

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Ms. Kym Dicome, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Requested by: Michael Balaskovits

Date: January 24, 2018

Time Due: ☐ This A.M.
☒ This P.M.
☐ Rush
☐ By Tomorrow

Phone: (505) 924-3880

DELIVERY VIA

☒ **Courier** ☐ **Federal Express**
☐ **Mail** ☐ **UPS**
☐ **Other**

PICK UP

Item: _____

Job No.: 20120371

Job Name: Tract 2 of Tracts 1, 2, 3, & 4
UNM Arena

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	DRB Application
2	1	Form S(3)
3	1	Zone Atlas Map
4	1	Plat (8.5x11)
5	1	OND
6	1	Approved Infrastructure List
7	1	Previous SIA Extension Notice
8	1	ONC Coordination Letters

COMMENTS / INSTRUCTIONS

Kym,

Please find the SIA Extension Submittal for the project noted above. Let me know if you have any questions.

Thanks, Mike

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



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
☐ for Building Permit
☐ Administrative Amendment (AA)
☐ Administrative Approval (DRT, URT, etc.)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- ☐ Annexation
V ☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
P ☐ 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

- D** ☐ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- ☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON, INC. (MIKE BALASKOVITS) PHONE: 505-823-1000

ADDRESS: 7500 JEFFERSON ST. NE FAX: 505-798-7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: MBALASKOVITS@BHINC.COM

APPLICANT: THE REGENTS OF THE UNIVERSITY OF NEW MEXICO PHONE: 505-277-4620

ADDRESS: 2811 CAMPUS BLVD, UNM MSC01 1030 FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87131 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: TOM NEALE, UNM REAL ESTATE

DESCRIPTION OF REQUEST: 2 YEAR SIA EXTENSION

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

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

Lot or Tract No. TRACTS 1, 2, 3, & 4 UNM ARENA Block: _____ Unit: _____

Subdiv/Addn/TBKA: _____

Existing Zoning: SU-1, 0-1, C-3 Proposed zoning: SU-1, 0-1, C-3 MRGCD Map No. _____

Zone Atlas page(s): L-15-Z UPC Code: 101505619728820340

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
1008121

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☐ NO

No. of existing lots: 4 No. of proposed lots: 4 Total site area (acres): 74.1

LOCATION OF PROPERTY BY STREETS: On or Near: AVENIDA CESAR CHAVEZ SE

Between: AMAFCA SOUTH DIVERSION CHANNEL and UNIVERSITY BLVD

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

SIGNATURE [Signature] DATE 1-19-2018

(Print Name) MIKE BALASKOVITS Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 11/2014

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

Hearing date _____

Project # _____

Staff 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
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- 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.

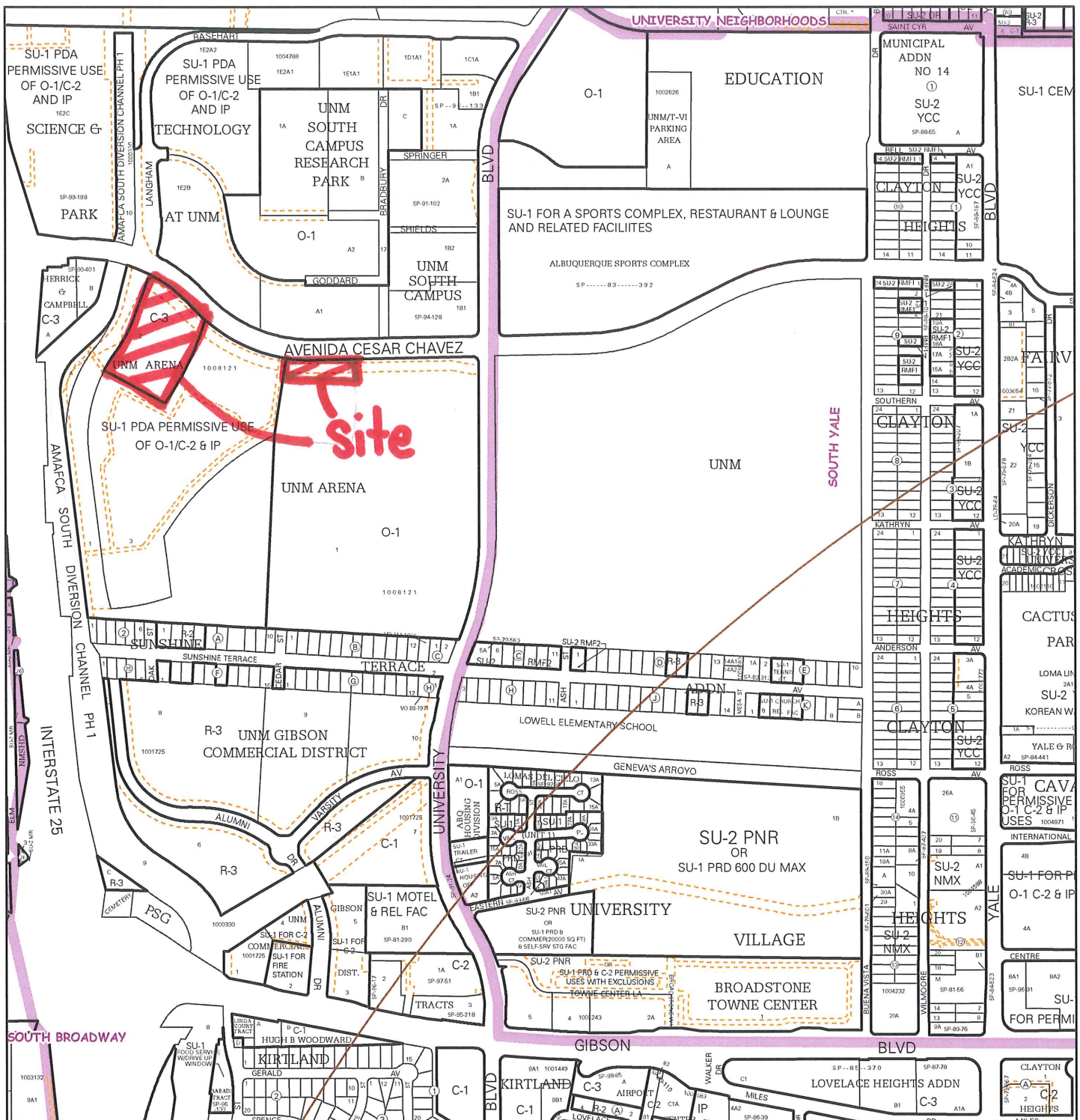
MICHAEL BALASKOVITS
Applicant name (print)
Applicant signature / date 1/18/18



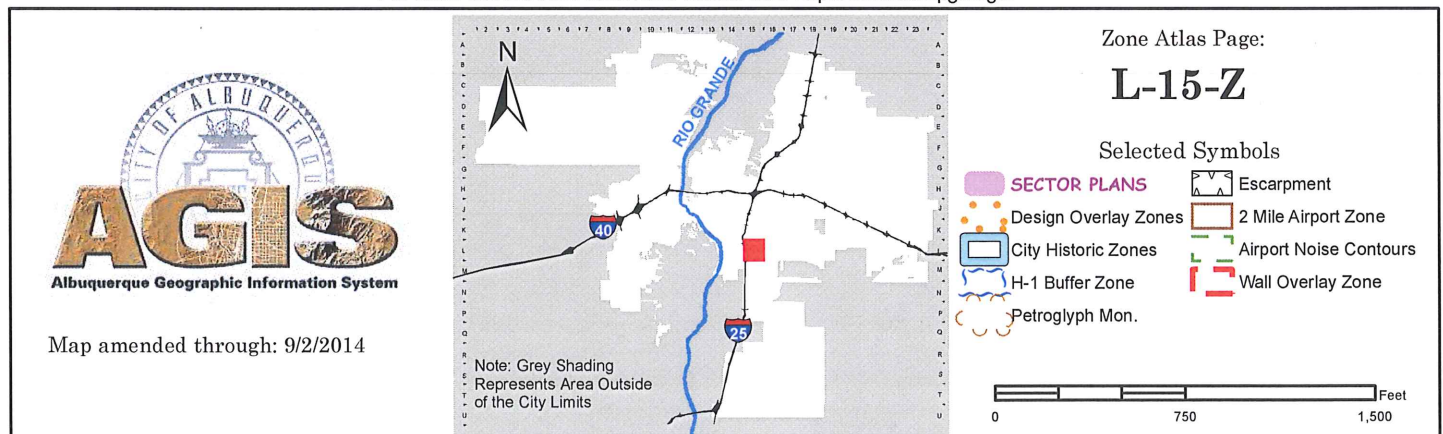
Form revised July 2011

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

Planner signature / date
Project #



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





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January 22, 2018

Ms. Kym Dicome, Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Subdivision Improvement Agreement Extension (Procedure B)
Tract 2 of Tracts 1, 2, 3, & 4 UNM Arena – City Project #566583, DRB# 1008121

Dear Ms Dicome:

Submitted for DRB review and approval is a request for an extension to the Subdivision Improvement Agreement for the above referenced project. Enclosed is the following:

- Development Review Application
- Zone Atlas Map
- Recorded Plat (8.5"x11")
- Official Notice of Decision
- Approved Infrastructure List
- 3rd SIA Extension
- Neighborhood Notification Inquiry
- Fee

We are requesting a two (2) year extension of the Subdivision Improvement Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. This infrastructure only includes sidewalk along the north and west frontage of Tract 2. The developer of this project is currently marketing the site for a possible tenant and the construction of the infrastructure will be subsequent to a final agreement.

Please place this item on the DRB agenda to be heard February 21st, 2018. If you have any questions, or require further information, please call me (823-1000).

Sincerely,

Mike Balaskovits, PE
Vice President
Community Development and Planning

MJB/egn
Enclosure

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

SP-2010061774



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

SUBDIVISION DATA

1. DNB No.
2. Zone Atlas Index No. L-15
3. Zoning: Parcel 3-A is SU-1; Parcel 4 is C-1, Lot 2 is C-3.
4. Gross Subdivision Acreage: 74.0571 Acres.
5. Total number of tracts created: Four (4) tracts.
6. No streets were dedicated.
7. Date of Survey: December, 2009.

8. Plat is located within the Town of Albuquerque Land Grant, within projected Section 28, Township 10 North, Range 3 East, New Mexico, Principal Meridian, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Parcel 3-A and Parcel 4 of the Plat of Parcels 3-A and 4, University of New Mexico South Campus filed in the office of the County Clerk of Bernalillo County, New Mexico on November 13, 1987 in Volume C35, Page 27 as document number 87116520 together with all of Lot 2, Tract "C", C.R. Davis Property filed in the office of the County Clerk of Bernalillo County, New Mexico on August 15, 1972 in Volume C8, Page 170 into four (4) new tracts and to grant easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves, and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGCC) did not conduct a Title Search of the properties shown herein. Consequently, PNM and NMGCC do not waive or release any easement or easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

DESCRIPTION

A certain tract of land situate within the Town of Albuquerque Land Grant, within projected Section 28, Township 10 North, Range 3 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Parcel 3-A and Parcel 4 of the Plat of Parcels 3-A and 4, University of New Mexico South Campus filed in the office of the County Clerk of Bernalillo County, New Mexico on November 13, 1987 in Volume C35, Page 27 as document number 87116520 together with all of Lot 2, Tract "C", C.R. Davis Property filed in the office of the County Clerk of Bernalillo County, New Mexico on August 15, 1972 in Volume C8, Page 170 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1983) and ground distances as follows:

BEGINNING at a found 1-1/2" Aluminum Cap Stamped "LS 4071" at the northwest corner of said Parcel 4, said corner also being a point on the southerly right-of-way line of Avenida Cesar Chavez, WHENCE the City of Albuquerque monument "1-25-26" a brass disk in concrete having New Mexico State Plane Grid Coordinates, (Central Zone NAD 1983): X=1,523,645.276 and Y=1,482,435.194 bears N38°01'55"W a distance of 2589.84 feet;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Parcel 4 and said southerly right-of-way, the following two (2) courses;

304.96 feet along the arc of a curve to the left having a radius of 871.51 feet, a central angle of 20°05'07", and a chord bearing S81°14'59"E, a distance of 303.41 feet to a found rebar and 0.6" survey cap stamped "NM PS 11184" at a point of tangency;

N88°43'36"E a distance of 826.22 feet to a found chiseled mark in concrete at point of curvature at the west southwest point of return at the intersection of Avenida Cesar Chavez and University Boulevard SE;

THENCE along said return, 47.79 feet along the arc of a curve to the right, having a radius of 30.00 feet, a central angle of 81°16'00" and a chord bearing S45°38'24"E, a distance of 42.89 feet to a found chiseled mark in concrete at a point of tangency;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Parcel 4 and the westerly right-of-way of University Boulevard SE, the following three (3) courses;

S00°00'24"E a distance of 894.16 feet;

S00°24'24"E a distance of 5.40 feet to a found nail and shiner at a point of curvature; 660.97 feet along the arc of a curve to the right having a radius of 1379.40 feet, a central angle of 23°18'04", and a chord bearing S11°16'00"W, a distance of 557.12 feet to a found rebar and 1.25" survey cap "unretrievable" at the southeast corner of the tract herein described, identical to the southeast corner of said Parcel 4;

THENCE leaving said westerly right-of-way along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Parcel 4, N86°42'35"W a distance of 1049.37 feet to a found rebar and survey cap stamped "PS 11184" at the southwest corner of said Parcel 4, also being the southeast corner of said Parcel 3-A;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Parcel 3-A, N86°42'35"W a distance of 905.22 feet to the southwest corner of the tract herein described, identical to the southwest corner of said Parcel 3-A, also being a point on the easterly right-of-way of the A.M.A.F.C.A. South Division Channel;

THENCE along the westerly boundary of the tract herein described, coincident with the westerly boundary of said Parcel 3-A and said easterly right-of-way, the following two (2) courses;

N06°56'47"W a distance of 1159.70 feet to a found 3" brass cap stamped "MAAFCA S1-12-21" at a point of tangency;

227.20 feet along the arc of a curve to the right having a radius of 238.35 feet, a central angle of 54°23'10" and a chord bearing N07°14'48"E, a distance of 218.77 feet to a found rebar and survey cap stamped "LS 4071" at a point of tangency;

THENCE continuing along the westerly boundary of the tract herein described, coincident with said easterly right-of-way of the A.M.A.F.C.A. South Division Channel and the westerly boundary of said Lot 2, the following four (4) courses;

M47°28'23"E a distance of 172.85 feet to a found chiseled mark in concrete at a point of curvature; 194.95 feet along the arc of a curve to the left having a radius of 332.32 feet, a central angle of 33°35'29", and a chord bearing N57°38'42"E, a distance of 192.17 feet to a found 3" brass cap stamped "MAAFCA S1-12-18" at a point of tangency;

N13°50'57"E a distance of 168.52 feet to a found 3" brass cap stamped "MAAFCA S1-12-17"; N19°22'30"E a distance of 23.93 feet to a point of curvature (non-tangent) marked by a found 3" brass cap stamped "MAAFCA S1-12-16" at the northwest corner of the tract herein described, identical to the northwest corner of said Tract 2, also being a point on the southerly right-of-way of Avenida Cesar Chavez;

THENCE leaving said easterly right-of-way of the A.M.A.F.C.A. South Division Channel along the northerly boundary of the tract herein described, coincident with said southerly right-of-way of Avenida Cesar Chavez and the northerly boundary of said Lot 2 and said Parcel 3-A, the following three (3) courses;

393.90 feet along the arc of a curve to the right having a radius of 765.51 feet, a central angle of 29°28'59" and a chord bearing S57°48'38"E, a distance of 399.57 feet to a found #5 rebar and 1.25" survey cap stamped "BENHAM LS 15700" at a point of tangency;

S42°58'31"E a distance of 14.00 feet to a found #5 rebar and 1.25" survey cap stamped "BENHAM LS 15700" at a point of curvature;

426.14 feet along the arc of a curve to the right having a radius of 871.51 feet, a central angle of 28°05'07", and a chord bearing S57°02'00"E, a distance of 421.90 feet to the POINT OF BEGINNING.

This tract contains 74.0571 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements as shown on the plat of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the City of Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Alan R. Benham
Alan R. Benham
New Mexico Professional Surveyor 15700

Date: May 13, 2010



FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within Section 28, Township 10 North, Range 3 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Parcel 3-A and Parcel 4 of the Plat of Parcels 3-A and 4, University of New Mexico South Campus filed in the office of the County Clerk of Bernalillo County, New Mexico on November 13, 1987 in Volume C35, Page 27 as document number 87116520 together with all of Lot 2, Tract "C", C.R. Davis Property filed in the office of the County Clerk of Bernalillo County, New Mexico on August 15, 1972 in Volume C8, Page 170, now comprising Tracts 1, 2, 3 & 4 UNM Arena, is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby grant: All Access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities thereon; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantee'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 Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of 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 Grantee shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments. Said owner(s) and/or proprietor(s) affirm that the property described does lie within the platting jurisdiction of Bernalillo County and do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

UNIVERSITY OF NEW MEXICO:

By: *Kim D. Murphy*
Kim Murphy, Director of Real Estate
University of New Mexico

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 17 day of May, 2010, by Kim Murphy, Director of Real Estate, University of New Mexico

My Commission Expires: 3/1/2011
Notary Public
OFFICIAL SEAL
Julia L. Brasil
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3/1/2011

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983 and the basis of bearings is N88°01'55"W between monuments E-25-28 and the northwest corner of Parcel 4.
2. Record Bearings and distances of the Plat of Parcels 3-A and 4, University of New Mexico South Campus filed in the office of the County Clerk of Bernalillo County, New Mexico on November 13, 1987 in Volume C35, Page 27 are shown in parenthesis ().
3. Distances are ground distances.
4. All interior tract corners to be monumented by a #5 rebar and orange plastic survey cap stamped "Benham LS 15700".
5. Pursuant to section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at anytime be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirements shall be a condition to approval of this plat."
6. A Private Recreational Drainage Easement on Tracts 1, 3 & 4 for the benefit of Tracts 1, 2, 3, & 4 to be maintained by Tracts 1, 3, & 4 is granted with the filing of this plat.
7. City of Albuquerque zoning and development regulations and procedures shall apply to lands within this plat if the land is sold to any private parties.

PLAT OF
TRACTS 1, 2, 3 & 4
UNM ARENA
(A REPLAT OF PARCELS 3-A AND 4
UNIVERSITY OF NEW MEXICO SOUTH CAMPUS
AND
LOT 2, C.R. DAVIS PROPERTY)
TOWN OF ALBUQUERQUE LAND GRANT,
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2010

PROJECT NUMBER 1008121

APPLICATION NUMBER 10 DBE-70139

PLAT APPROVAL

UTILITY APPROVALS:

QUEST TELECOMMUNICATIONS	DATE
<i>Rafael Ramirez</i>	05-18-10
COMCAST CABLE	DATE
<i>Rafael Ramirez</i>	5-25-10
NEW MEXICO GAS COMPANY	DATE
<i>Jennifers Vigil</i>	5/25/10
NEW MEXICO GAS COMPANY	DATE
<i>Theresa</i>	5/25/2010

CITY APPROVALS:

CITY SUPERVISOR	DATE
<i>Julia Brasil</i>	5-18-10
TRANSPORTATION DIVISION	DATE
<i>Alan Brasil</i>	05/26/10
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
<i>Christina Sandoval</i>	5/26/10
PARKS & RECREATION DEPARTMENT	DATE
<i>John M. Madson</i>	5-25-10
AMAFCA	DATE
<i>Bradley S. Benjamin</i>	5/26/10
CITY ENGINEER	DATE
<i>John Clavel</i>	5/26/10
DRY CHARACTER, PLANNING DEPARTMENT	DATE

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

101506106337420316-1015060403000320-1015062003200340

PROPERTY OWNER OF RECORD Regents of U.N.M.

Rafael Ramirez
BERNALILLO COUNTY TREASURERS OFFICE
DATE 05-25-10

DOCH 2010047251

05/26/2010 11:00:00 Page: 1 of 8
15:34
Toules Olivera, Bernalillo Co.

Bohannon & Huston

Courtyard | 7600 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

SHEET 1 OF 5

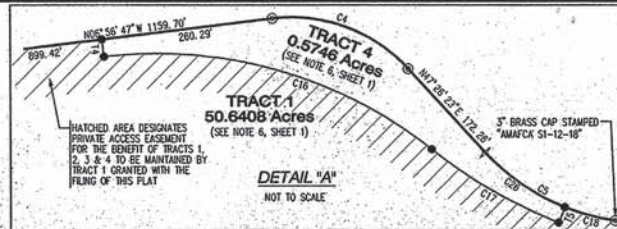
P:\20100227\UNM\UNM\PLAT\20100227\unm.plt
15:34
msh

JOB NO. 2010022

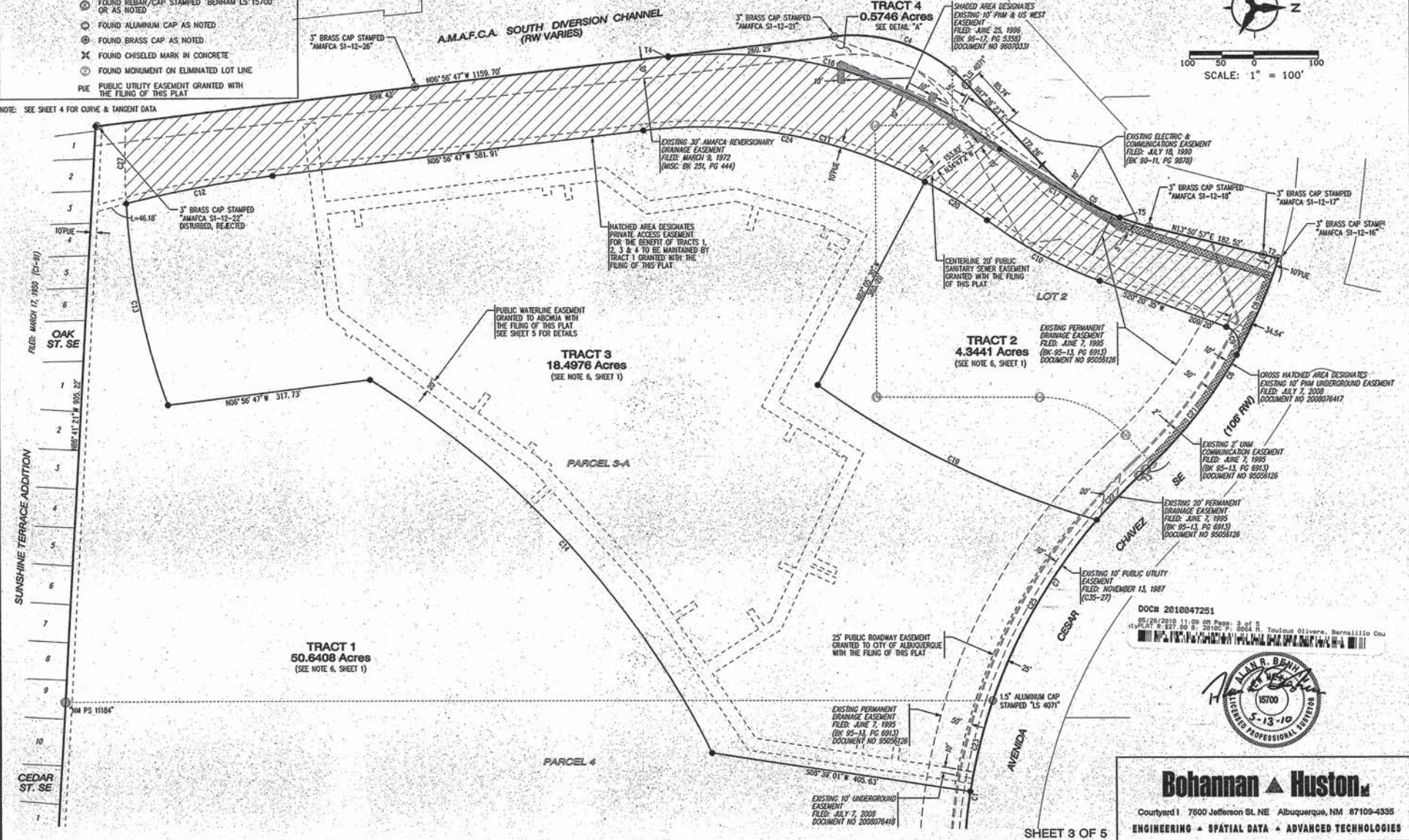
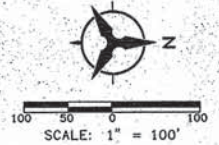
LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- EXISTING ZONE BOUNDARY AND EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700"
- FOUND REBAR/CAP STAMPED "BENHAM LS 15700" OR AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- FOUND BRASS CAP AS NOTED
- FOUND CHISELED MARK IN CONCRETE
- FOUND MONUMENT ON ELIMINATED LOT LINE
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA



PLAT OF TRACTS 1, 2, 3 & 4 UNM ARENA (A REPLAT OF PARCELS 3-A AND 4 UNIVERSITY OF NEW MEXICO SOUTH CAMPUS AND LOT 2, C.R. DAVIS PROPERTY) TOWN OF ALBUQUERQUE LAND GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO MAY, 2010



DOCS 2010047251
05/29/2010 11:09 AM Page: 3 of 5
PLAT # 827 80 B: 2010C P: 0054 R: Toulous Olivera, Bernalillo Co
[Barcode]



Bohannon & Huston
Courtney I. 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

SHEET 3 OF 5



PLAT OF
TRACTS 1, 2, 3 & 4
UNM ARENA
(A REPLAT OF PARCELS 3-A AND 4
UNIVERSITY OF NEW MEXICO SOUTH CAMPUS
AND
LOT 2, C.R. DAVIS PROPERTY)
TOWN OF ALBUQUERQUE LAND GRANT,
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2010

SCALE: 1" = 100'

TRACT 3
18.4976 Acres
(SEE NOTE 6, SHEET 1)

EXISTING 10' UNDERGROUND
EASEMENT
FILED: JULY 7, 2008
DOCUMENT NO 2008076418

PARCEL 3-A

TRACT 1
50.6408 Acres
(SEE NOTE 6, SHEET 1)

PARCEL 4

EXISTING 7' ELECTRIC AND
COMMUNICATIONS EASEMENT
FILED: NOVEMBER 16, 1989
(BOOK 10, PG 74)
DOCUMENT NO 8998931

EXISTING 7' ELECTRIC AND
COMMUNICATIONS EASEMENT
FILED: NOVEMBER 16, 1989
(BOOK 10, PG 73)
DOCUMENT NO 8998930

EXISTING 10' PUBLIC UTILITY
EASEMENT
FILED: NOVEMBER 13, 1987
(C35-27)

EXISTING PERMANENT
DRAINAGE EASEMENT
FILED: JUNE 7, 1995
(BK 95-13 PG 6913)
DOCUMENT NO 95056126

EXISTING PERMANENT
DRAINAGE EASEMENT
FILED: JUNE 7, 1995
(BK 95-13 PG 6913)
DOCUMENT NO 95056126

EXISTING PERMANENT
DRAINAGE EASEMENT
FILED: JUNE 7, 1995
(BK 95-13 PG 6913)
DOCUMENT NO 95056126

AVENIDA CESAR CHAVEZ SE (106 RW)

UNIVERSITY BOULEVARD SE (106 RW)

Curve Data					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD
C1	22°02'53"	154.08	304.98	871.51	383.41
C2	91°16'00"	30.67	47.79	30.00	42.89
C3	23°18'04"	284.42	560.97	1379.40	557.12
C4	54°23'10"	122.98	227.20	238.36	218.77
C5	33°35'26"	100.36	194.95	332.52	192.17
C6	29°28'56"	201.41	393.90	765.51	389.57
C7	28°02'56"	217.42	426.14	871.51	421.90
C8	12°16'23"	82.30	163.58	765.51	163.66
C9	99°22'42"	35.36	52.03	30.00	45.73
C10	16°18'37"	100.31	199.27	700.00	198.60
C11	43°38'00"	297.18	585.39	743.00	551.85
C12	07°20'08"	116.64	232.95	1819.50	232.79
C13	16°47'46"	162.69	323.05	1102.00	321.89
C14	32°21'54"	411.21	800.43	1417.00	789.83
C15	10°21'25"	78.98	157.54	871.51	157.32
C16	45°23'54"	289.69	569.71	892.00	534.45
C17	10°20'32"	108.98	215.66	725.00	214.92
C18	08°10'15"	23.75	47.42	332.52	47.38
C19	19°10'50"	244.15	483.74	1445.00	481.48
C20	08°47'16"	57.09	113.99	743.00	113.85
C21	17°12'33"	115.84	229.83	765.51	229.06
C22	06°16'53"	47.82	95.54	871.51	95.50
C23	09°41'32"	73.89	147.42	871.51	147.25
C24	34°48'42"	332.93	665.87	743.00	644.52
C25	21°44'03"	167.31	334.59	871.51	328.61
C26	25°25'11"	75.00	147.52	332.52	146.32
C27	06°37'41"	63.81	127.48	1102.00	127.41

Tangent Data		
ID	BEARING	DISTANCE
T1	S00°24'24"E	5.40
T2	N15°22'30"E	23.93
T3	S42°58'31"E	14.00
T4	S83°03'13"W	1.50
T5	N67°59'25"W	0.57

DOCH 2010047251
05/26/2010 11:09:00 Page: 4 of 8
N:\2010\2010047251\2010047251.dwg P. Tolson Olivera, Bernalillo Co.

- LEGEND
- SUBDIVISION BOUNDARY LINE
 - EXISTING ZONE BOUNDARY AND OLD (EXISTING) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
 - NEW LOT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - ADJOINING PROPERTY LINE
 - ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
 - SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "BERHAM LS 15700"
 - ⊙ FOUND REBAR/CAP STAMPED "BERHAM LS 15700" OR AS NOTED
 - ⊙ FOUND ALUMINUM CAP AS NOTED
 - ⊙ FOUND BRASS CAP AS NOTED
 - ✕ FOUND CHISELED MARK IN CONCRETE
 - ⊙ FOUND NAIL AND SHINER
 - PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

















SHEET 4 OF 5

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[illegible]

LEGEND

	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	EXISTING ZONE BOUNDARY AND EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700"
	FOUND REBAR/CAP STAMPED "BENHAM LS 15700" OR AS NOTED
	FOUND ALUMINUM CAP AS NOTED
	FOUND BRASS CAP AS NOTED
	FOUND CHISELED MARK IN CONCRETE
	FOUND MONUMENT ON ELIMINATED LOT LINE
	PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 17, 2016

Project# 1008121
16DRB-70030 2 YEAR SUBDIVISION IMPROVEMENT AGREEMENT
EXTENSION (2YR SIA)

BOHANNAN HUSTON INC agents for THE UNIVERSITY OF NEW MEXICO request the referenced/ above action for Tract 2, **UNM ARENA** zoned C-3, located on the southeast corner of AVENIDA CESAR CHAVEZ SE and I-25 containing approximately 4.3 acres. (L-15)

At the February 17, 2016 Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 3, 2016, 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

Current DRC
Project Number

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 5-28-02)

EXHIBIT "A"

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

Date Submitted: 3-3-2010

Date Site Plan Approved:

Date Preliminary Plat Approved: 03-03-10

Date Preliminary Plat Expires: 03-03-11

DRB Project No.: 1008121

DRB Application No.:

ORIGINAL

TRACTS 1, 2 & 3 UNIM. ARENA
PROPOSED NAME OF PLAT

UNIVERSITY OF NEW MEXICO SOUTH CAMPUS 3-A & 4, C.R. DAVIS PROPERTY LOT 2, TRACT "C"
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 applicant 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 guarantees. Likewise, if the DRC Chair determines that applicant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and applicant/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		
									Inspector	P.E.	City/Crest Engineer
PUBLIC ROADWAY IMPROVEMENTS											
		12' FC-EFL			EAST BOUND RIGHT TURN LANE, PLUS TRANSITION (APPROX 150 LF), PAVING, STRIPING, CURB & GUTTER, 8' SIDEWALK	AVENIDA CESAR CHAVEZ AT MAIN ENTRY		/	/	/	
		12' FC-EOA			50 LF WEST BOUND LEFT TURN LANE PLUS TRANSITION AND MEDIAN OPENING MODIFICATIONS: PAVED ROADWAY, STRIPING, CURB & GUTTER	AVENIDA CESAR CHAVEZ AT MAIN ENTRY		/	/	/	
		12' FC-EOA			100 LF EAST BOUND LEFT TURN LANE PLUS TRANSITION AND MEDIAN OPENING MODIFICATIONS: PAVED ROADWAY, STRIPING, CURB & GUTTER	AVENIDA CESAR CHAVEZ AT NEW ACCESS DRIVE		/	/	/	
					150' WEST BOUND LEFT TURN LANE PLUS TRANSITION INTO WEST ROAD	WEST BOUND AVENIDA CESAR CHAVEZ MEDIAN	LANGHAM	/	/	/	
					MEDIAN MODIFICATIONS TO REMOVE EXISTING LEFT TURN LANES JUST NORTH OF PROPOSED TRACT 2	AVENIDA CESAR CHAVEZ MEDIAN		/	/	/	
PRIVATE ROADWAY IMPROVEMENTS											
		30' FC-FC			2-12' VEHICULAR LANES, 1-5' BIKE LANE, STD C&G (EAST SIDE), MEDIAN C&G (WEST SIDE)	WEST ROAD (PRIVATE)	AVENIDA CESAR CHAVEZ	/	/	/	
		26' WIDTH			1,560 LF MEDIAN WATER QUALITY SWALE (PER CROSS SECTION, SEE EXHIBIT A)	WEST ROAD (PRIVATE)	240' SOUTH OF AVENIDA CESAR CHAVEZ	/	/	/	

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Crest Engineer
SIDEWALK IMPROVEMENTS									
		6" SIDEWALK	1300LF SIDEWALK ALONG TRACT 3 ROADWAY FRONTAGE	WEST ROAD (EAST SIDE)	TRACT 2 - SOUTHERN BOUNDARY	END OF ACCESS EASEMENT	/	/	/
		6" SIDEWALK	450LF SIDEWALK ALONG TRACT 3 ROADWAY FRONTAGE	AVENIDA CESAR CHAVEZ (SOUTH SIDE)	TRACT 2 - EASTERN BOUNDARY	TRACT 3 - EASTERN BOUNDARY	/	/	/
		6" SIDEWALK	555LF SIDEWALK ALONG TRACT 2 ROADWAY FRONTAGE	WEST ROAD (EAST SIDE)	AVENIDA CESAR CHAVEZ	TRACT 2 - SOUTHERN BOUNDARY	/	/	/
		6" SIDEWALK	390LF SIDEWALK ALONG TRACT 2 ROADWAY FRONTAGE	AVENIDA CESAR CHAVEZ (SOUTH SIDE)	WEST ROAD	TRACT 2 - EASTERN BOUNDARY	/	/	/
		6" SIDEWALK	490LF SIDEWALK ALONG TRACT 1 ROADWAY FRONTAGE	AVENIDA CESAR CHAVEZ (SOUTH SIDE)	TRACT 3 EASTERN BOUNDARY	EXISTING SIDEWALK	/	/	/
PUBLIC WATERLINE IMPROVEMENTS									
		10" DIA	WATERLINE W/ NEC. VALVES, MJS & RJS	TRACT 3	AVENIDA CESAR CHAVEZ	SW CORNER OF TRACT 3	/	/	/
PUBLIC SANITARY SEWER LINE IMPROVEMENTS									
		8" DIA	APPROX. 110LF SANITARY SEWER LINE AS REQUIRED	WEST ROAD	EXISTING MH ALONG THE WEST SIDE OF THE WEST ROAD	EAST SIDE OF WEST ROAD	/	/	/
PUBLIC STORM DRAIN IMPROVEMENTS									
		42" RCP SD	NEW RETAINING WALL CONSTRUCTED ON THE EXISTING OUTFALL STRUCTURE IN ORDER TO CONSTRUCT EASTERN HALF OF WEST ROAD	EXISTING OUTFALL STRUCTURE INTO THE AMAFCA CHANNEL	APPROXIMATELY 380' SOUTHWEST OF AVENIDA CESAR CHAVEZ		/	/	/
		42" RCP SD	NEW STORM DRAIN PENETRATION INTO THE SOUTH DIVERSION CHANNEL (APPROX. 130LF EACH)	ALONG THE WEST ROAD	APPROX 800' SOUTH OF AVENIDA CESAR CHAVEZ		/	/	/
		36" RCP SD	NEW STORM DRAIN PENETRATION INTO THE SOUTH DIVERSION CHANNEL (APPROX. 120LF)	ALONG THE WEST ROAD	APPROX 1625' SOUTH OF AVENIDA CESAR CHAVEZ		/	/	/
		24" RCP SD	NEW STORM DRAIN TO SERVE TRACT 2 (APPROX. 80LF)	ALONG THE WEST ROAD	APPROX 585' SOUTH OF AVENIDA CESAR CHAVEZ		/	/	/
PUBLIC STORM DRAIN IMPROVEMENTS (CONT'D)									
		24" RCP SD	NEW STORM DRAIN TO SERVE TRACT 3 (APPROX. 80LF)	ALONG THE WEST ROAD	APPROX 840' SOUTH OF AVENIDA CESAR CHAVEZ		/	/	/

24" RCP SD	NEW STORM DRAIN TO SERVE TRACT 3 (APPROX 80LF)	ALONG THE WEST ROAD	APPROX 1.110 SOUTH OF AVENIDA CESAR CHAVEZ	/	/
24" RCP SD	NEW STORM DRAIN TO SERVE TRACT 3 (APPROX 80LF)	ALONG THE WEST ROAD	APPROX 840 SOUTH OF AVENIDA CESAR CHAVEZ	/	/
24" RCP SD	NEW STORM DRAIN TO SERVE TRACT 3 (APPROX 80LF)	ALONG THE WEST ROAD	APPROX 1.280 SOUTH OF AVENIDA CESAR CHAVEZ	/	/
				/	/
				/	/

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Michael Balasubramanian	3/3/10	3-3-10	DATE
PREPARED BY: PRINT NAME	DATE	DATE	DATE
BOHANNAN HUSTON INC.	3/3/10	3-3-10	DATE
FROM: <i>Michael Balasubramanian</i>	TRANSPORTATION DEVELOPMENT	03/03/10	DATE
<i>Michael Balasubramanian</i>	UTILITY DEVELOPMENT	03/03/10	DATE
SIGNATURE			DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

_____ DATE

DESIGN REVIEW COMMITTEE REVISIONS			
REVISION	DATE	DRC CHAIR	AGENT/OWNER

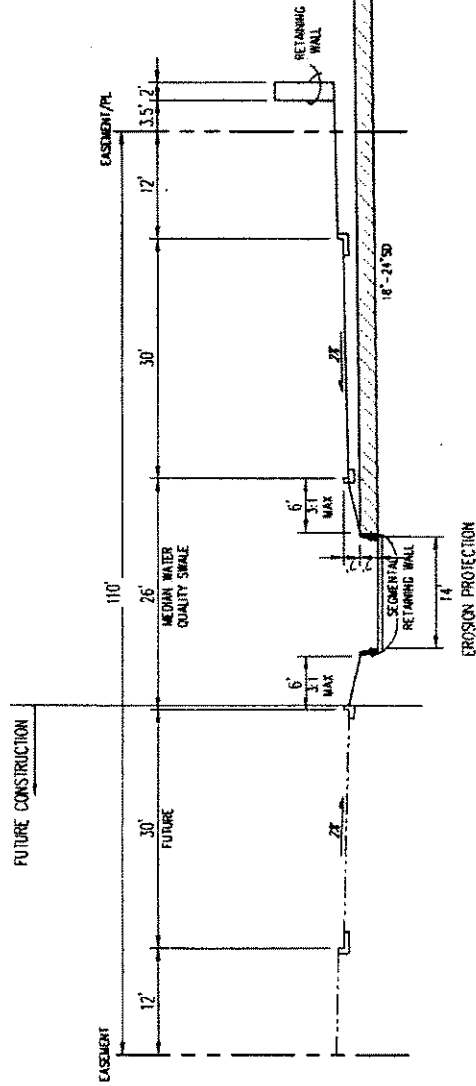
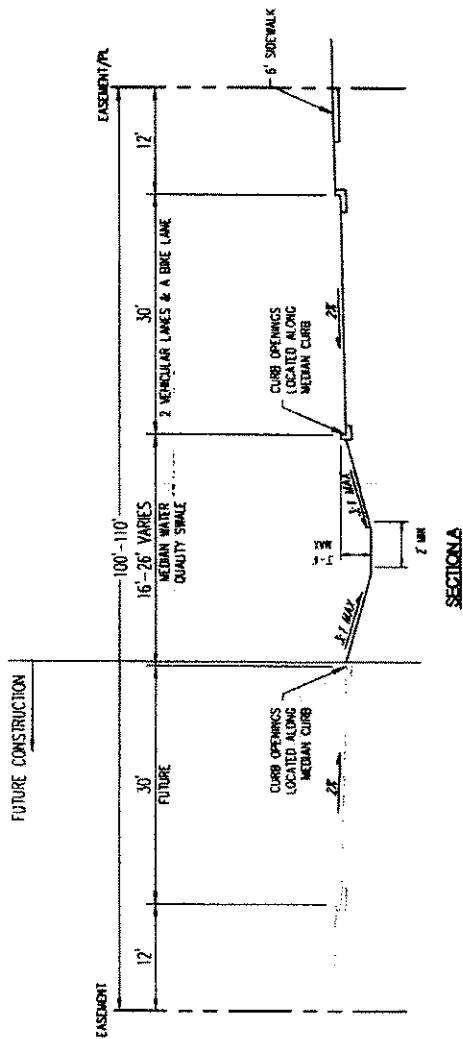


EXHIBIT A
UNM STUDENT HOUSING
MEDIAN WATER QUALITY SWALE
3-3-2010

SECTION B - LOCATED AT PRIVATE STORM DRAIN PENETRATIONS WITHIN THE LMOS

Bohannon & Huston
Consulting Engineers & Architects, Inc.
10000 Highway 100, Suite 100
Houston, Texas 77055-1000
713.865.1000
www.bohannon-huston.com

3rd EXTENSION AGREEMENT
Procedure "B"

PROJECT NO. 566583

This Agreement made this 5th day of May, 2016, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) **The Regents of the University of New Mexico** ("Subdivider"), whose address is **2811 Campus Blvd., MSC 3595, Albuquerque, NM 87131** and whose telephone number is **505-277-4620** is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement on the 25th day of May 2010, which was recorded on May 26, 2010, as Document No. 2010047054 in the records of Bernalillo County Clerk, State of New Mexico ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 3rd day of March 2012; and

WHEREAS, the Earlier Agreement was amended by a 1st Extension to Agreement dated May 10, 2012 recorded on May 25, 2012, as Document No. 2012053048 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to January 25, 2014; and

WHEREAS, the Earlier Agreement was amended by a 2nd Extension to Agreement dated March 4, 2014 recorded on March 6, 2014, as Document No. 2014018752 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to February 10, 2016; and

WHEREAS, it appears that the Subdivider will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Subdivider an extension of time in which to complete construction of all or part of the improvements, provided the Subdivider posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Subdivider is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

Doc# 2016043380

05/13/2016 01:52 PM Page: 1 of 4
AGRE R:\$25.00 M. Toulouse Oliver, Bernalillo County



1. The required completion date for construction of the improvements, as set forth in the attached **Exhibit A**, is extended (Complete either A or B:)

A. For all improvements, the 9th day of December, 2017.

B. On portions of the improvements as follows:

IMPROVEMENTS

COMPLETION DATE

2. With this Extension Agreement, Subdivider has provided the City with the following financial guaranty:

Type of Financial Guaranty: Municipal Lien

Amount: \$67,256.85

Name of Financial Institution or Surety providing Guaranty: _____

Date City first able to call Guaranty (Construction Completion Deadline):

December 9th, 2017

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call

Guaranty is: February 8th, 2018

Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:

The Regents of the University of New Mexico

A body corporate, on behalf of the University of

New Mexico, a constitutionally operated educational
institution of the State of New Mexico

By [signature]: 

Name [print]: David W. Harris

Title: EVP for Administration COO & CFO

Dated: 4-27-2016

CITY OF ALBUQUERQUE:

By: 

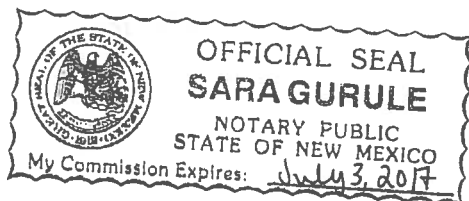
Shahab Biazar, P.E., City Engineer

Dated: 5/5/16

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 27th day of April, 2016
by [name of person:] David W. Harris, [title or capacity, for instance,
"President" or "Owner"] EVP for Administration, COO & CFO
of Subdivider:] The Regents of the University of New Mexico.



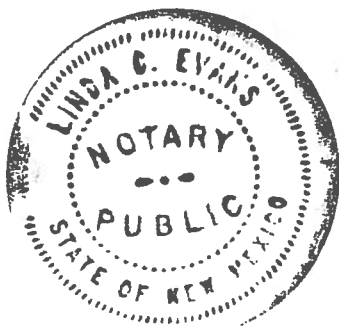
Sara Gurule
Notary Public

My Commission Expires: July 3, 2017

CITY'S NOTARY

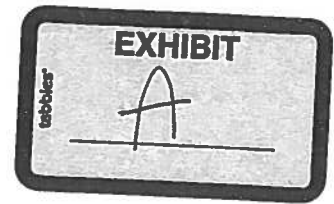
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 5th day of May, 2016
by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on
behalf of said corporation.



Linda C. Evans
Notary Public

My Commission Expires: 10-17-16



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 17, 2016

Project# 1008121
16DRB-70030 2 YEAR SUBDIVISION IMPROVEMENT AGREEMENT
EXTENSION (2YR SIA)

BOHANNAN HUSTON INC agents for THE UNIVERSITY OF NEW MEXICO request the referenced/ above action for Tract 2, **UNM ARENA** zoned C-3, located on the southeast corner of AVENIDA CESAR CHAVEZ SE and I-25 containing approximately 4.3 acres. (L-15)

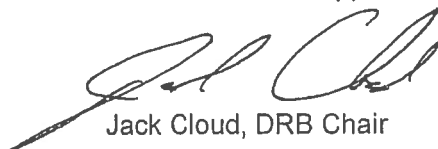
At the February 17, 2016 Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 3, 2016, 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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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

AMENDED CLAIM AND NOTICE OF LIEN

TITLE OF PROJECT: UNM Gibson Commercial District
SUBDIVIDER: The Regents of the University of New Mexico
CITY PROJECT NO.: 566583

This Amended Claim and Notice of Lien is filed to extend the construction completion deadline for the Claim and Notice of Lien ("City Lien") dated May 25, 2010 between the City of Albuquerque ("City") and The Regents of the University of New Mexico (name of owner and/or subdivider) as owner filed of record in Bernalillo County, New Mexico on May 26, 2010 as Document No. 2010047055.

WHEREAS, the City Lien was amended by the first Amended Claim and Notice of Lien Dated May 11, 2012 recorded on May 25, 2012, as Document 2012053049, as amended; and

WHEREAS, the City Lien was amended by a second Amended Claim and Notice of Lien Dated March 5, 2014 recorded March 6, 2014 as Document 2014018753, as amended; and

The City continues to claim a City Lien on the real property described below for 125% of the cost of construction of all infrastructure improvements ("Improvements") required in connection with the development of (name of subdivision): UNM Gibson Commercial District, said Improvements being more particularly described in that certain Subdivision Improvements Agreement ("Agreement") entered on the 25th day of May 2011, between the City and (name of owner and/or subdivider) The Regents of the University of New Mexico, which was recorded in the Office of the Clerk of Bernalillo County, New Mexico on May 25, 2010 as Document No. 2010047054, pages 1 through 12. This City Lien is established pursuant to § 14-14-5-4 R. O. Albuquerque 1994, as amended and §§ 3-36-1 et seq. NMSA 1978 which provides that this lien is a first and prior lien subject only to the lien of general and state taxes and is claimed as assurance for the satisfactory completion of construction of the Improvements by the construction completion deadline as required by the Agreement.

OWNER: The Regents of the University of New Mexico

ADDRESS OF OWNER: 2811 Campus Blvd. MSC 3595
Albuquerque, NM, 87131

LEGAS DESCRIPTION: Tract 2 of Plat of Tracts 1, 2, 3, & 4 UNM Arena recorded on May 26, 2010, as Document No. 2010047251 in the Office of the Clerk of Bernalillo County, State of New Mexico.

RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book C35, at page 27, on November 13, 1987, as Document No. 1987116520.

FORMER LEGAL DESCRIPTION: Portion of University of New Mexico South Campus 3-A & 4 recorded in Book C35, at page 27, on November 13, 1987, as Document No. 1987006520, in the Office of the Clerk of Bernalillo County, State of New Mexico

AND

Doc# 2018042175

05/10/2018 02:59 PM Page: 1 of 2
 LIEN R:\$25.00 M. Toulouse Oliver, Bernalillo County

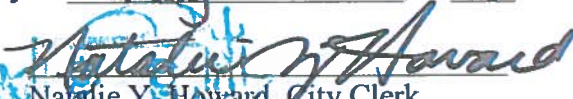


FORMER LEGAL DESCRIPTION: Portion of Lot 2, Tract "C", "C.R. Davis Property recorded in Book C8, at page 170, on August 15, 1972, as Document No. 1972003881 in the Office of the Clerk of Bernalillo County, State of New Mexico

AMOUNT: \$67,256.85, 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 December 9th, 2017. Notwithstanding the expiration date of 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 9th day of May, 20 16.


Natalie Y. Howard, City Clerk
City of Albuquerque
Bernalillo County, New Mexico

APPROVED:

RPA

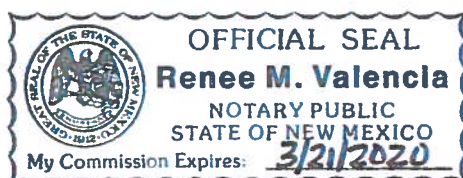

Shahab Biazar, P.E., City Engineer

Date: 5/5/16

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

On this the 9th day of May, 20 16, before me appeared Natalie Y. Howard 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.


Notary Public



My Commission Expires: 3/21/2020

Erica Newman

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Monday, January 22, 2018 10:42 AM
To: Erica Newman
Subject: Notification Inquiry_Avenida Cesar Chavez and University Blvd_DRB
Attachments: 1_Zone Atlas L-15.pdf; Notification Inquiry_Avenida Cesar Chavez and University Blvd_DRB.xlsx; INSTRUCTION SHEET FOR APPLICANTS.pdf

Erica,

See list of affected neighborhood associations attached and below related to your upcoming DRB submittal. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mo Ph
Kirtland Community Association	Kimberly	Brown	1533 San Jose SE	Albuquerque	NM	87106	
Kirtland Community Association	Elizabeth	Aikin	1524 Alamo SE	Albuquerque	NM	87106	50528
Clayton Heights Lomas del Cielo NA	Isabel	Cabrera	1720 Buena Vista SE	Albuquerque	NM	87106	
Clayton Heights Lomas del Cielo NA	Eloisa	Molina-Dodge	1704 Buena Vista SE	Albuquerque	NM	87106	

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison, Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332
cabq.gov/neighborhoods

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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Monday, January 22, 2018 9:13 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:

Development Review Board Submittal

If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:

Contact Name

Erica G. Newman

Company Name

Bohannon Huston, Inc.

Address

7500 Jefferson St NE

City

Albuquerque

State

NM

ZIP

87109

Telephone Number

505-823-1000

Email Address

enewman@bhinc.com

Anticipated Date of Public Hearing (if applicable):

February 21, 2018

Describe the legal description of the subject site for this project:

TRACT 2 OF PLAT OF TRACTS 1,2,3, & 4 UNM ARENA

Located on/between (physical address, street name or other identifying mark):

AVENIDA CESAR CHAVEZ BETWEEN AMAFCA SOUTH DIVERSION CHANNEL AND
UNIVERSITY BLVD.

This site is located on the following zone atlas page:

L-15-Z



CERTIFIED MAIL

RETURN RECEIPT REQUESTED

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 22, 2018

Ms. Kimberly Brown
1533 San Jose SE
Albuquerque, NM 87106

Re: Subdivision Improvement Agreement Extension
Tract 2 of Tracts 1, 2, 3, & 4 UNM Arena located at Avenida Cesar Chavez
between the AMAFCA South Diversion Channel and University Blvd. – Zoned C-3
Project # 566583, DRB # 1008121

Dear Ms. Brown:

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

We are requesting a two (2) year extension of the Subdivision Improvement Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. The sidewalk south of Avenida de Cesar Chavez (between the South Diversion Channel and Lobo Village) as well as along the west frontage of Tract 2 will not be completed at this time.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by February 5, 2018.

The public hearing will be held on February 21, 2018 @ 9:00am at Plaza del Sol, 600 2nd Street NW, Hearing Room. Please feel free to contact me if you have any questions regarding this matter at (505) 823-1000.

Sincerely,

Mike Balaskovits, PE
Vice President
Community Development and Planning

MJB/egn
Enclosure

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



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voice: 505.823.1000
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toll free: 800.877.5332

January 22, 2018

Ms. Elizabeth Aikin
1524 Alamo SE
Albuquerque, NM 87106

Re: Subdivision Improvement Agreement Extension
Tract 2 of Tracts 1, 2, 3, & 4 UNM Arena located at Avenida Cesar Chavez
between the AMAFCA South Diversion Channel and University Blvd. – Zoned C-3
Project # 566583, DRB # 1008121

Dear Ms. Aikin:

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

We are requesting a two (2) year extension of the Subdivision Improvement Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. The sidewalk south of Avenida de Cesar Chavez (between the South Diversion Channel and Lobo Village) as well as along the west frontage of Tract 2 will not be completed at this time.

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Sincerely,

Mike Balaskovits, PE
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toll free: 800.877.5332

January 22, 2018

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

Re: Subdivision Improvement Agreement Extension
Tract 2 of Tracts 1, 2, 3, & 4 UNM Arena located at Avenida Cesar Chavez
between the AMAFCA South Diversion Channel and University Blvd. – Zoned C-3
Project # 566583, DRB # 1008121

Dear Ms. Cabrera:

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

We are requesting a two (2) year extension of the Subdivision Improvement Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. The sidewalk south of Avenida de Cesar Chavez (between the South Diversion Channel and Lobo Village) as well as along the west frontage of Tract 2 will not be completed at this time.

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The public hearing will be held on February 21, 2018 @ 9:00am at Plaza del Sol, 600 2nd Street NW, Hearing Room. Please feel free to contact me if you have any questions regarding this matter at (505) 823-1000.

Sincerely,

Mike Balaskovits, PE
Vice President
Community Development and Planning

MJB/egn
Enclosure

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Spatial Data ▲

Advanced Technologies ▲



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Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 22, 2018

Ms. Eloisa Molina-Dodge
1720 Buena Vista SE
Albuquerque, NM 87106

Re: Subdivision Improvement Agreement Extension
Tract 2 of Tracts 1, 2, 3, & 4 UNM Arena located at Avenida Cesar Chavez
between the AMAFCA South Diversion Channel and University Blvd. – Zoned C-3
Project # 566583, DRB # 1008121

Dear Ms. Molina-Dodge:

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

We are requesting a two (2) year extension of the Subdivision Improvement Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. The sidewalk south of Avenida de Cesar Chavez (between the South Diversion Channel and Lobo Village) as well as along the west frontage of Tract 2 will not be completed at this time.

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The public hearing will be held on February 21, 2018 @ 9:00am at Plaza del Sol, 600 2nd Street NW, Hearing Room. Please feel free to contact me if you have any questions regarding this matter at (505) 823-1000.

Sincerely,

Mike Balaskovits, PE
Vice President
Community Development and Planning

MJB/egn
Enclosure

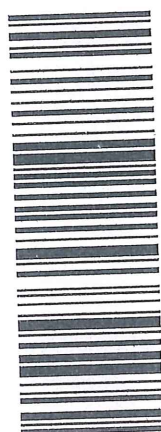
Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Bohannan  **Huston**

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



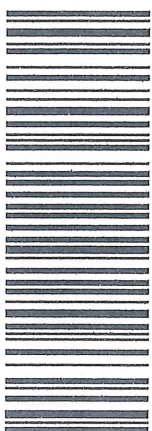
7011 2970 0000 8478 9414



Ms. Elizabeth Aikin
1524 Alamo SE
Albuquerque, NM 87106

Bohannan  **Huston**

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



7011 2970 0000 5101 1733



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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Ms. Isabel Carrera
1720 Buena Vista SE
Albuquerque, NM
87106

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 ☐ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 2970 0000 5101 1733

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

THIS IS THE FRONT OF THE MAIL ENVELOPE. FOLD HERE TO OPEN.

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. Luzaben Akin
1524 Alamo SE
Albuquerque, NM 87106

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 ☐ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

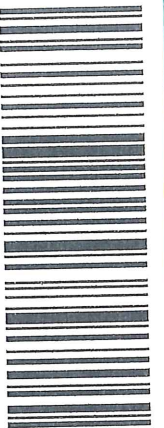
2. Article Number (Transfer from service label) 7011 1060 0000 8478 9414

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Bohannan  **Huston**

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

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7010 1060 0000 8478 9407

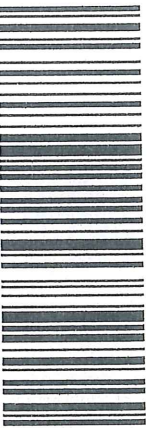
Ms. Kimberly Brown
1533 San Jose SE
Albuquerque, NM 87106



Bohannan  **Huston**

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

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7010 1060 0000 8478 9421



Ms. Eloisa Molina-Dodge
1704 Buena Vista SE
Albuquerque, NM 87106

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Ms. Eloisa Molina-Dorae
1720 Buena Vista SE
Albuquerque, NM 87106

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

2. Article Number
 (Transfer from service label)

7010 1060 0000 8478 9421

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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 MAILING OFFICE USE ONLY

SENDER: COMPLETE THIS SECTION

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- ☐ 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. Kimberly Brown
1533 San Jose SE
Albuquerque, NM 87106

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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PS Form 3811, February 2004

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