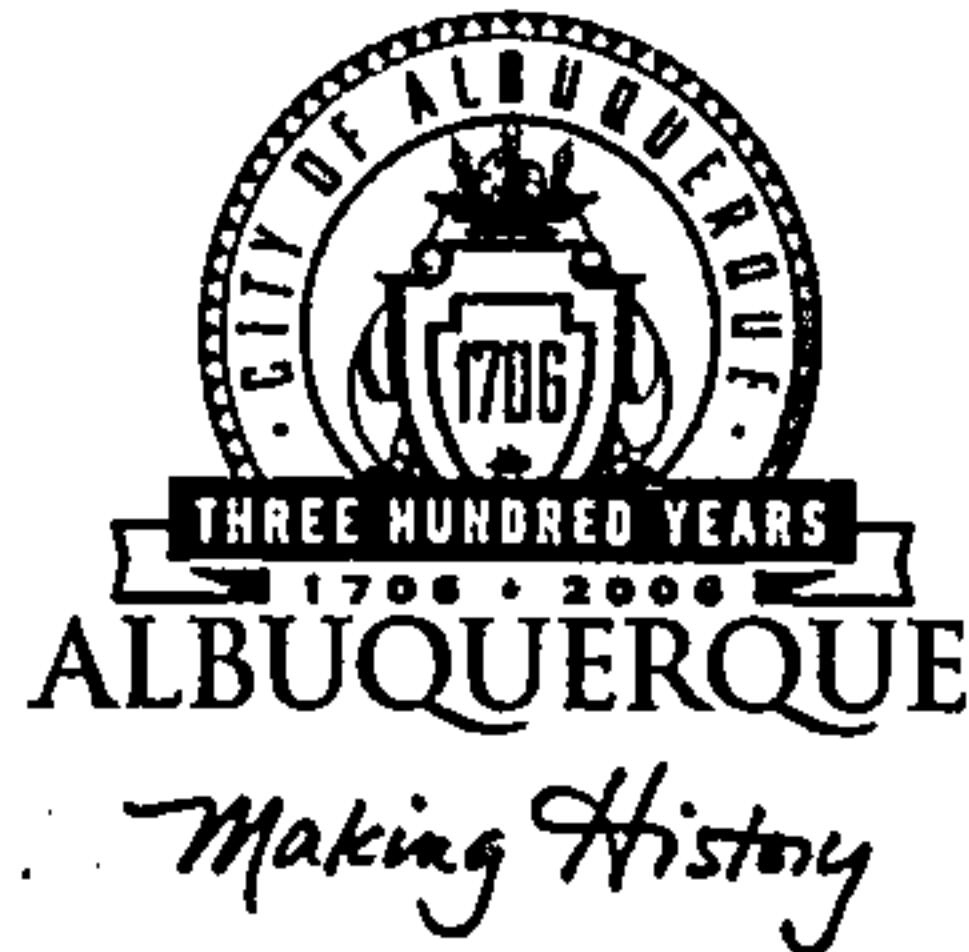
xc: Kim Murphy, Real Estate Director – University of New Mexico w/enc.

<b>PRINCIPALS</b>	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.



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





## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

2005.170.7

**PLEASE NOTE:** The Neighborhood 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.

May 22, 2006

Debie LeBlanc Trujillo  
Jeff Mortensen and Associates, Inc.  
6010-B Midway Park Blvd. NE/87109  
Phone: 345-4250/Fax – 345-4254  
E-mail: [dtrujillo@jmainc.org](mailto:dtrujillo@jmainc.org)

Dear Debie:

Thank you for your inquiry of May 22, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **PARCELS 1, 2, A AND B, UNPLATTED LANDS OF THE UNIVERSITY OF NEW MEXICO LOCATED ON UNIVERSITY BOULEVARD NE, BETWEEN INDIAN SCHOOL ROAD, NE AND LOMAS BOULEVARD NE, zone map J-15.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

**SANTA BARBARA-MARTINEZTOWN ASSOC. (SBM) "R"**

**\*Robert Sanchez**

508 Aspen NE/87102 450-9136 (h)

Christina Chavez-Apodaca

517 Marble NE/87102 459-4521 (h)

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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Stephani Winklepleck***

*Stephani I. Winklepleck*

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

planningrnaform(11/08/05)

# 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 recognized neighborhood 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 describe 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.
5. 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.

\*\*\*\*\*

*(below this line for ONC use only)*

Date of Inquiry: 05/22/06 Time Entered: 4:10 p.m. ONC Rep. Initials: SW



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. NE  
 ALBUQUERQUE, NEW MEXICO 87109

P: 505.345.4250  
 F: 505.345.4254  
 ESTABLISHED 1977

2005.170.7  
 May 24, 2006

Mr. Robert Sanchez  
 Santa Barbara-Martineztown Association  
 508 Aspen NE  
 Albuquerque, NM 87102

*Via Certified Mail – Return Receipt Requested*

and

Mrs. Christine Chavez-Apodaca  
 Santa Barbara-Martineztown Association  
 517 Marble NE  
 Albuquerque, NM 87102

*Via Certified Mail – Return Receipt Requested*

Project Title: Tracts A, B, C and D, U.N.M. Lands West  
 Type of Request: Vacation of PNM and MST&T Easements  
 Current Legal Description: Parcels 1, 2, A and B, Unplatted Lands of the University of New Mexico  
 Developer: Regents of the University of New Mexico (Real Estate)  
 Agent/Surveyor: Jeff Mortensen & Associates, Inc.  
 Contact: Charles G. Cala, Jr., PS, Vice President  
 Debie LeBlanc Trujillo, Project Coordinator

Dear Mr. Sanchez and Mrs. Chavez-Apodaca:

Transmitted herewith is a copy of the Vacation Request and Sketch Plat Review for the above described property. This project is scheduled to be heard at the Development Review Board hearing on June 21, 2006. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

On behalf of our clients, The Regents of the University of New Mexico, we are requesting vacation of PNM and MST&T easements.

<b>PRINCIPALS</b>	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

Santa Barbara-Martineztown Association

Page 2

May 24, 2006

If you have any questions regarding this information, please do not hesitate to contact our office.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

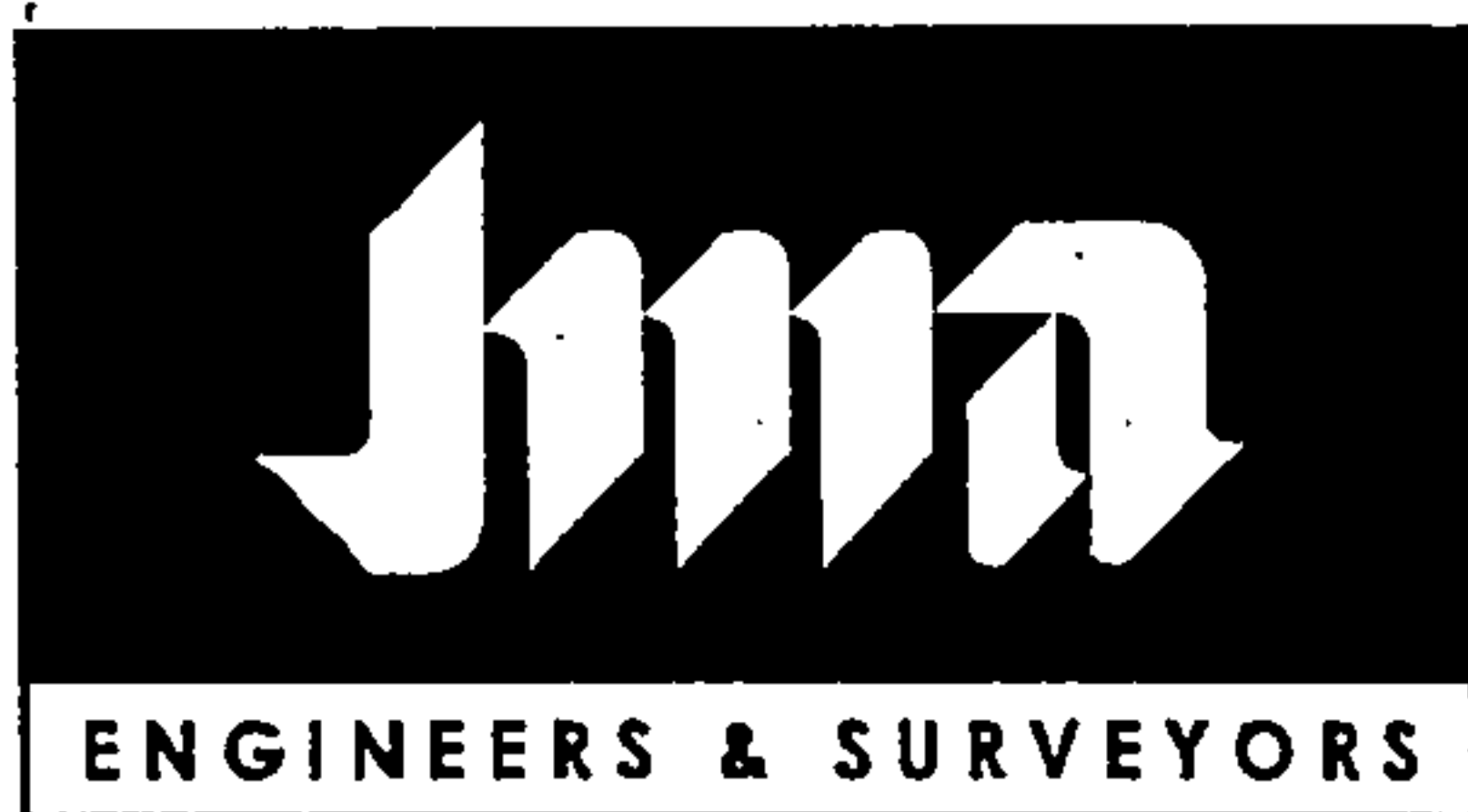


Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Kim Murphy, Real Estate Director – University of New Mexico





JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. NE  
 ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250  
 F: 505.345.4254  
 ESTABLISHED 1977

2005.170.7  
 May 24, 2006

Mr. Robert Sanchez  
 Santa Barbara-Martineztown Association  
 508 Aspen NE  
 Albuquerque, NM 87102

*Via Certified Mail – Return Receipt Requested*

and

Mrs. Christine Chavez-Apodaca  
 Santa Barbara-Martineztown Association  
 517 Marble NE  
 Albuquerque, NM 87102

*Via Certified Mail – Return Receipt Requested*

Project Title: Tracts A, B, C and D, U.N.M. Lands West  
 Type of Request: Vacation of PNM and MST&T Easements  
 Current Legal Description: Parcels 1, 2, A and B, Unplatted Lands of the University of New Mexico  
 Developer: Regents of the University of New Mexico (Real Estate)  
 Agent/Surveyor: Jeff Mortensen & Associates, Inc.  
 Contact: Charles G. Cala, Jr., PS, Vice President  
 Debie LeBlanc Trujillo, Project Coordinator

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On behalf of our clients, The Regents of the University of New Mexico, we are requesting vacation of PNM and MST&T easements.

<b>PRINCIPALS</b>	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
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Santa Barbara-Martineztown Association

Page 2

May 24, 2006

If you have any questions regarding this information, please do not hesitate to contact our office.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

  
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Kim Murphy, Real Estate Director – University of New Mexico

7002 3150 0005 7420 2765

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Total Postage & Fees	\$ 5.36

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**Sent To** Mr. Robert Sanchez  
**Street, Apt. or PO Box** Santa Barbara-Martineztown Assoc.  
**City, State** (SBM) "R"  
 508 Aspen NE  
 Albuquerque, NM 87102

PS Form 3800, Ju

7002 3150 0005 7420 2758

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Postage	\$ 1.11
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
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Postmark  
Here

**Sent To** Ms. Christina Chavez-Apodaca  
**Street, Apt. No. or PO Box No.** Santa Barbara-Martineztown Assoc.  
**City, State, ZIP+4** (SBM) "R"  
 517 Marble NE  
 Albuquerque, NM 87102

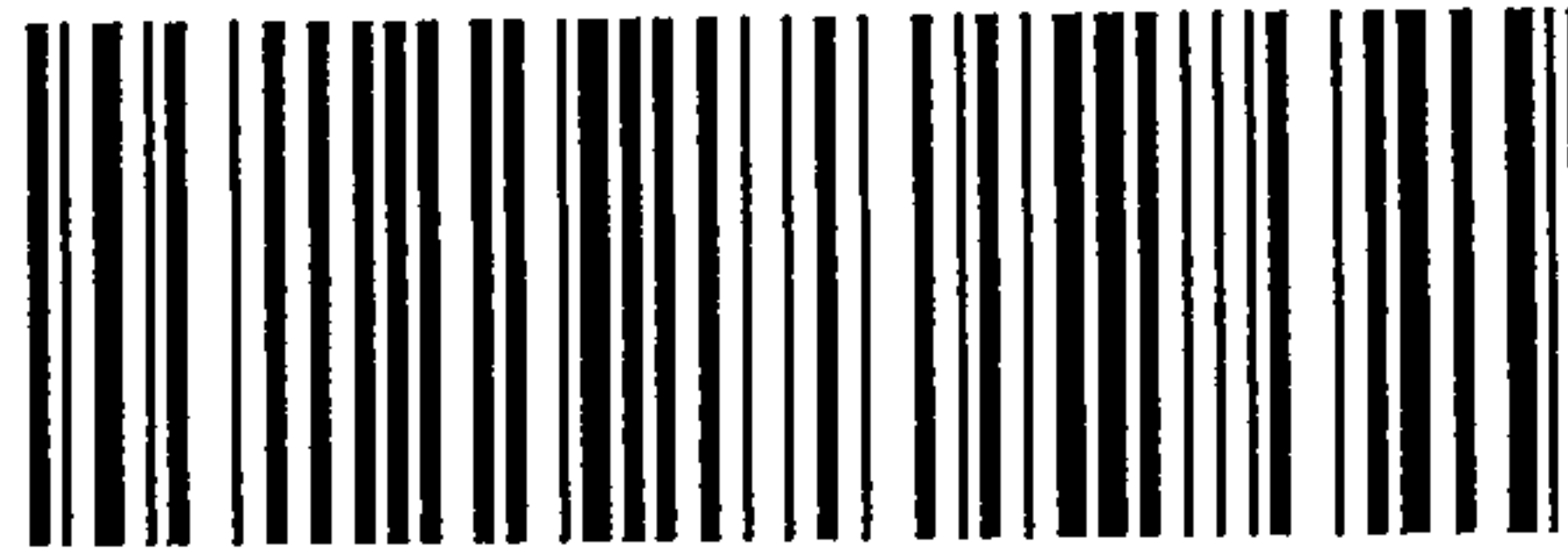
PS Form 3800, Ju

FIRST CLASS

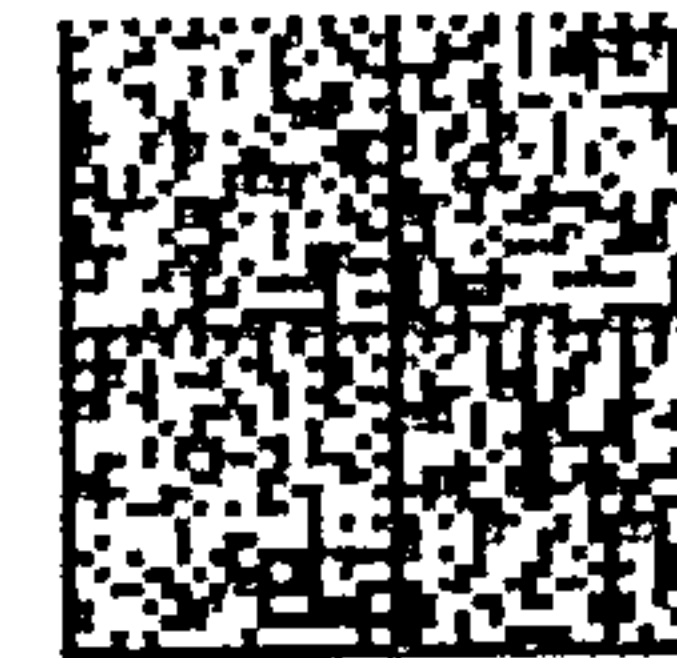
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# First Class Mail

# First Class Mail

### 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:

Mr. Robert Sanchez  
Santa Barbara-Martineztown Assoc.  
(SBM) "R"  
508 Aspen NE  
Albuquerque, NM 87102

2. Article Number  
(Transfer from service label)

7002 3150 0005 7420 2765

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

### 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

FIRST CLASS

FIRST CLASS

FIRST CLASS

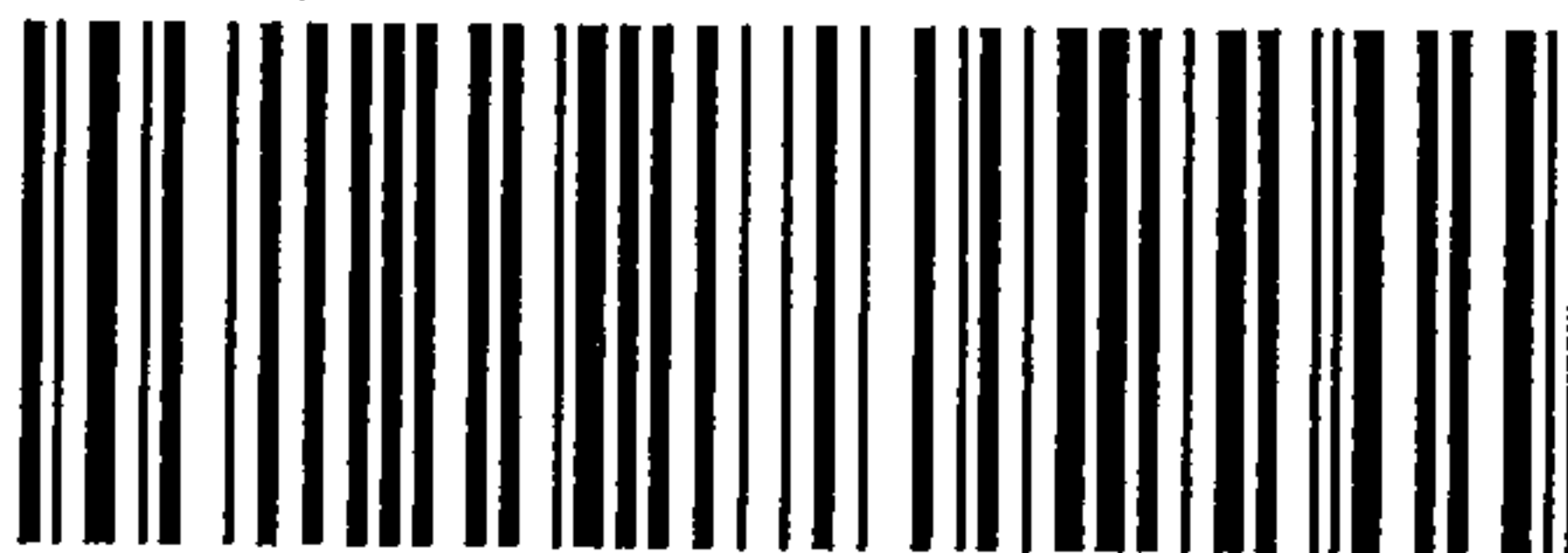
FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CL

CERTIFIED MAIL™



7002 3150 0005 7420 2758



# First Class Mail

### 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. Christina Chavez-Apodaca  
 Santa Barbara-Martineztown Assoc.  
 (SBM) "R"  
 517 Marble NE  
 Albuquerque, NM 87102

2. Article Number  
 (Transfer from service label)

7002 3150 0005 7420 2758

### 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

ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME REGENTS of UNM (REAL ESTATE)  
AGENT JEFF MORTENSEN & Assoc  
ADDRESS 6010-B  
PROJECT & APP # 1004913 / 06DRB-00730, 00731  
PROJECT NAME LANDS of UNM

\$ 20. 441032/3424000 Conflict Management Fee  
\$ 45.<sup>00</sup> 441006/4983000 DRB Actions  
\$            441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ 75.<sup>00</sup> 441018/4971000 Public Notification  
\$            441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 140.<sup>00</sup> TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

JEFF MORTENSEN & ASSOCIATES  
6010-B MIDWAY PARK BLVD. NE  
ALBUQUERQUE, NM 87109-5830  
16647  
95-681/1070  
DATE 05-24-06  
PAY TO THE ORDER OF City of Albuquerque  
One hundred forty & 00/100  
\$ 140.<sup>00</sup>  
DOLLARS  
Manzano Office  
BANKWEST 1-800-488-2265  
FOR 2005-190-7 DRB Submittal  
016617 107006813 277036653

\*\*\*DUPLICATE\*\*\*

City Of Albuquerque  
Treasury Division

5/24/2006 3:16PM LOC: ANNX  
RECEIPT# 00063370 WSH 007 TRANSH 0029  
Account 441032 Fund 0110  
Activity 3424000 TRSKAL  
Trans Amt \$140.00  
J24 Misc

\$20.00  
Thank You

\*\*\*DUPLICATE\*\*\*

City Of Albuquerque  
Treasury Division

5/24/2006 3:16PM LOC: ANNX  
RECEIPT# 00063371 WSH 007 TRANSH 0029  
Account 441006 Fund 0110  
Activity 4983000 TRSKAL  
Trans Amt \$140.00  
J24 Misc

\$45.00  
Thank You

\*\*\*DUPLICATE\*\*\*

City Of Albuquerque  
Treasury Division

5/24/2006 3:17PM LOC: ANNX  
RECEIPT# 00063372 WSH 007 TRANSH 0029  
Account 441018 Fund 0110  
Activity 4971000 TRSKAL  
Trans Amt \$140.00  
J24 Misc

\$75.00  
CK  
CHANGE \$140.00  
Thank You \$0.00

# 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 June 6, 2006 To June 21, 2006

#### 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.

Debbie K. Blum  
(Applicant or Agent) JMA

05-24-06  
(Date)

I issued 2 signs for this application, 5/24/06 Kin Sine  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004913

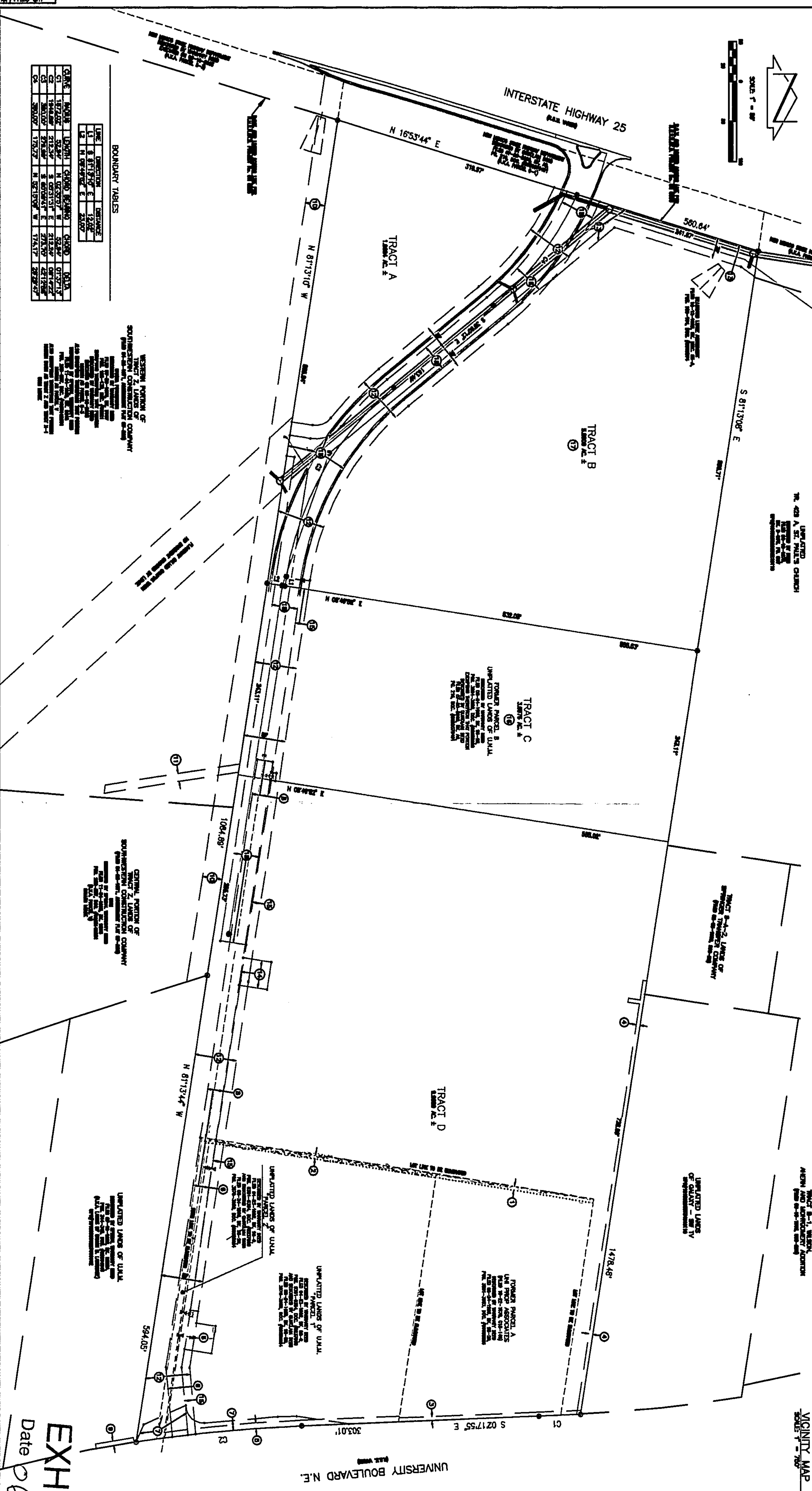
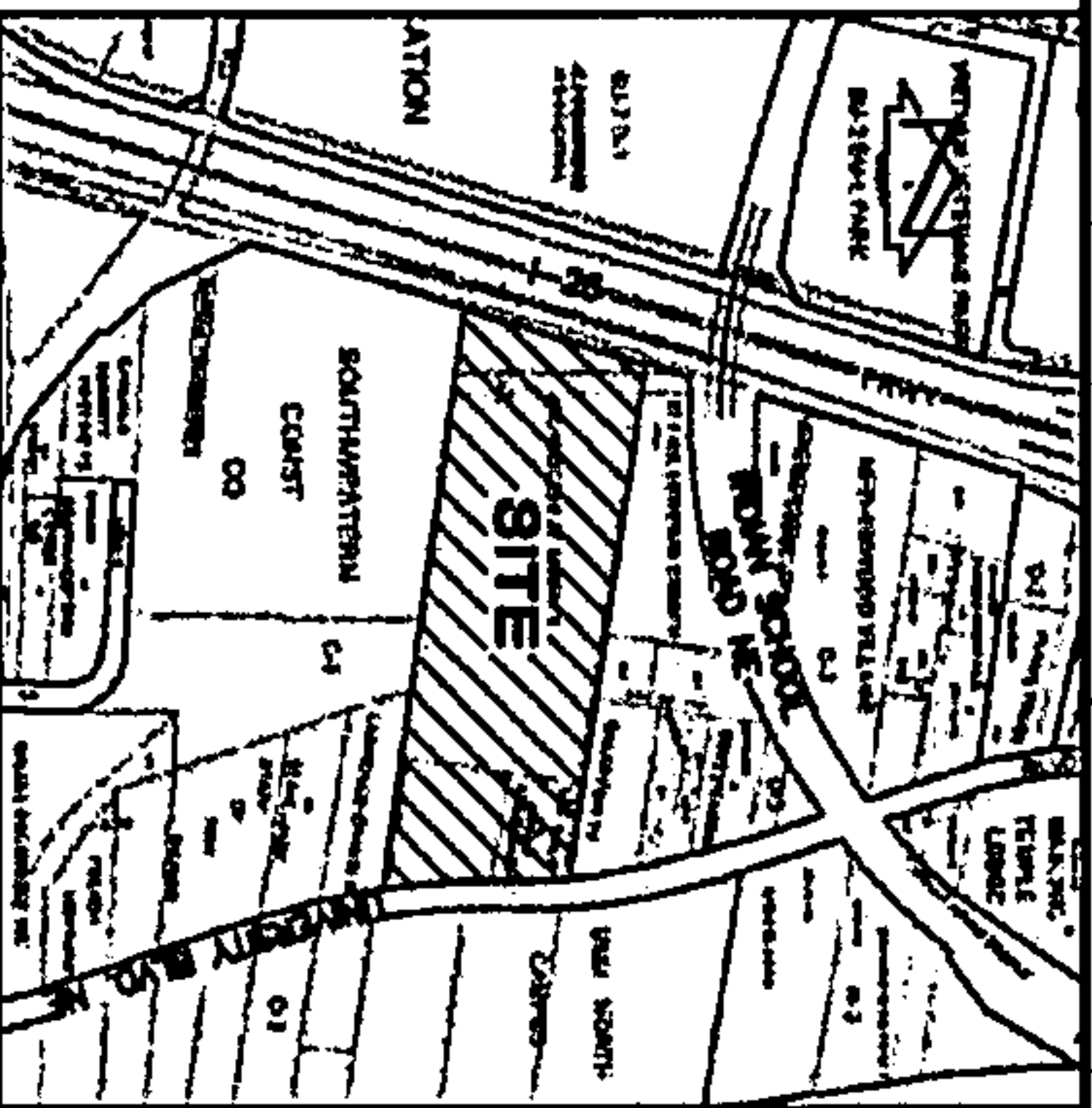


- EXISTING EASEMENTS - CONTINUED**
- ① PUBLIC UTILITY EASEMENT GRANTED BY DOCUMENT FILED 05-28-1987, BOOK 444, PAGE 157, TO BE VACATED BY THE REQUESTOR.
  - ② PUBLIC UTILITY EASEMENT GRANTED BY DOCUMENT FILED 08-05-1987, BOOK 444, PAGE 156, TO BE VACATED BY THE REQUESTOR.
  - ③ PUBLIC UTILITY EASEMENT GRANTED BY DOCUMENT FILED 03-19-1971, BOOK 188, PAGE 224, TO BE VACATED BY THE REQUESTOR.
  - ④ PUBLIC UTILITY EASEMENT GRANTED BY DOCUMENT FILED 03-19-1971, BOOK 188, PAGE 224, TO BE VACATED BY THE REQUESTOR.
  - ⑤ PUBLIC UTILITY EASEMENT GRANTED BY DOCUMENT FILED 03-19-1971, BOOK 188, PAGE 224, TO BE VACATED BY THE REQUESTOR.
  - ⑥ PUBLIC UTILITY EASEMENT GRANTED BY DOCUMENT FILED 03-19-1971, BOOK 188, PAGE 224, TO BE VACATED BY THE REQUESTOR.
  - ⑦ PUBLIC UTILITY EASEMENT GRANTED BY DOCUMENT FILED 03-19-1971, BOOK 188, PAGE 224, TO BE VACATED BY THE REQUESTOR.

- EXISTING EASEMENTS - CONTINUED**
- ⑧ PUBLIC UTILITY EASEMENT GRANTED BY DOCUMENT FILED 08-11-2002, BOOK 441, PAGE 444, DOC. #16473.
  - ⑨ PUBLIC UTILITY EASEMENT GRANTED BY DOCUMENT FILED 08-11-2002, BOOK 441, PAGE 444, DOC. #16473.
  - ⑩ PUBLIC UTILITY EASEMENT GRANTED BY DOCUMENT FILED 12-21-2004, BOOK 444, PAGE 743, DOC. #16473.
  - ⑪ APPROXIMATE LOCATION OF SPUR ROAD ACCESS EASEMENT GRANTED BY DOCUMENT FILED 05-23-1984, BOOK 381, PAGE 584, DOC. #16473, DIVISION OF COMMERCE CLAIMED.
  - ⑫ CITY OF ALBUQUERQUE ROAD EASEMENT AS DERIVED ON PLAT 12-184, ALSO DERIVED BY ASSIGNMENT TO UTAH POWER AND LIGHT COMPANY.
  - ⑬ APPROXIMATE LOCATION OF 10' PUBLIC EASEMENT GRANTED BY DOCUMENT FILED 08-28-1984, BOOK 344, PAGE 123, OFFICE.

- NEW EASEMENTS**
- ① PUBLIC UTILITY EASEMENT TO BE GRANTED BY PERMITS/PLATING ACTION TO SERVE TRACTS A, B, C AND D. UTAH LANDS WEST MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PERMITS/PLATING ACTION GRANTOR. CITY OF ALBUQUERQUE PUBLIC UTILITY EASEMENT TO BE GRANTED BY PERMITS/PLATING ACTION TO SERVE TRACTS A, B, C AND D. UTAH LANDS WEST MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PERMITS/PLATING ACTION GRANTOR.
  - ② PUBLIC UTILITY EASEMENT TO BE GRANTED BY PERMITS/PLATING ACTION TO SERVE TRACTS A, B, C AND D. UTAH LANDS WEST MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PERMITS/PLATING ACTION GRANTOR.
  - ③ PUBLIC UTILITY EASEMENT TO BE GRANTED BY PERMITS/PLATING ACTION TO SERVE TRACTS A, B, C AND D. UTAH LANDS WEST MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PERMITS/PLATING ACTION GRANTOR.
  - ④ PUBLIC UTILITY EASEMENT TO BE GRANTED BY PERMITS/PLATING ACTION TO SERVE TRACTS A, B, C AND D. UTAH LANDS WEST MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PERMITS/PLATING ACTION GRANTOR.

- NEW EASEMENTS - CONTINUED**
- ⑤ PUBLIC UTILITY EASEMENT TO BE GRANTED BY PERMITS/PLATING ACTION TO SERVE TRACTS A, B, C AND D. UTAH LANDS WEST MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PERMITS/PLATING ACTION GRANTOR.
  - ⑥ PUBLIC UTILITY EASEMENT TO BE GRANTED BY PERMITS/PLATING ACTION TO SERVE TRACTS A, B, C AND D. UTAH LANDS WEST MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PERMITS/PLATING ACTION GRANTOR.
  - ⑦ PUBLIC UTILITY EASEMENT TO BE GRANTED BY PERMITS/PLATING ACTION TO SERVE TRACTS A, B, C AND D. UTAH LANDS WEST MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PERMITS/PLATING ACTION GRANTOR.
  - ⑧ PUBLIC UTILITY EASEMENT TO BE GRANTED BY PERMITS/PLATING ACTION TO SERVE TRACTS A, B, C AND D. UTAH LANDS WEST MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PERMITS/PLATING ACTION GRANTOR.



**BOUNDARY TABLES**

LINE	DIRECTION	LENGTH
1	N 81°13'10" W	13.22
2	N 81°13'10" W	3.82
3	N 81°13'10" W	3.82
4	N 81°13'10" W	3.82
5	N 81°13'10" W	3.82
6	N 81°13'10" W	3.82
7	N 81°13'10" W	3.82
8	N 81°13'10" W	3.82
9	N 81°13'10" W	3.82
10	N 81°13'10" W	3.82
11	N 81°13'10" W	3.82
12	N 81°13'10" W	3.82
13	N 81°13'10" W	3.82
14	N 81°13'10" W	3.82
15	N 81°13'10" W	3.82
16	N 81°13'10" W	3.82
17	N 81°13'10" W	3.82
18	N 81°13'10" W	3.82
19	N 81°13'10" W	3.82
20	N 81°13'10" W	3.82
21	N 81°13'10" W	3.82
22	N 81°13'10" W	3.82
23	N 81°13'10" W	3.82
24	N 81°13'10" W	3.82
25	N 81°13'10" W	3.82
26	N 81°13'10" W	3.82
27	N 81°13'10" W	3.82
28	N 81°13'10" W	3.82
29	N 81°13'10" W	3.82
30	N 81°13'10" W	3.82
31	N 81°13'10" W	3.82
32	N 81°13'10" W	3.82
33	N 81°13'10" W	3.82
34	N 81°13'10" W	3.82
35	N 81°13'10" W	3.82
36	N 81°13'10" W	3.82
37	N 81°13'10" W	3.82
38	N 81°13'10" W	3.82
39	N 81°13'10" W	3.82
40	N 81°13'10" W	3.82
41	N 81°13'10" W	3.82
42	N 81°13'10" W	3.82
43	N 81°13'10" W	3.82
44	N 81°13'10" W	3.82
45	N 81°13'10" W	3.82
46	N 81°13'10" W	3.82
47	N 81°13'10" W	3.82
48	N 81°13'10" W	3.82
49	N 81°13'10" W	3.82
50	N 81°13'10" W	3.82
51	N 81°13'10" W	3.82
52	N 81°13'10" W	3.82
53	N 81°13'10" W	3.82
54	N 81°13'10" W	3.82
55	N 81°13'10" W	3.82
56	N 81°13'10" W	3.82
57	N 81°13'10" W	3.82
58	N 81°13'10" W	3.82
59	N 81°13'10" W	3.82
60	N 81°13'10" W	3.82
61	N 81°13'10" W	3.82
62	N 81°13'10" W	3.82
63	N 81°13'10" W	3.82
64	N 81°13'10" W	3.82
65	N 81°13'10" W	3.82
66	N 81°13'10" W	3.82
67	N 81°13'10" W	3.82
68	N 81°13'10" W	3.82
69	N 81°13'10" W	3.82
70	N 81°13'10" W	3.82
71	N 81°13'10" W	3.82
72	N 81°13'10" W	3.82
73	N 81°13'10" W	3.82
74	N 81°13'10" W	3.82
75	N 81°13'10" W	3.82
76	N 81°13'10" W	3.82
77	N 81°13'10" W	3.82
78	N 81°13'10" W	3.82
79	N 81°13'10" W	3.82
80	N 81°13'10" W	3.82
81	N 81°13'10" W	3.82
82	N 81°13'10" W	3.82
83	N 81°13'10" W	3.82
84	N 81°13'10" W	3.82
85	N 81°13'10" W	3.82
86	N 81°13'10" W	3.82
87	N 81°13'10" W	3.82
88	N 81°13'10" W	3.82
89	N 81°13'10" W	3.82
90	N 81°13'10" W	3.82
91	N 81°13'10" W	3.82
92	N 81°13'10" W	3.82
93	N 81°13'10" W	3.82
94	N 81°13'10" W	3.82
95	N 81°13'10" W	3.82
96	N 81°13'10" W	3.82
97	N 81°13'10" W	3.82
98	N 81°13'10" W	3.82
99	N 81°13'10" W	3.82
100	N 81°13'10" W	3.82

THE PURPOSE OF THIS SKETCH PLAT AND VACATION REQUEST IS TO DEMONSTRATE: THE CREATION OF FOUR TRACTS FROM PARCELS A, B, 1 AND 2; THE VACATION OF VARIOUS EASEMENTS; AND THE GRANTING OF EASEMENTS, AS SHOWN ON THIS DRAWING



SKETCH PLAT AND VACATION REQUEST  
TRACTS A, B, C AND D, U.N.M. LANDS WEST

NO.	DATE	BY	REVISION
1	05-2006	JMM	1

**EXHIBIT B**  
Date 06/21/06

KEYED NOTES

VACATED EASEMENTS

- 1) IF PNM AND METRO COMPANY EASEMENT GRANTED BY DOCUMENT FILED 05-28-1967, BOOK MISC. 88, PAGE 137, TO BE VACATED BY THIS REQUEST
- 2) IF PNM AND METRO COMPANY EASEMENT GRANTED BY DOCUMENT FILED 05-05-1967, BOOK MISC. 88, PAGE 845, TO BE VACATED BY THIS REQUEST

EXISTING EASEMENTS

- 3) IF METRO COMPANY R.O.W. EASEMENT GRANTED BY DOCUMENT FILED 03-18-1971, BOOK MISC. 208, PAGES 73-74, DOC. #18473
- 4) IF PNM EASEMENT GRANTED BY DOCUMENT FILED 02-12-1980, BOOK DE27, PAGE 23
- 5) IF METRO COMPANY R.O.W. EASEMENT GRANTED BY DOCUMENT FILED 03-18-1971, BOOK MISC. 208, PAGE 75

EXISTING EASEMENTS - CONTINUED

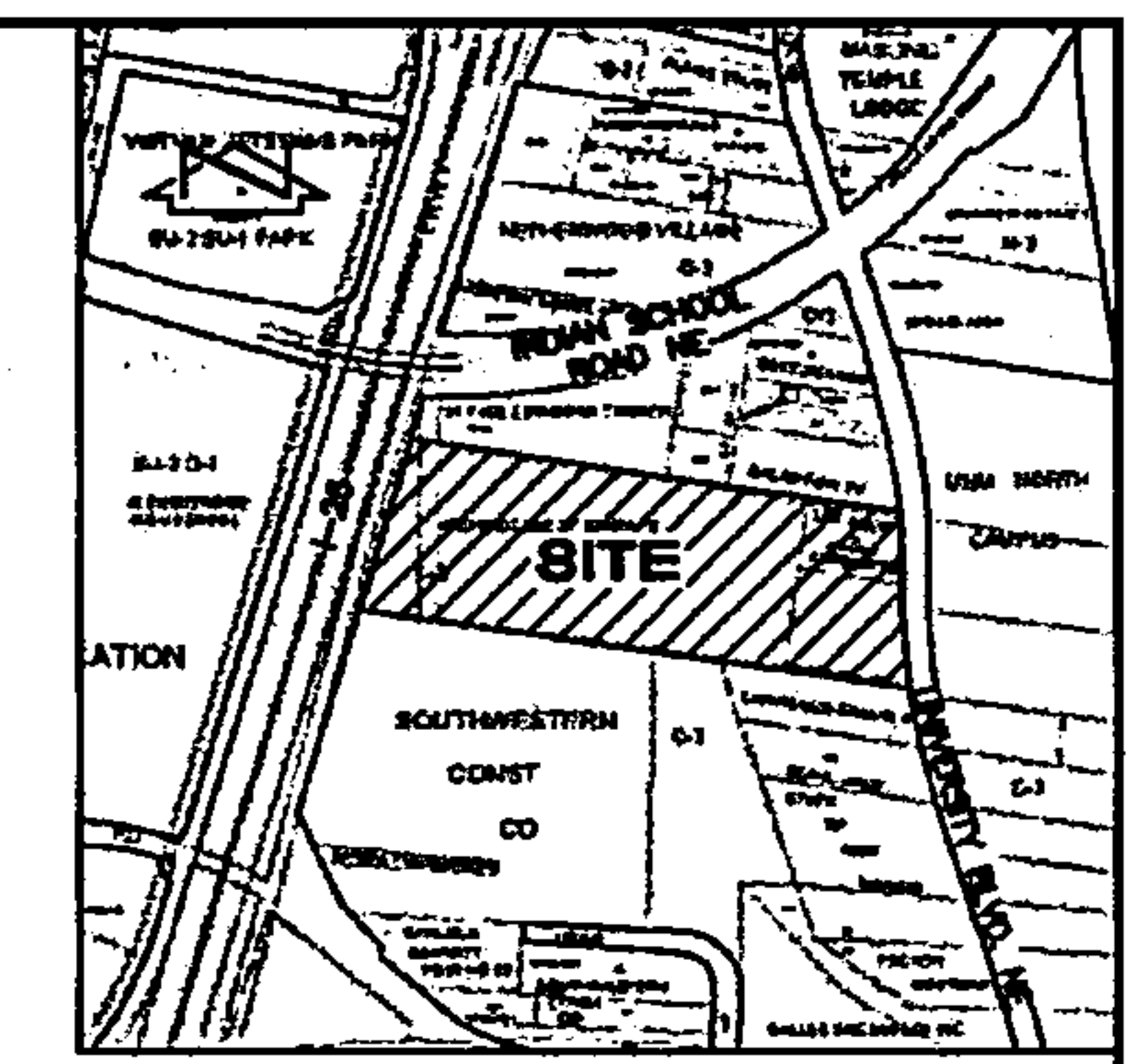
- 6) PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 08-11-2002, BOOK A41, PAGE 4848, DOC. #8002114678
- 7) PUBLIC ROADWAY EASEMENT GRANTED BY DOCUMENT FILED 08-11-2002, BOOK A41, PAGE 4848, DOC. #8002114678
- 8) PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 12-21-2004, BOOK A88, PAGE 7419, DOC. #2004177889
- 9) APPROXIMATE LOCATION OF 10' PNM SIDEWALK ACCESS EASEMENT GRANTED BY DOCUMENT FILED 05-20-1996, BOOK 9810, PAGE 880, DOC. #1996052148; OVERLAY IS CURRENTLY CLOSED-OFFSITE.
- 10) 20' CITY OF ALBUQUERQUE ROAD EASEMENT AS DEPICTED ON PLAT 03-180, ALSO DESCRIBED BY AMENDMENT TO LEASE ENCLOSED ON 04-30-1971-OFFSITE.
- 11) APPROXIMATE LOCATION OF 10' PNM EASEMENT GRANTED BY DOCUMENT FILED 08-28-1988, BOOK D444, PAGE 132-OFFSITE.

NEW EASEMENTS

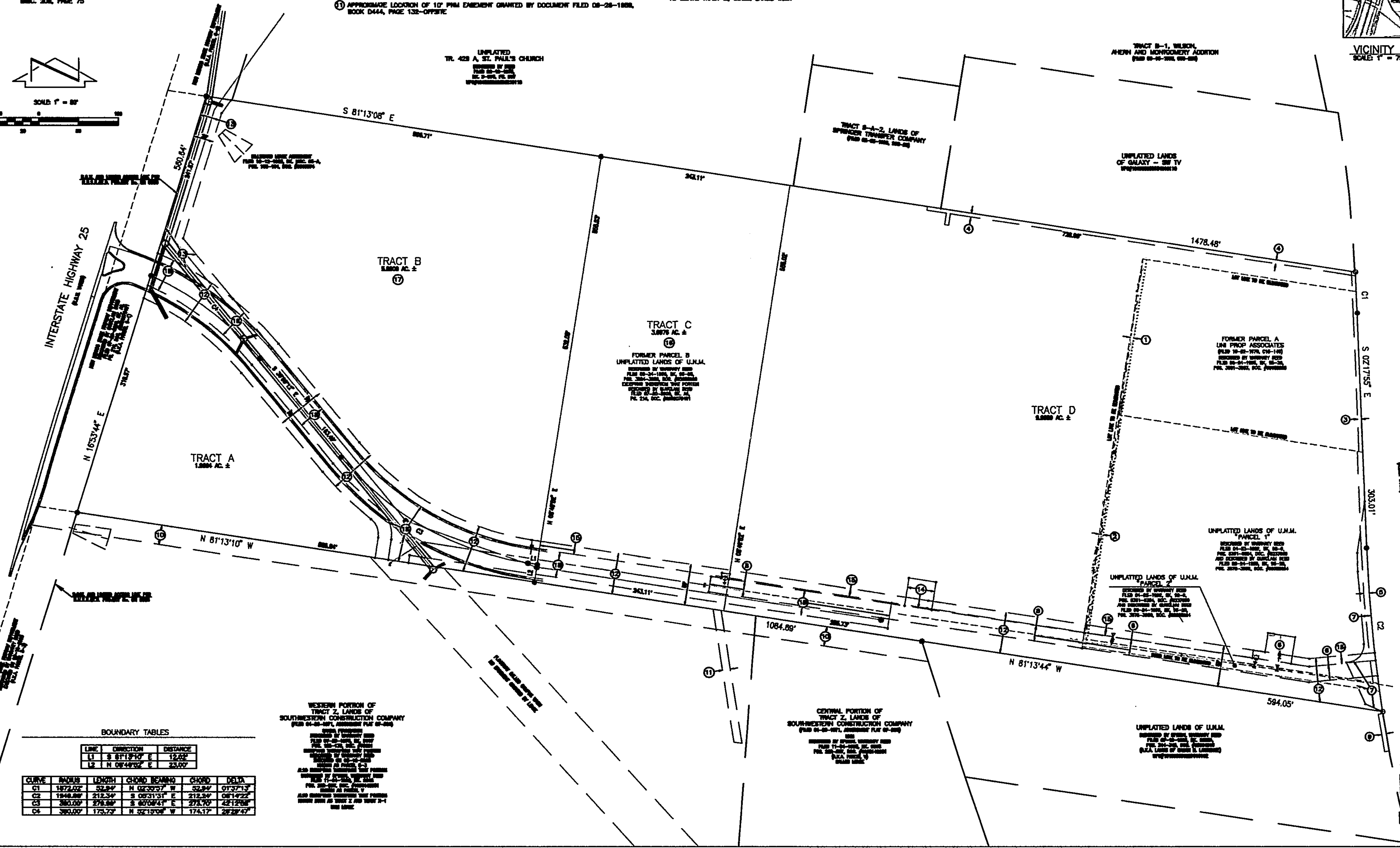
- 12) PRIVATE ACCESS EASEMENT TO BE GRANTED BY FORTHCOMING PLATING ACTION TO SERVE TRACTS A, B, C AND D, U.N.M. LANDS WEST. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER. CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT TO BE GRANTED BY FORTHCOMING PLATING ACTION.
- 13) CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT TO BE GRANTED BY FORTHCOMING PLATING ACTION. PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED BY FORTHCOMING PLATING ACTION TO SERVE THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- 14) PUBLIC WATER METER EASEMENT TO BE GRANTED BY FORTHCOMING PLATING ACTION TO SERVE THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- 15) 10' PNM GAS SERVICES EASEMENT, ONLY, TO BE GRANTED BY FORTHCOMING PLATING ACTION TO SERVE TRACT B, U.N.M. LANDS WEST.

NEW EASEMENTS - CONTINUED

- 16) NON-SPECIFIC PRIVATE DRAINAGE EASEMENT TO BE GRANTED BY FORTHCOMING PLATING ACTION TO SERVE TRACT D. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF TRACT C.
- 17) NON-SPECIFIC PRIVATE DRAINAGE EASEMENT TO BE GRANTED BY FORTHCOMING PLATING ACTION TO SERVE TRACTS C AND D. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF TRACT B.
- 18) PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED BY FORTHCOMING PLATING ACTION TO SERVE THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.



VICINITY MAP  
SCALE 1" = 750'  
J-15



BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 81°13'10" E	12.00'
L2	N 02°48'02" E	25.00'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	1872.00'	352.84'	N 02°20'27" W	52.84'	01°37'13"
C2	1848.00'	218.54'	S 02°20'17" E	218.54'	02°42'22"
C3	280.00'	276.88'	S 02°08'41" E	276.70'	02°12'08"
C4	380.00'	175.23'	N 52°10'08" W	174.17'	28°28'47"

WESTERN PORTION OF TRACT Z, LANDS OF SOUTHWESTERN CONSTRUCTION COMPANY (PLAT 04-28-1971, AMENDMENT PLAT 07-288)

RECORD OF DEED, BOOK 100, PAGE 100, DISTRICT 14, COUNTY OF BERNALILLO, STATE OF NEW MEXICO.

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED WEST PORTION OF TRACT Z, LANDS OF SOUTHWESTERN CONSTRUCTION COMPANY, AS SHOWN ON PLAT 04-28-1971, AMENDMENT PLAT 07-288, IS THE SAME AS THAT SHOWN ON PLAT 04-28-1971, AMENDMENT PLAT 07-288.

CENTRAL PORTION OF TRACT Z, LANDS OF SOUTHWESTERN CONSTRUCTION COMPANY (PLAT 04-28-1971, AMENDMENT PLAT 07-288)

RECORD OF DEED, BOOK 100, PAGE 100, DISTRICT 14, COUNTY OF BERNALILLO, STATE OF NEW MEXICO.

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED CENTRAL PORTION OF TRACT Z, LANDS OF SOUTHWESTERN CONSTRUCTION COMPANY, AS SHOWN ON PLAT 04-28-1971, AMENDMENT PLAT 07-288, IS THE SAME AS THAT SHOWN ON PLAT 04-28-1971, AMENDMENT PLAT 07-288.

RECEIVED  
JUN 06 2006  
LAND DEVELOPMENT SECTION

EXHIBIT B  
Date 6/21/06

THE PURPOSE OF THIS SKETCH PLAT AND VACATION REQUEST IS TO DEMONSTRATE: THE CREATION OF FOUR TRACTS FROM PARCELS A, B, 1 AND 2; THE VACATION OF VARIOUS EASEMENTS; AND THE GRANTING OF EASEMENTS, AS SHOWN ON THIS DRAWING



SKETCH PLAT AND VACATION REQUEST  
TRACTS A, B, C AND D, U.N.M. LANDS WEST

REVISION	DATE	BY	APPROVED BY

SERVICES BY	J.M.A.	JOB NO.	2005.170.7
DRAWN BY	TAT	DATE	05-2006
APPROVED BY	CGC	SHEET	1 OF 1

EASEMENT

51021-137

X

THIS INDENTURE, made this 24th day of May 1967 by and between W.A. Arias and Yvonne R. Arias his wife, first parties, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, and MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation authorized to do business in New Mexico, second parties, their successors and assigns.

WITNESSETH:

That the said first parties, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged do hereby give and grant unto said second parties, an easement to build, construct, operate and maintain a power transmission and communications line on, over, beneath and across the lands hereinafter described, and to erect all necessary poles, guy wires and other equipment, fixtures and structures necessary to maintain the said power and communications line on, over, beneath and across said lands at or near the points hereinafter designated, as the course of said power and communications line on, over, beneath and across said lands; together with rights and privileges of going upon, over and across said lands for the purpose of maintaining said line, and trimming any trees which interfere with the operation of said line; said lands being situate in the County of Bernalillo State of New Mexico, and more particularly described as follows, to-wit:

1

An easement within Lands of W.A. Arias lying West of University Blvd. N.E. in the NE 1/4 of Section 16, T.10N., R.3E., N.M.P.M., Bernalillo County, New Mexico.

An easement five (5) feet in width being the West (5) feet of the above described Tract.

24 copies of the documents that created the easement to be vacated

State of New Mexico } SS  
County of Bernalillo }

This instrument was filed for record on

MAY 26 1967

At 11 o'clock A.M. Recorded in Vol. 2711 p. 69 of records of said County, Folio 257  
Deputy-Clerk

In WITNESS WHEREOF, the said first parties have hereunto set their hands and seals the day and year first above written.

W.A. Arias  
Yvonne R. Arias

STATE OF NEW MEXICO  
COUNTY OF Bernalillo

On this 24th day of May 1967, before me personally appeared W.A. Arias & Yvonne R. Arias to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

Edward J. Wilchek  
NOTARY PUBLIC

My commission expires April 13, 1971

ACKNOWLEDGEMENT  
(CORPORATION)

STATE OF NEW MEXICO  
COUNTY OF

On this day of 19 before me personally appeared to me personally known, who being by me duly sworn, did say that he is of

a corporation, organized under the laws of the State of and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors, and said acknowledged said instrument to be the free act and deed of said corporation.

WITNESS MY HAND AND SEAL the day and year last above written.

My commission expires

NOTARY PUBLIC

EASEMENT

51835 845

THIS INDENTURE, made this 1st day of June 1967, by and between C.R. McCauley and Flores C. McCauley his wife, first parties, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, and MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation authorized to do business in New Mexico, second parties, their successors and assigns,

WITNESSETH:

That the said first parties, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid, and other valuable consideration the receipt of which is hereby acknowledged, do hereby give and grant unto said second parties, an easement to build, construct, operate and maintain a power transmission and communications line on, over, beneath and across the lands hereinafter described, and to erect all necessary poles, guy wires and other equipment, fixtures and structures necessary to maintain the said power and communications line on, over, beneath and across said lands at or near the points hereinafter designated, as the course of said power and communications line on, over, beneath and across said lands; together with rights and privileges of going upon, over and across said lands for the purpose of maintaining said line, and trimming any trees which interfere with the operation of said line; said lands being situate in the County of Bernalillo State of New Mexico, and more particularly described as follows, to-wit:

An easement within Lands of Dick McCauley Volkswagen lying West of University Blvd. N.E., in the NE 1/4 of Section 16, T.10N., R.3E., N.M.P.M., Bernalillo County, New Mexico.

An easement five (5) feet in width, being the West five (5) feet of the above described Tract.

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

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JUN 5 10 03 PM 1967

BR 69 PG. 845  
LECY JARAMILLO  
CO. CLERK RECORDER  
DEPUTY

MISC 69/845

In WITNESS WHEREOF, the said first parties have hereunto set their hands and seals the day and year first above written.

*C.R. McCauley*  
*Flores C. McCauley*

STATE OF NEW MEXICO

COUNTY OF Bernalillo

On this 1st day of June 1967, before me personally appeared

C.R. McCauley & Flores C. McCauley to me known to be the person described in and who executed the foregoing instrument and acknowledged that They executed the same as Their free act and deed.

Witness my hand and seal the day and year last above written.

*Edward J. ...*  
NOTARY PUBLIC

My commission expires *April 13, 1971*

ACKNOWLEDGEMENT

(CORPORATION)

STATE OF NEW MEXICO

COUNTY OF

On this day of 1967, before me personally

appeared to me personally known, who being by me duly sworn,

did say that he is of

a corporation, organized under the laws of the State of and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of

directors, and said acknowledged said instrument to be the free act and deed of said corporation.

WITNESS MY HAND AND SEAL the day and year last above written.

NOTARY PUBLIC

My commission expires

6-5-67