



## 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



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 8, 2014

**Project# 1008121**  
13DRB-70803 2YR SUBD IMP AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for UNIVERSITY OF NEW MEXICO REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Tract(s) 1-4, **UNM ARENA** zoned SU-1, O-1, C-3, located on AVENIDA CESAR CHAVEZ BETWEEN UNIVERSITY BLVD AND AMAFCA SOUTH DIVERSION CHANNEL containing approximately 74.06 acre(s). (L-15)

At the January 8, 2014 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 January 23, 2014, in the manner described below.

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

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

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

Jack Cloud, DRB Chair

Cc: BOHANNAN HUSTON INC  
file

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

### STANDARD APPLICATION, Paper Plans Required

#### DEVELOPMENT REVIEW BOARD

12/20/2013 Issued By: E08375 219916

Category Code **910**  
**2013 070 803**

**Application Number:** 13DRB-70803, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

**Address:**

**Location Description:** AVENIDA CESAR CHAVEZ BETWEEN UNIVERSITY BLVD AND AMAFCA SOUTH DIVERSION CHANNEL

**Project Number:** 1008121

#### Applicant

UNIVERSITY OF NEW MEXICO REAL ESTATE OFFICE

2811 CAMPUS BLVD NE  
ALBUQUERQUE NM 87131  
277-4620

#### Agent / Contact

BOHANNAN HUSTON INC  
KEVIN PATTON  
7500 JEFFERSON NE  
ALBUQUERQUE NM 87109  
505-515-5898  
KPATTON@BHINC.COM

#### Application Fees

##### APN Fee

**Conflict Mgmt Fee** \$20.00

**DRB Actions** \$50.00

**TOTAL:** \$70.00

City of Albuquerque Treasury  
Date: 12/20/2013 Office: ANNEX  
Stat ID: W5000007 Cashier: TRSDLF  
Batch: 3006 Trans #: 13  
Permit: 2013070803  
Receipt Num 00168298  
Payment Total: \$70.00  
0901 Conflict Mgmt. Fee \$20.00  
0903 DRB Actions \$50.00  
VISA Tendered : \$70.00



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 8, 2014

**Project# 1008121**  
13DRB-70803 2YR SUBD IMP AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for UNIVERSITY OF NEW MEXICO REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Tract(s) 1-4, **UNM ARENA** zoned SU-1, O-1, C-3, located on AVENIDA CESAR CHAVEZ BETWEEN UNIVERSITY BLVD AND AMAFCA SOUTH DIVERSION CHANNEL containing approximately 74.06 acre(s). (L-15)

At the January 8, 2014 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 January 23, 2014, in the manner described below.

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

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

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



Jack Cloud, DRB Chair

Cc: BOHANNAN HUSTON INC  
file



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 4, 2012

**Project# 1008121**

12DRB-70105 MAJOR - 2YR MINOR SUBD IMP AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for THE REGENTS OF THE UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1-4, zoned SU-1 O-1, C-3, located on AVENIDA CESAR CHAVEZ SE BETWEEN AMAFCA SOUTH DIV CHANNEL AND UNIVERSITY BLVD containing approximately 74.1 acre(s). (L-15)

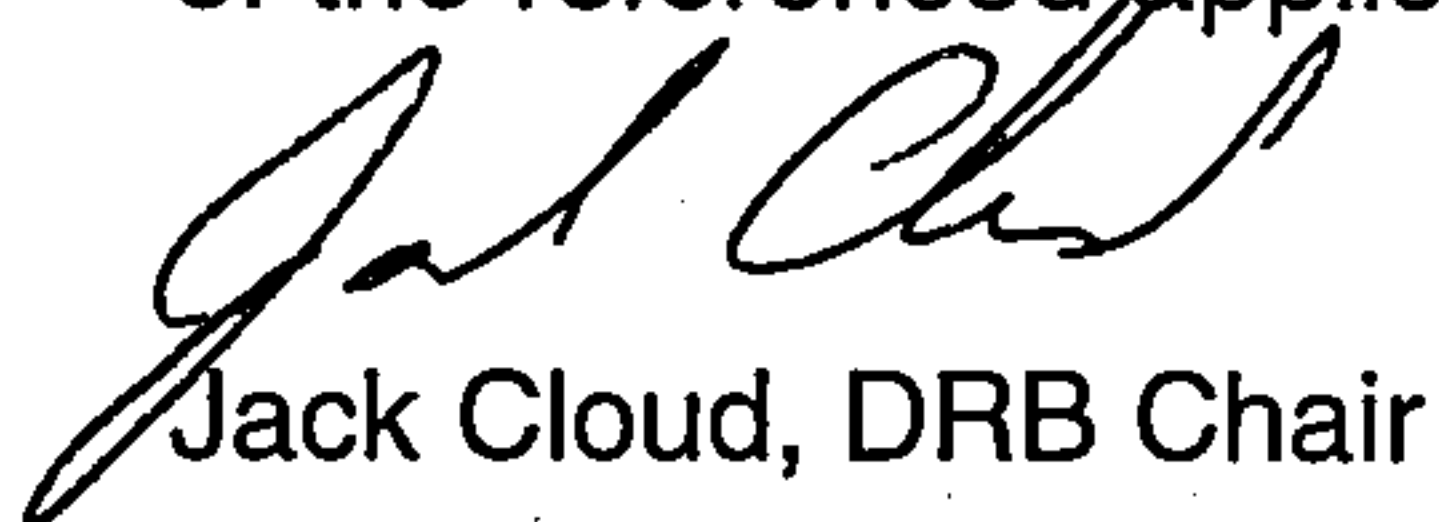
At the April 4, 2012 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by April 19, 2012, in the manner described below.

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





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

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

  
Jack Cloud, DRB Chair

Cc: Bohannan Huston Inc.  
Marilyn Maldonado  
file

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

11. **Project# 1009094**  
12DRB-70107 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  CLARK CONSULTING ENGINEERS agent(s) for 7209  
CENTRAL NE, LLC request(s) the above action(s) for all  
or a portion of Lot(s) 3-11, Block(s) 2, **LA MESA  
SUBDIVISION** zoned C-2, located on CENTRAL AVE  
BETWEEN CHAMA AND LOUISIANA containing  
approximately .72 acre(s). (K-19) **DEFERRED TO 4/11/12  
AT THE AGENT'S REQUEST.**
12. **Project# 1009199**  
12DRB-70110 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  COMMUNITY SCIENCES CORP agent(s) for DR  
HORTON INC, AND MR DAVID NOLTE request(s) the  
above action(s) for all or a portion of Lot(s) 3-4, Block(s) 9,  
**ANASAZI RIDGE Unit(s) 1**, zoned R-1, located on  
ANCIENTS RD NW BETWEEN ATLATL DR NW AND  
CHACO TERRACE ST NW containing approximately  
.2506 acre(s). (A-10) **THE PRELIMINARY/FINAL PLAT  
WAS APPROVED WITH FINAL SIGN OFF DELEGATED  
TO PLANNING FOR AMAFCA SIGNATURE.**
13. **Project# 1008121**  
12DRB-70105 MAJOR - 2YR MINOR  
SUBD IMP AGMT EXT (2YR SIA)  BOHANNAN HUSTON INC agent(s) for THE REGENTS  
OF THE UNIVERSITY OF NEW MEXICO request(s) the  
above action(s) for all or a portion of Tract(s) 1-4, zoned  
SU-1 O-1, C-3, located on AVENIDA CESAR CHAVEZ  
SE BETWEEN AMAFCA SOUTH DIV CHANNEL AND  
UNIVERSITY BLVD containing approximately 74.1  
acre(s). (L-15) **A TWO YEAR EXTENSION OF THE  
MNOR SUBDIVISION IMPROVEMENT AGREEMENT  
(SIA) WAS APPROVED.**
14. **Project# 1000900**  
12DRB-70048 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL BORDENAVE DESIGNS agent(s) for LGD, LLC  
request(s) the above action(s) for all or a portion of Lot(s)  
12B, **QUESTA DEL RIO** zoned SU-1 FOR IP, located  
on SW CORNER OF COORS BLVD AND SEVEN BAR  
LOOP containing approximately 2.6686 acre(s). (B-  
14)[*Deferred from 2/22/12*] **THE PRELIMINARY/FINAL  
PLAT WAS APPROVED WITH FINAL SIGN OFF  
DELEGATED TO PLANNING FOR AMAFCA  
SIGNATURE.**
15. **Project# 1008589**  
12DRB-70103 SIDEWALK VARIANCE  
 ESMAIL HAIDARI request(s) the above action(s) for all or  
a portion of Lot(s) 15, 16 AND PORTION OF 18, Block(s)  
1, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s)  
3**, zoned R-D 7DU/AC, 5 DU/AC, located on WYOMING  
BLVD NE BETWEEN EAGLE ROCK NE AND  
MODESTO NE containing approximately 2.4 acre(s). (C-  
19) [*Deferred from 3/28/12*] **DEFERRED TO 4/11/12 AT  
THE AGENT'S REQUEST.**



*COMPLETED - 06/03/10 Sjt*  
**DRB CASE ACTION LOG**  
*(Preliminary/Final)*

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

DRB Application No.: 10DRB-70053

Project # 1008021<sup>121</sup>

Project Name: *University of New Mexico South Campus & R C Davis Property*  
*To Be Known As Tracts 1, 2 & 3 UNM Arena*

Agent: *Bohannon Huston Inc.*

Phone No.:

\*\*Your request was approved on 05-26-10 by the DRB with delegation of signature(s) to the following departments.\*\*

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:**

- TRANSPORTATION:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- ABCWUA:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- CITY ENGINEER / AMAFCA:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- PARKS / CIP:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- PLANNING (Last to sign):** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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.**



*OK*

**8121**

### DXF Electronic Approval Form

DRB Project Case #: 1008121

Subdivision Name: UNM ARENA TRACTS 1-4

Surveyor: ALAN R BENHAM

Contact Person: MARY COLE

Contact Information: 823-1000

DXF Received: 5/25/2010

Hard Copy Received: 5/25/2010

Coordinate System: NMSP Grid (NAD 83)

  
Approved

05-26-2010  
Date

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

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#### AGIS Use Only

Copied fc8121 to agiscov on 5/26/2010 Contact person notified on 5/26/2010



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

3. **Project# 1000400**  
10DRB-70135 EPC APPROVED SDP  
FOR BUILD PERMIT

RON MCCLURE ARCHITECT agent(s) for STS. PETER & PAUL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 336, **TOWN OF ATRISCO GRANT Unit(s) 8**, zoned SU-1, located on OURAY RD NW BETWEEN MAIDEN GRASS RD NW AND ESTANCIA DR NW containing approximately 5 acre(s). (H-11) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO COMPLY WITH COMMENTS AND TO PLANNING.**

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

4. **Project# 1007263**  
10DRB-70138 EXT OF MAJOR  
PRELIMINARY PLAT

RODEY LAW FIRM agent(s) for KHANI CONSTRUCTION-NASER ALIKHANI request(s) the above action(s) for all or a portion of Lot(s) A-1, **FOUR HILLS VILLAGE 21ST INSTALLMENT** zoned R-1, located on HIDEAWAY LANE SE AND WARM SANDS DR SE BETWEEN OPEN SPACE AND HIDEAWAY LANE SE containing approximately 7.2734 acre(s). (M-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

5. **~~Project#-1008121~~**  
10DRB-70139 AMENDMENT TO  
PRELIMINARY/FINAL PLAT

BOHANNAN HUSTON INC agent(s) for ACC OP (UNM SOUTH) LLC request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 3-4 & 4, C, **UNIVERSITY OF NEW MEXICO SOUTH CAMPUS, C R DAVIS PROPERTY (to be known as TRACTS 1, 2 & 3, UNM ARENA)** zoned SU-1, O-1, C-3, located on AVENDIA CESAR CHAVEZ SE BETWEEN AMAFCA SOUTH DIVERSION CHANNEL AND UNIVERSITY BLVD SE containing approximately 74.1 acre(s). (L-15) **THE AMENDED PRELIMINARY/FINAL PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

6. **Project# 1004613**  
10DRB-70039 MINOR – AMENDMENT  
TO PRELIMINARY/FINAL PLAT

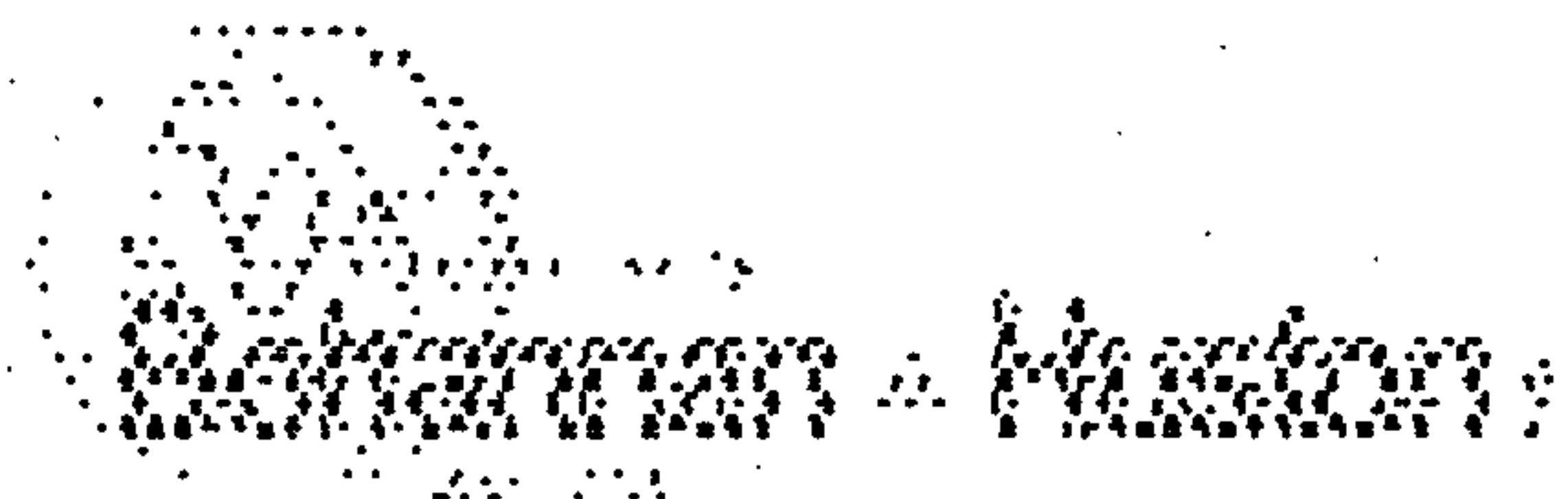
STEVE BUTTERWORTH request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, LANDS OF RAYMOND AND CAROL DURAN, located on 819 MARQUEZ SW BETWEEN 8TH ST SW AND TINGLEY SW containing approximately 0.4458 acre(s). (K-13) **THE AMENDED PRELIMINARY/FINAL PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

**Handley, Sandra D.**

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**From:** Mary Cole [mcole@bhinc.com]  
**Sent:** Wednesday, May 26, 2010 9:05 AM  
**To:** Handley, Sandra D.; Bruce Stidworthy  
**Subject:** FW: Project No. 1008121

Mary K. Cole  
CADD Technician  
Survey  
direct line: 505.798.7826  
Bohannon Huston, Inc.  
Courtyard I, 7500 Jefferson St. NE  
Albuquerque, NM 87109-4335  
www.bhinc.com  
voic: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332



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**From:** Zamora, David M. [mailto:dmzamora@cabq.gov]  
**Sent:** Wednesday, May 26, 2010 7:32 AM  
**To:** Mary Cole  
**Subject:** Project No. 1008121

The .dxf file for Project No. 1008121 (UNM Arena) has been approved.

David M. Zamora  
GIS Coordinator - AGIS  
City of Albuquerque  
Planning Department  
505.924.3929 phone  
505.924.3812 fax  
[www.cabq.gov/planning/agis/](http://www.cabq.gov/planning/agis/)  
[dmzamora@cabq.gov](mailto:dmzamora@cabq.gov)

5/26/2010

HEARING DATE 5-26-10 (AFF)

9. ~~Project#-1008121~~   
10DRB-70053 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for ACC OP DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 3-A & 4, C, UNIVERSITY OF IOWA MEXICO SOUTH CAMPUS & RICHARDS PROPERTY (to be known as TRACTS 1,2 & 3, UIMA REIA), zoned SU-1, O-1 & C-3, located on AVENIDA CESAR CHAVEZ SE BETWEEN UNIVERSITY BLVD SE AND AMAFCA SOUTH DIVERSION CHANNEL containing approximately 74.1 acre(s). (L-15) [Deferred from 2/24/10] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/3/10, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SIA, AND EASEMENTS TO THE SATISFACTION OF AMAFCA, AND ABCWUA. ADDITIONAL EXHIBITS MUST BE PROVIDED AS INDICATED.**

10. Approval of the Development Review Board Minutes for 2/24/10

Other Matters:  

Project # 1007761 - The revised plat was re-approved. Previous conditions still apply.

ADJOURNED: 9:30

m o u - Bldg Permit

**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**February 24, 2010**

**DRB Comments**

**ITEM # 9**

**PROJECT # 1008121**

**APPLICATION # 10DRB-70053**

**RE: Lots 3A & 4, UNM South Campus; Lot 2, C.R. Davis Property**

The plat needs to show existing zone district boundaries. A note should be provided which indicates zone changes, site plan review, and other City of Albuquerque regulations would apply to these parcels if they are sold by UNM to a private party.



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

HEARING DATE 2-24-10 (P1F)

9. **Project# 1007766**  
09DRB-70386 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for SOUTHERN WINE & SPIRITS OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) A & 1-A-A-1-A, PETE MATTUECCI & SPRINGER CORPORATION (to be known as TRACT 1 & 2, LANDS OF MATTUECCI; TRUST & SPRINGER CORPORATION) zoned SU-2 HM, located on BACA LANE NE BETWEEN COMMERCIAL ST NE AND AT&SF RAILROAD containing approximately 13.7988 acre(s). (J-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

10. **Project# 1007922**  
09DRB-70387 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for ST MICHAEL'S ALL ANGLES EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 9-A & 10-A, ZAPF - VAN ADDITION NO 10 zoned R-1 SU-2, located on MONTANO RD NW BETWEEN 4TH ST NW AND 9TH ST NW containing approximately 1.97 acre(s). (F-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NOTICE OF DECISION FOR ZONING AND FOR AGIS DXF FILE.**

11. **Project# 1008087**  
09DRB-70372 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for PENN STATION PARTNERS I NM, LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 2, SOMBA DEL MONTE ADDITION zoned C-2, located on MENAUL BETWEEN PENNSYLVANIA AND RHODE ISLAND containing approximately 0.3785 acre(s). (H-19)[*Deferred from 12/16/09*]**DEFERRED TO 1/6/09 AT THE AGENT'S REQUEST.**

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

12. ~~Project# 1008121~~  
09DRB-70388 SKETCH PLAT REVIEW  
AND COMMENT

BOHANNAN HUSTON INC agent(s) for ACC OP DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 2,, Tract(s) 3-A & 4,C, UNIVERSITY OF NEW MEXICO SOUTH CAMPUS, C. R. DAVIS PROPERTY zoned SU-1, O-1, C-3, located on AVENIDA CESAR CHAVEZ SE BETWEEN UNIVERSITY SE AND AMAFCA SOUTH DIVERSION CHANNEL containing approximately 74.1 acre(s). (L-15) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Other Matters: None.  
Adjourned: 10:30

**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**December 23, 2009**

**DRB Comments**

**ITEM # 12**

**PROJECT # 1008121**

**APPLICATION # 09DRB-70388**

**RE: Lots 3A & 4, UNM South Campus; Lot 2, C.R. Davis Property**

Please provide a copy of an executed Memorandum of Understanding regarding this project. If a zone change is not being sought, the proposed plat will need to show existing zone district boundaries. A note should be provided which indicates zone changes, site plan review, and other City of Albuquerque regulations should UNM decide to sell any of these parcels.

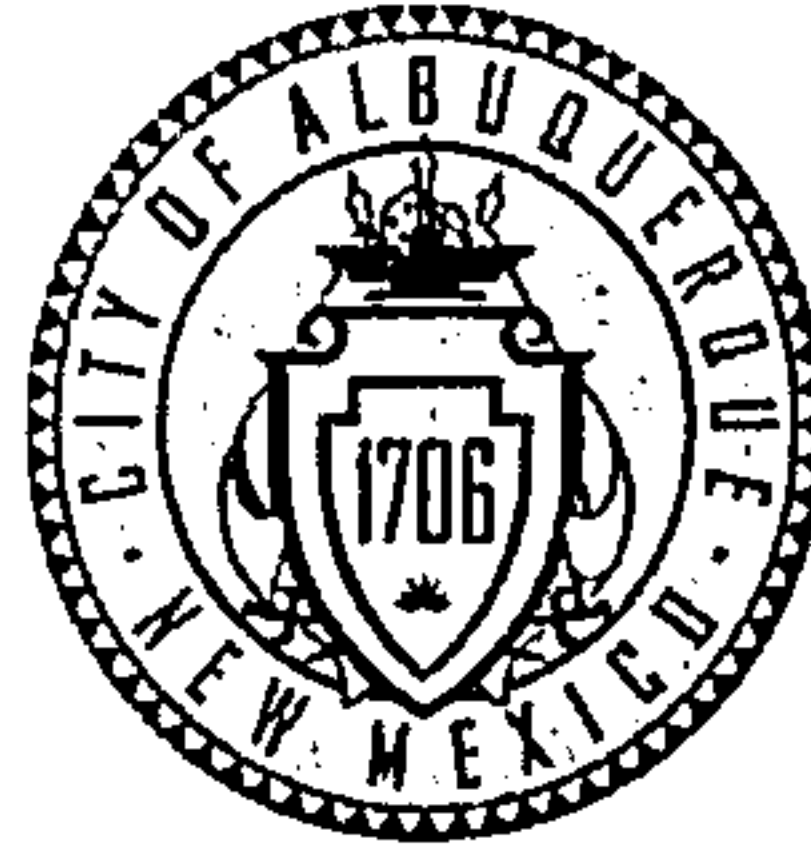


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Jack Cloud AICP, DRB Chairman  
924-3880/ jcloud@cabq.gov



HEARING DATE 12-23-09 (SK)



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

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

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

PROJECT # 1008121

Board hearing date:

**WEDNESDAY, February 17, 2016**



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
- 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): 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 1-21-2016

(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	<u>16DRB - 70030</u>	<u>SIA</u>	_____	<u>\$ 80.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>ADR</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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>\$ 145.00</u>

Hearing date February 17 2016

[Signature]  
 Staff signature & Date 1-22-15

Project # 1008121

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

**Preliminary plat approval expires after one year.**

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

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

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

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

**Amended preliminary plat approval expires after one year.**

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

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

**(Temporary sidewalk deferral extension use FORM-V)**

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

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

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

Michael Baaskovits  
Michael Baaskovits Applicant name (print)  
1/22/16 Applicant signature / date



Form revised **October 2007**

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

Project # \_\_\_\_\_  
 Planner signature / date \_\_\_\_\_

# 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.

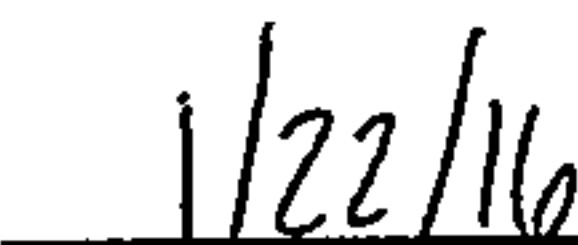

**4. TIME**

Signs must be posted from February 7, 2016 To February 17, 2016

**5. REMOVAL**

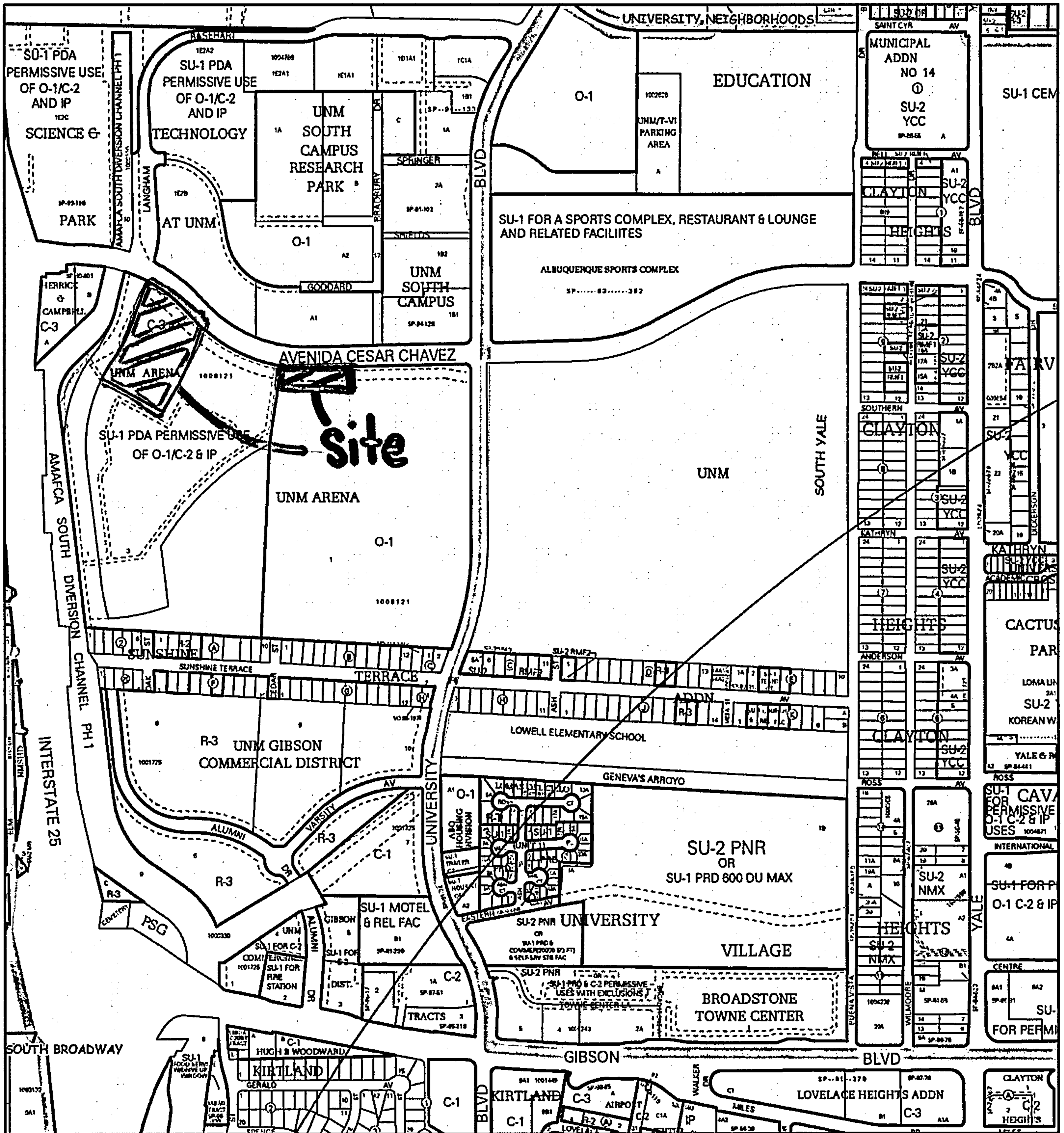
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

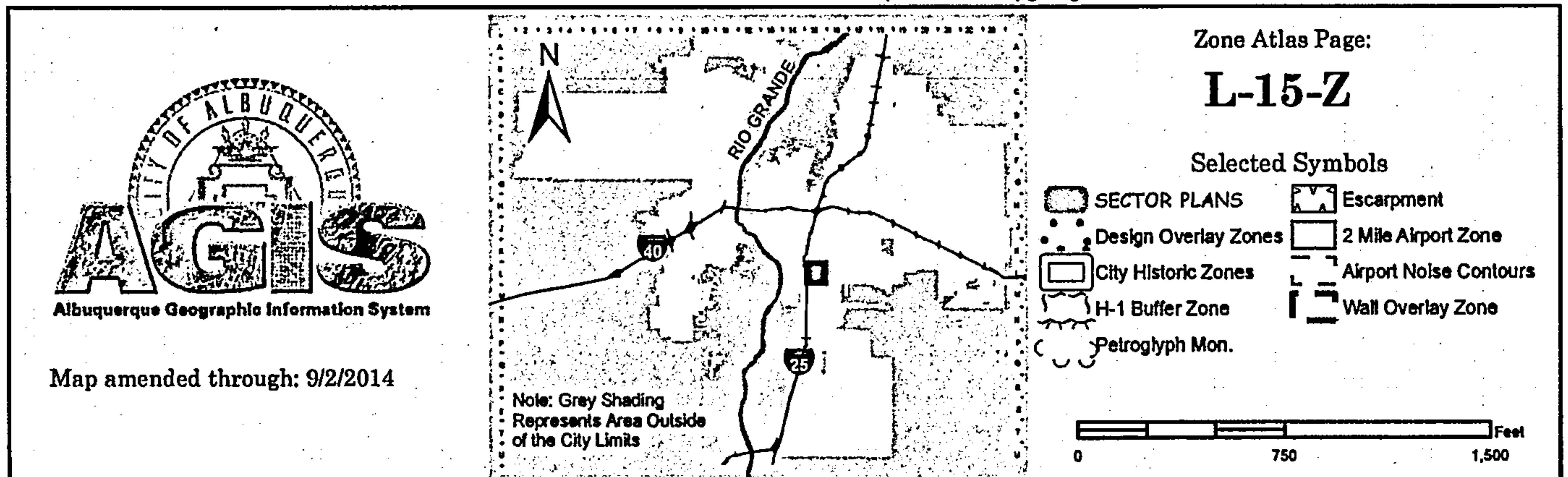
  
 \_\_\_\_\_  
 (Applicant or Agent) (Date)

I issued 2 signs for this application, 1-22-16 \_\_\_\_\_  
 (Date) (Staff Member)

PROJECT NUMBER: 1008121



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

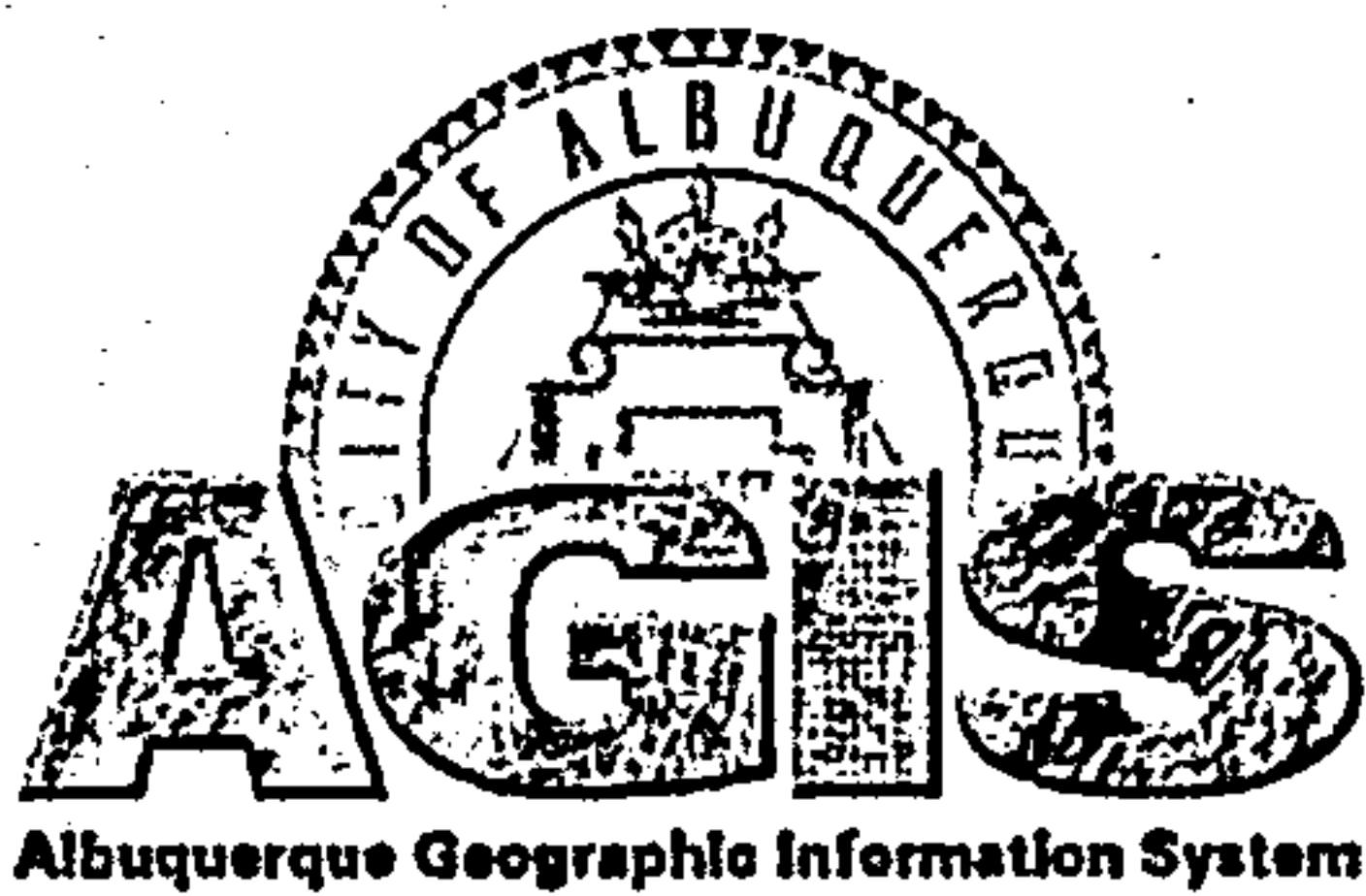


Zone Atlas Page:

**L-15-Z**

Selected Symbols

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



Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet

January 22, 2016

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

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

Dear Mr. Cloud:

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

Enclosed is the following information:

- Applications for Development Review
- Reduced layout of Recorded Plat
- Zone Atlas sheet showing the project area
- Approved Infrastructure List
- Second SIA Extension
- Neighborhood Notification information
- DRB Fee

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. 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 on February 17<sup>th</sup>, 2016. If you have any questions, or require further information, please call me.

Sincerely,



Michael Balaskovits, P.E.  
Senior Project Manager  
Community Development and Planning

MB/mhs  
Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 8, 2014

**Project# 1008121**  
13DRB-70803 2YR SUBD IMP AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for UNIVERSITY OF NEW MEXICO REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Tract(s) 1-4, UNM ARENA zoned SU-1, O-1, C-3, located on AVENIDA CESAR CHAVEZ BETWEEN UNIVERSITY BLVD AND AMAFCA SOUTH DIVERSION CHANNEL containing approximately 74.06 acre(s). (L-15)

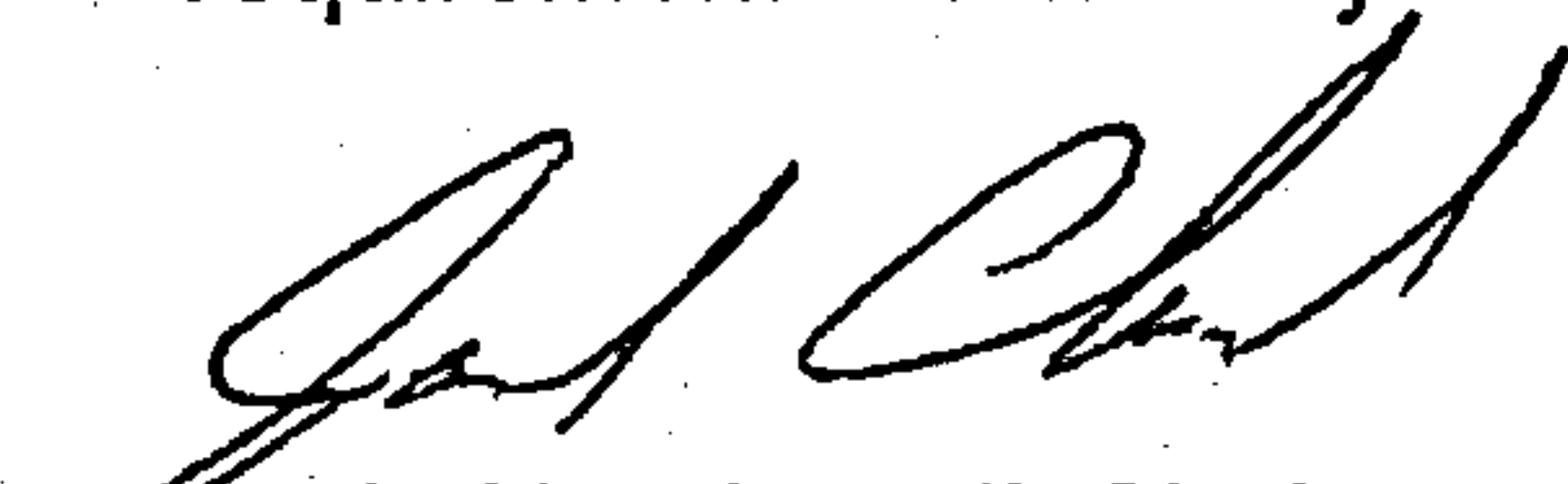
At the January 8, 2014 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 23, 2014, in the manner described below.

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

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

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



Jack Cloud, DRB Chair

Cc: BOHANNAN HUSTON INC  
file



*2nd* **EXTENSION AGREEMENT**  
**Procedure "B"**

**PROJECT NO. 566583**

This Agreement made this 4<sup>th</sup> day of March, 2014, 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 25<sup>th</sup> 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 3<sup>rd</sup> day of March 2012; and

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

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 10<sup>th</sup> day of February, 2016.

B. On portions of the improvements as follows:

Doc# 2014018752

03/06/2014 02:49 PM Page 1 of 4  
AGRE R \$25.00 M Toulouse Oliver, Bernalillo County



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: \$ 66,903.89

Name of Financial Institution or Surety providing Guaranty: \_\_\_\_\_

Date City first able to call Guaranty (Construction Completion Deadline): February 10<sup>th</sup>, 2016

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

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:

CITY OF ALBUQUERQUE:

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]: David W. Harris

By: Bryan Wolfe  
Bryan Wolfe, P.E. City Engineer

Name [print]: David W. Harris  
Title: Executive Vice President for Administration

Dated: 2/20/14 COO & CFO

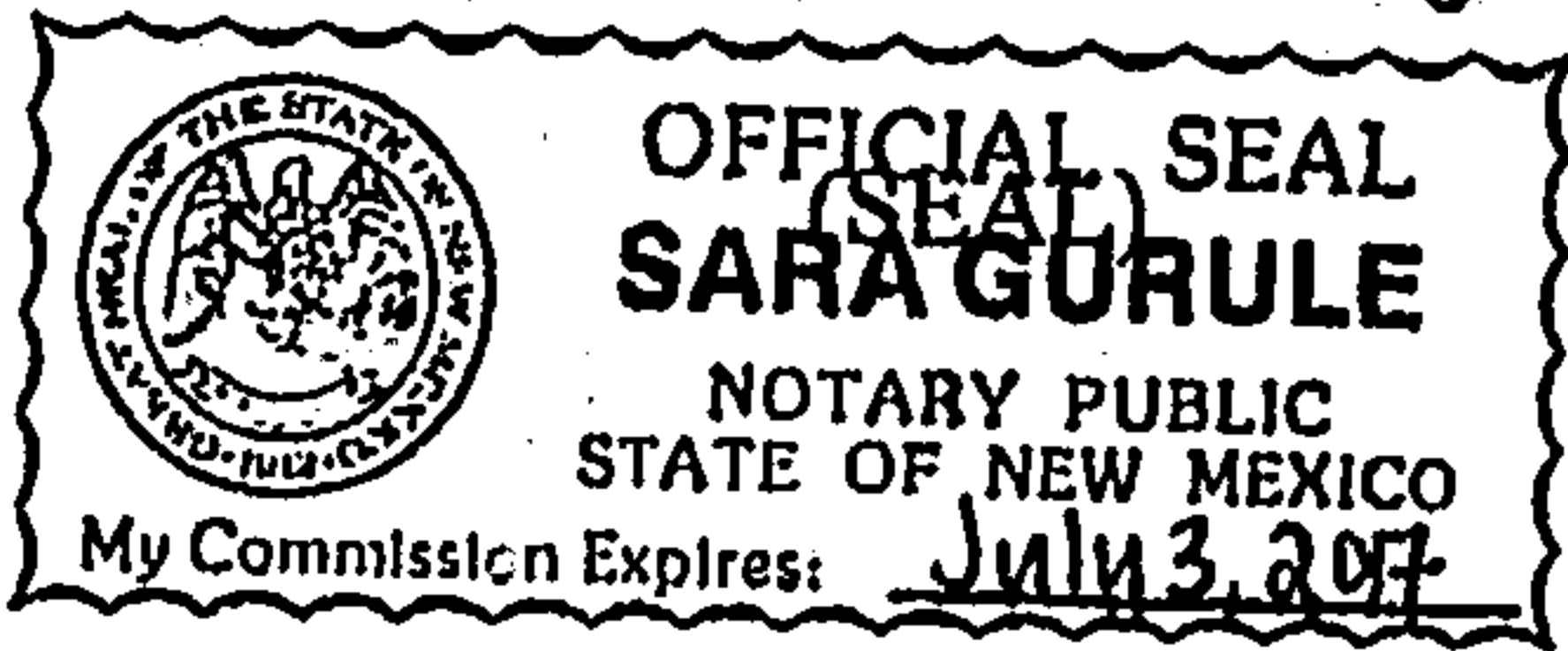
Dated: \_\_\_\_\_

SUBDIVIDER'S NOTARY

3-3-14 2-27-2014

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

This instrument was acknowledged before me on this 20 day of February,  
2014 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

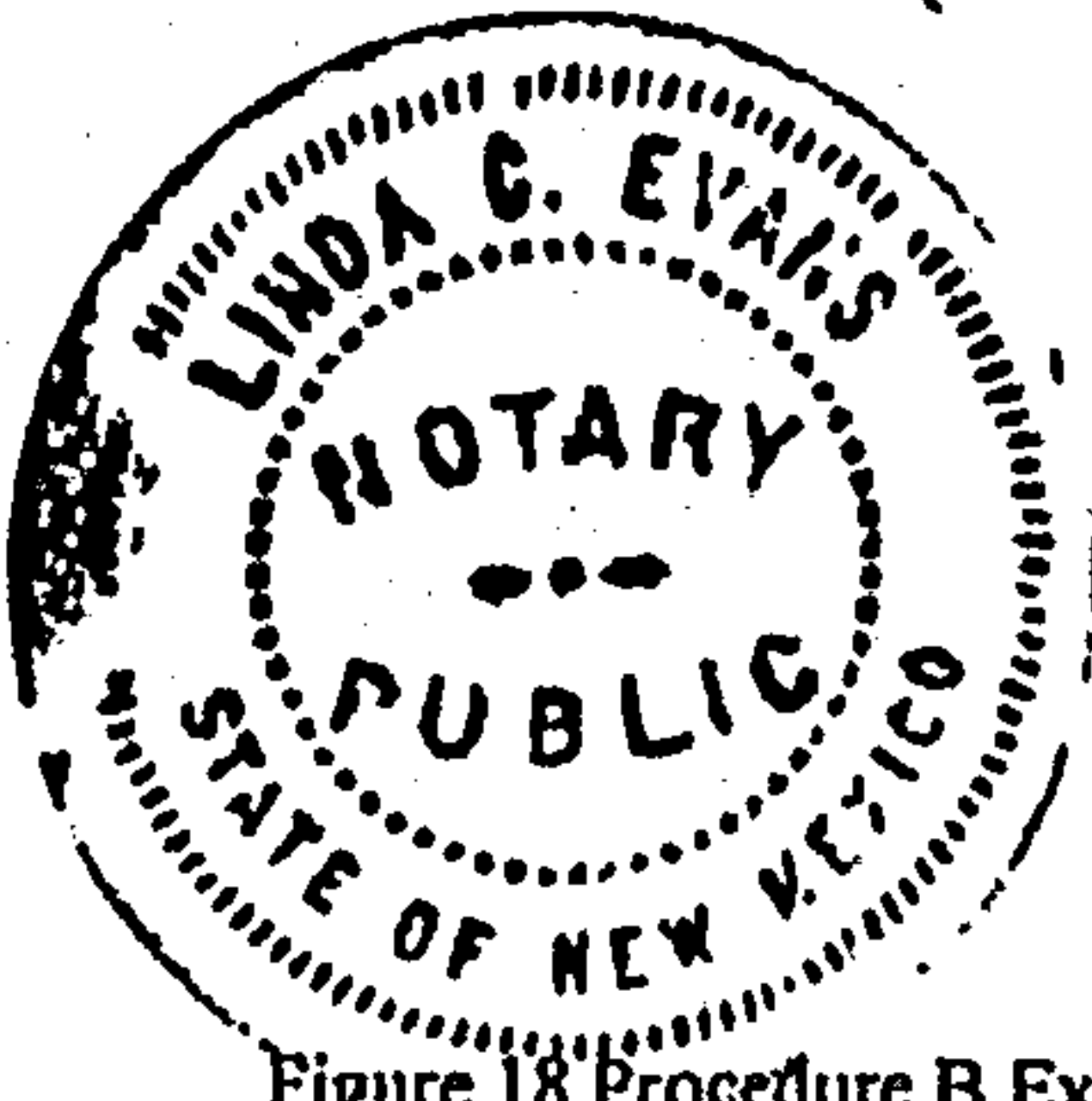
CITY'S NOTARY

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

This instrument was acknowledged before me on this 4th day of March,  
2014 by Bryan Wolfe, City Engineer of the City of Albuquerque, a municipal corporation, on  
behalf of said corporation.

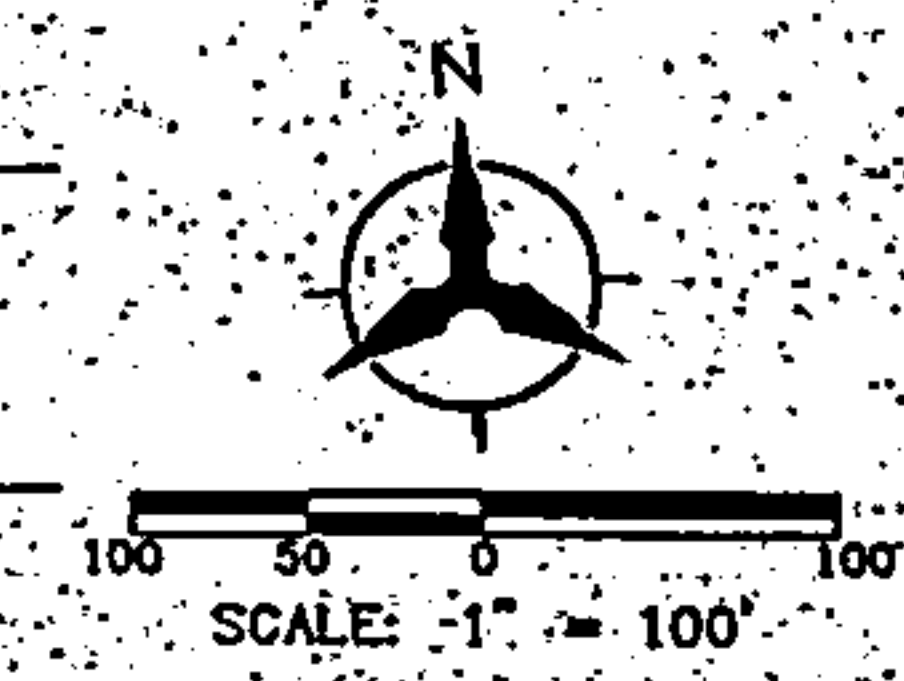
(SEAL)

Linda G. Eynis  
Notary Public  
My Commission Expires: 10-17-16

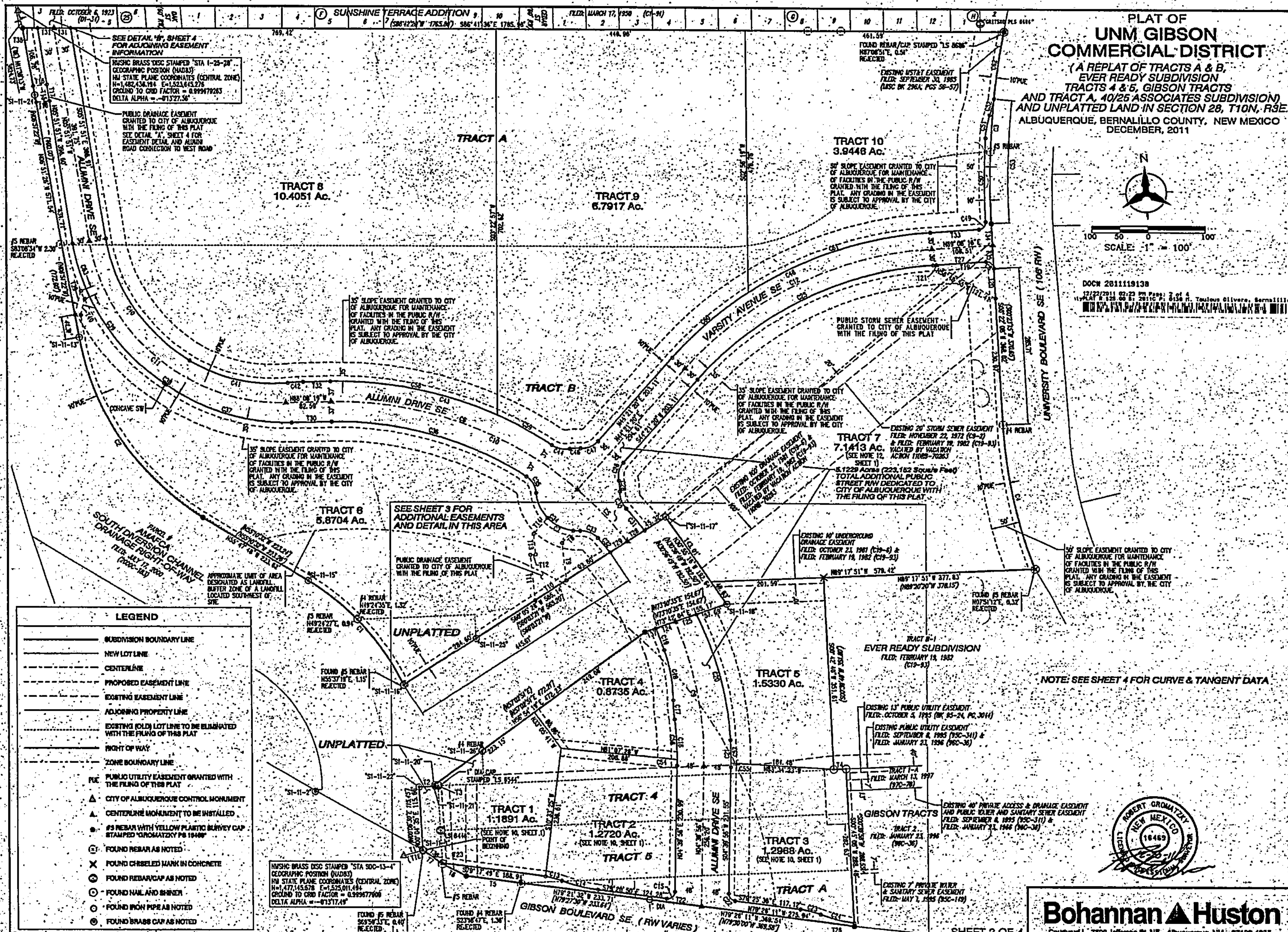




**PLAT OF UNM GIBSON COMMERCIAL DISTRICT**  
 (A REPLAT OF TRACTS A & B, EVER READY SUBDIVISION TRACTS 4 & 5, GIBSON TRACTS AND TRACT A, 40/25 ASSOCIATES SUBDIVISION) AND UNPLATTED LAND IN SECTION 28, T10N, R3E, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER, 2011



DOC# 281119138  
 12/22/2011 02:23 PM Page 2 of 4  
 PLAT # 128 00 81 28110 P: 0136 N. Toulous Olivera, Bernalillo



SEE DETAIL "B", SHEET 4 FOR ADJOINING EASEMENT INFORMATION  
 BRASS DISC STAMPED "STA 1-25-24"  
 GEOGRAPHIC POSITION (NAD83)  
 NAD STATE PLANE COORDINATES (CENTRAL ZONE)  
 N=1482438.194 E=1521445.278  
 GRID TO GRID FACTOR = 0.99979263  
 DELTA ALPHA = -01327.36"

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

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

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

SEE SHEET 3 FOR ADDITIONAL EASEMENTS AND DETAIL IN THIS AREA

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

TRACT 10  
 3.9448 Ac.  
 50' SLOPE EASEMENT GRANTED TO CITY OF ALBUQUERQUE FOR MAINTENANCE OF FACILITIES IN THE PUBLIC R/W GRANTED WITH THE FILING OF THIS PLAT. ANY GRADING IN THE EASEMENT IS SUBJECT TO APPROVAL BY THE CITY OF ALBUQUERQUE.

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

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

TRACT 7  
 7.1413 Ac.  
 (SEE NOTE 12, ARCH 11069-70263 SHEET 1)  
 5.1229 Acres (223,182 Square Feet) TOTAL ADDITIONAL PUBLIC STREET R/W DEDICATED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

EXISTING 4' UNDERGROUND DRAINAGE EASEMENT  
 FILED: OCTOBER 21, 1981 (C19-8) & FILED: FEBRUARY 19, 1982 (C19-93)

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

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING HOLD LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
	RIGHT OF WAY
	ZONE BOUNDARY LINE
	PUC PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	#3 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PB 19188"
	FOUND REBAR AS NOTED
	FOUND CHISELED MARK IN CONCRETE
	FOUND REBAR/CAP AS NOTED
	FOUND NAIL AND SHINER
	FOUND IRON PIPE AS NOTED
	FOUND BRASS CAP AS NOTED

BRASS DISC STAMPED "STA 500-13-4"  
 GEOGRAPHIC POSITION (NAD83)  
 NAD STATE PLANE COORDINATES (CENTRAL ZONE)  
 N=1477145.528 E=1525011.484  
 GRID TO GRID FACTOR = 0.999677906  
 DELTA ALPHA = -01317.19"

FOUND #3 REBAR 523747E, 0.40' REJECTED

FOUND #4 REBAR 523747E, 1.30' REJECTED

TRACT 8-1  
 EVER READY SUBDIVISION  
 FILED: FEBRUARY 19, 1982 (C19-83)

EXISTING 15' PUBLIC UTILITY EASEMENT  
 FILED: OCTOBER 5, 1945 (BK 85-24, PG. 304)

EXISTING PUBLIC UTILITY EASEMENT  
 FILED: SEPTEMBER 4, 1985 (95C-311) & FILED: JANUARY 21, 1986 (96C-36)

TRACT 1-A  
 FILED: MARCH 13, 1977 (97C-78)

GIBSON TRACTS  
 TRACT 2  
 FILED: JANUARY 21, 1986 (96C-36)

EXISTING 7' PRIVATE WATER & SANITARY SEWER EASEMENT  
 FILED: MAY 1, 1985 (95C-119)

NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA



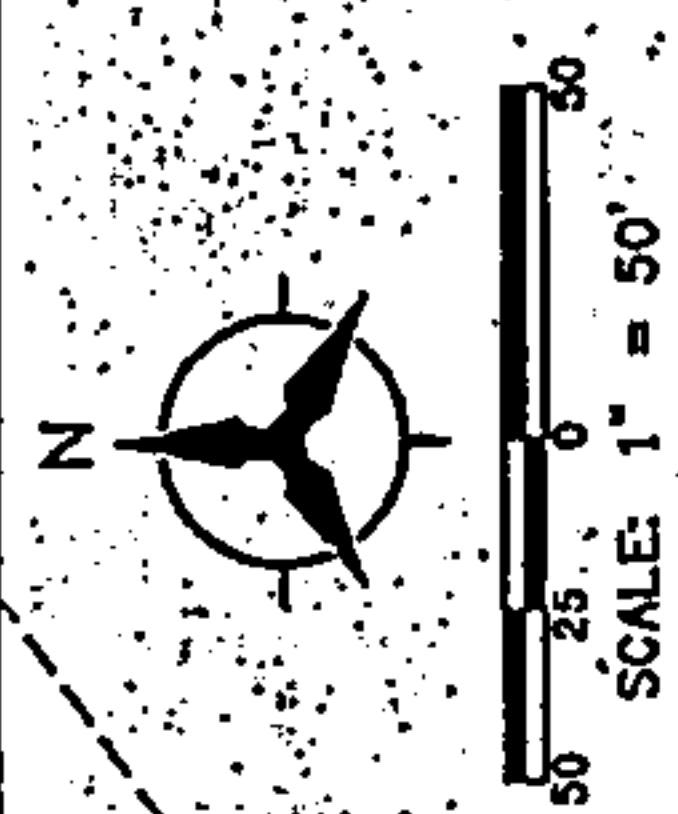
**Bohannon & Huston**  
 Surveyors  
 Courtyard I, 7800 Jefferson St. NE, Albuquerque, NM 87109-4338

# PLAT OF UNM GIBSON COMMERCIAL DISTRICT

(A REPLAT OF TRACTS A & B,  
EVER READY SUBDIVISION,  
TRACTS 4 & 5, GIBSON TRACTS  
AND TRACT A, 40/25 ASSOCIATES SUBDIVISION  
AND UNPLATTED LAND IN SECTION 28, T10N, R9E  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2011

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING OLD LOT LINE TO BE ELIMINATED WITH THE PLATTING OF THIS PLAT
	RIGHT OF WAY
	ZONE BOUNDARY LINE
	PUBLIC UTILITY EASEMENT GRANTED WITH THE PLATTING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	FOUND WITH YELLOW PLASTIC SURVEY CAP
	FOUND REBAR AS NOTED
	FOUND CHISELED MARKS IN CONCRETE
	FOUND REBAR CAP AS NOTED
	FOUND NAIL AND SHINER
	FOUND IRON PIPE AS NOTED
	FOUND BRASS CAP AS NOTED

NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA.



TRACT B

TRACT 6  
5,8704 AC

TRACT 5  
1,5330 AC

TRACT 4  
0,8735 AC

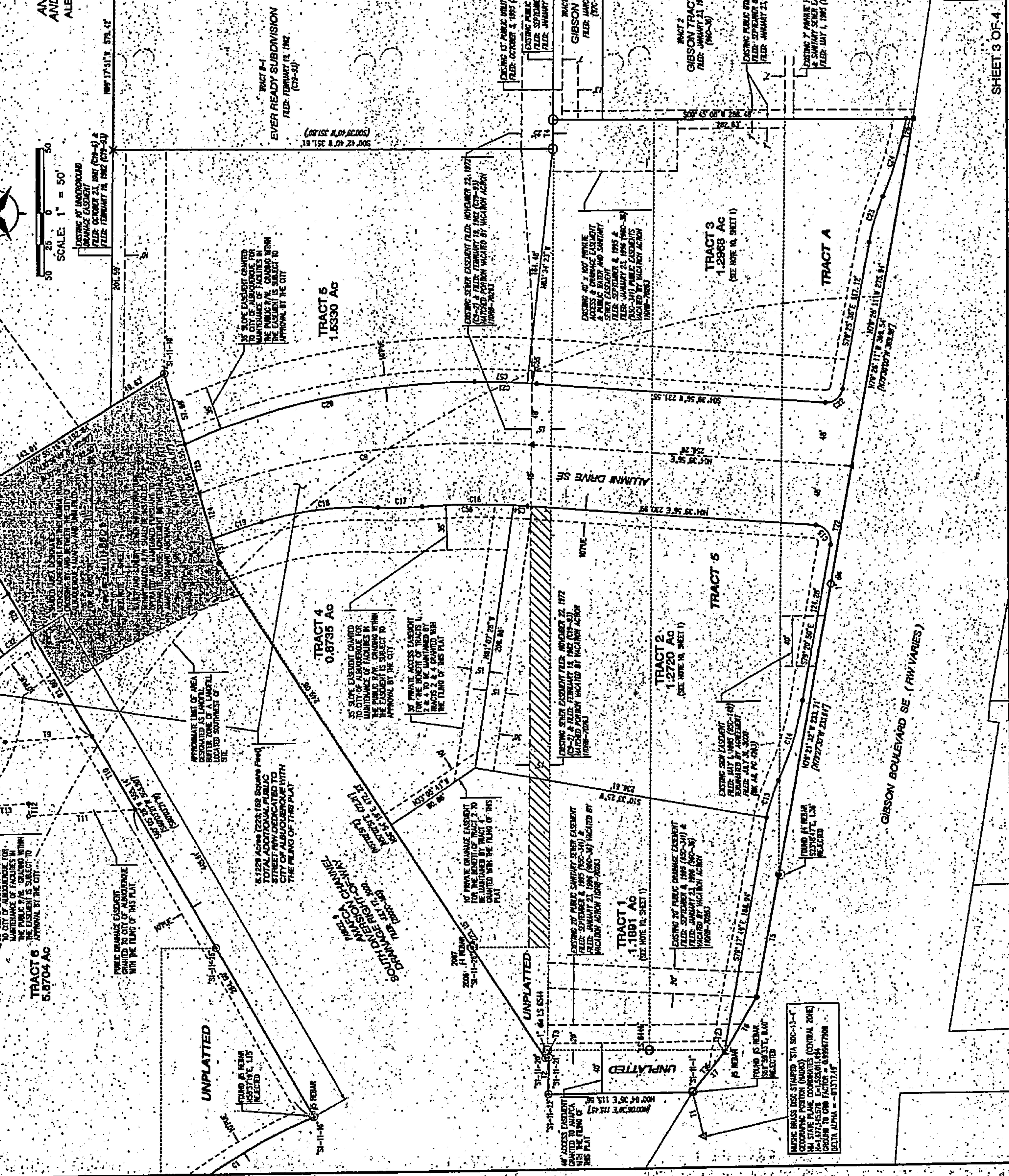
TRACT 3  
1,2988 AC

TRACT 2  
1,2720 AC

TRACT 1  
1,1891 AC

TRACT 5

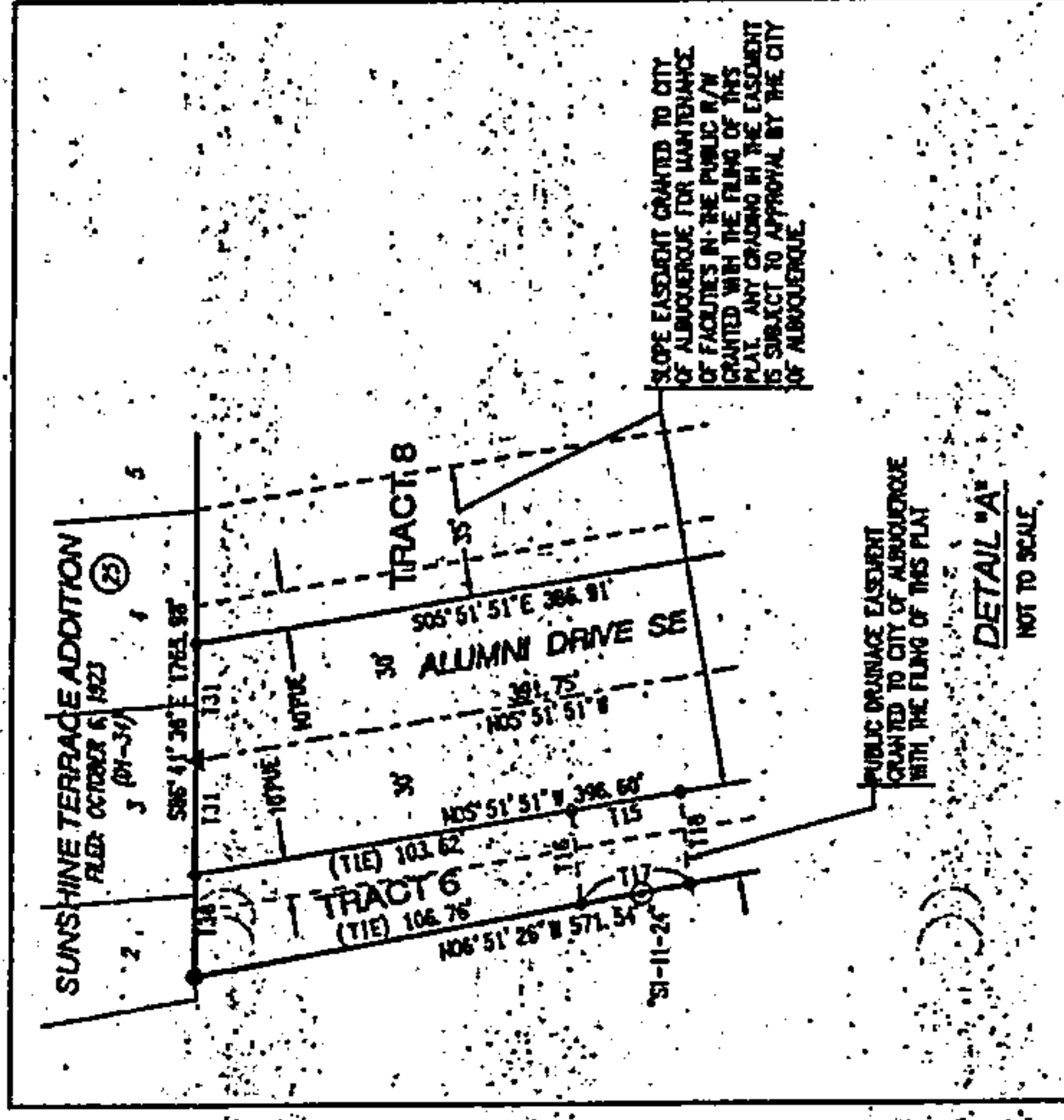
TRACT A



**Bohannon & Huston**  
Surveyors  
1700 Johnson Dr. NE Albuquerque, NM 87109-4006  
Tel: 505-261-1111

**PLAT OF**  
**UNM GIBSON**  
**COMMERCIAL DISTRICT**

(A REPLAT OF TRACTS A & B,  
EVER READY SUBDIVISION  
TRACTS 4 & 5, GIBSON TRACTS  
AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)  
AND UNPLATTED LAND IN SECTION 28, T10N, R9E  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2011.



DOCH 2011119138  
12/22/2011 10:32 AM Page 6 of 4  
TERRACON CONSULTANTS, P.C. 2011  
1000 North 4th Street, Suite 200  
Albuquerque, NM 87102  
TERRACON CONSULTANTS, P.C.  
TERRACON CONSULTANTS, P.C.  
TERRACON CONSULTANTS, P.C.



**Bohannon & Huston**  
COURT REPORTERS & VIDEO  
7800 Jefferson Blvd NE Albuquerque, NM 87110-6388  
760-777-1100

SHEET 4 OF 4

ID	BEARING	DISTANCE
10	S 17° 05' 56" W	34.32
11	S 89° 15' 37" E	24.78
12	S 89° 20' 50" E	22.78
13	N 01° 25' 05" W	2.37
14	N 01° 42' 46" E	2.77
15	S 89° 10' 19" E	22.48
16	S 89° 22' 07" E	
17	N 07° 18' 41" W	98.67
18	S 89° 22' 30" E	496.61
19	N 59° 05' 04" W	47.44
20	N 59° 17' 02" E	47.43
21	N 59° 25' 28" W	42.79
22	S 44° 21' 36" W	36.53
23	S 82° 47' 35" E	68.97
24	S 89° 05' 29" W	67.41
25	N 02° 47' 52" W	83.71
26	N 02° 47' 52" E	18.00
27	N 04° 41' 21" E	39.18
28	N 04° 51' 38" W	39.18
29	N 04° 51' 38" E	39.18
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98	N 04° 51' 38" W	39.18
99	N 04° 51' 38" E	39.18
100	N 04° 51' 38" W	39.18

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEG	CHORD END
01	33° 15' 50"	133.63	266.11	448.17	258.47	N 85° 32' 09" W	N 85° 32' 09" W
02	53° 15' 51"	217.01	407.99	748.17	538.61	N 65° 32' 09" W	N 65° 32' 09" W
03	69° 19' 09"	319.48	607.99	1042.96	796.37	N 45° 32' 09" W	N 45° 32' 09" W
04	81° 29' 49"	439.48	848.48	1485.96	1114.87	N 25° 32' 09" W	N 25° 32' 09" W
05	89° 47' 48"	589.48	1168.48	2014.96	1514.87	N 5° 32' 09" W	N 5° 32' 09" W
06	94° 51' 38"	779.48	1568.48	2614.96	2014.87	N 15° 32' 09" W	N 15° 32' 09" W
07	97° 47' 52"	1009.48	2068.48	3314.96	2614.87	N 25° 32' 09" W	N 25° 32' 09" W
08	98° 50' 03"	1289.48	2768.48	4114.96	3214.87	N 35° 32' 09" W	N 35° 32' 09" W
09	99° 28' 01"	1629.48	3668.48	5014.96	3814.87	N 45° 32' 09" W	N 45° 32' 09" W
10	100° 00' 00"	2029.48	4768.48	6014.96	4414.87	N 55° 32' 09" W	N 55° 32' 09" W
11	100° 00' 00"	2429.48	6068.48	7214.96	5014.87	N 65° 32' 09" W	N 65° 32' 09" W
12	100° 00' 00"	2829.48	7568.48	8514.96	5614.87	N 75° 32' 09" W	N 75° 32' 09" W
13	100° 00' 00"	3229.48	9268.48	9914.96	6214.87	N 85° 32' 09" W	N 85° 32' 09" W
14	100° 00' 00"	3629.48	11168.48	11414.96	6814.87	N 95° 32' 09" W	N 95° 32' 09" W
15	100° 00' 00"	4029.48	13268.48	13014.96	7414.87	N 105° 32' 09" W	N 105° 32' 09" W
16	100° 00' 00"	4429.48	15568.48	14714.96	8014.87	N 115° 32' 09" W	N 115° 32' 09" W
17	100° 00' 00"	4829.48	18068.48	16514.96	8614.87	N 125° 32' 09" W	N 125° 32' 09" W
18	100° 00' 00"	5229.48	20768.48	18414.96	9214.87	N 135° 32' 09" W	N 135° 32' 09" W
19	100° 00' 00"	5629.48	23668.48	20414.96	9814.87	N 145° 32' 09" W	N 145° 32' 09" W
20	100° 00' 00"	6029.48	26768.48	22514.96	10414.87	N 155° 32' 09" W	N 155° 32' 09" W
21	100° 00' 00"	6429.48	30068.48	24714.96	11014.87	N 165° 32' 09" W	N 165° 32' 09" W
22	100° 00' 00"	6829.48	33568.48	27014.96	11614.87	N 175° 32' 09" W	N 175° 32' 09" W
23	100° 00' 00"	7229.48	37268.48	29414.96	12214.87	N 185° 32' 09" W	N 185° 32' 09" W
24	100° 00' 00"	7629.48	41168.48	31914.96	12814.87	N 195° 32' 09" W	N 195° 32' 09" W
25	100° 00' 00"	8029.48	45268.48	34514.96	13414.87	N 205° 32' 09" W	N 205° 32' 09" W
26	100° 00' 00"	8429.48	49568.48	37214.96	14014.87	N 215° 32' 09" W	N 215° 32' 09" W
27	100° 00' 00"	8829.48	54068.48	40014.96	14614.87	N 225° 32' 09" W	N 225° 32' 09" W
28	100° 00' 00"	9229.48	58768.48	42914.96	15214.87	N 235° 32' 09" W	N 235° 32' 09" W
29	100° 00' 00"	9629.48	63668.48	45914.96	15814.87	N 245° 32' 09" W	N 245° 32' 09" W
30	100° 00' 00"	10029.48	68768.48	49014.96	16414.87	N 255° 32' 09" W	N 255° 32' 09" W
31	100° 00' 00"	10429.48	74068.48	52214.96	17014.87	N 265° 32' 09" W	N 265° 32' 09" W
32	100° 00' 00"	10829.48	79568.48	55514.96	17614.87	N 275° 32' 09" W	N 275° 32' 09" W
33	100° 00' 00"	11229.48	85268.48	58914.96	18214.87	N 285° 32' 09" W	N 285° 32' 09" W
34	100° 00' 00"	11629.48	91168.48	62414.96	18814.87	N 295° 32' 09" W	N 295° 32' 09" W
35	100° 00' 00"	12029.48	97268.48	66014.96	19414.87	N 305° 32' 09" W	N 305° 32' 09" W
36	100° 00' 00"	12429.48	103568.48	69714.96	20014.87	N 315° 32' 09" W	N 315° 32' 09" W
37	100° 00' 00"	12829.48	110068.48	73514.96	20614.87	N 325° 32' 09" W	N 325° 32' 09" W
38	100° 00' 00"	13229.48	116768.48	77414.96	21214.87	N 335° 32' 09" W	N 335° 32' 09" W
39	100° 00' 00"	13629.48	123668.48	81414.96	21814.87	N 345° 32' 09" W	N 345° 32' 09" W
40	100° 00' 00"	14029.48	130768.48	85514.96	22414.87	N 355° 32' 09" W	N 355° 32' 09" W
41	100° 00' 00"	14429.48	138068.48	89714.96	23014.87	N 365° 32' 09" W	N 365° 32' 09" W
42	100° 00' 00"	14829.48	145568.48	94014.96	23614.87	N 375° 32' 09" W	N 375° 32' 09" W
43	100° 00' 00"	15229.48	153268.48	98414.96	24214.87	N 385° 32' 09" W	N 385° 32' 09" W
44	100° 00' 00"	15629.48	161168.48	102914.96	24814.87	N 395° 32' 09" W	N 395° 32' 09" W
45	100° 00' 00"	16029.48	169268.48	107514.96	25414.87	N 405° 32' 09" W	N 405° 32' 09" W
46	100° 00' 00"	16429.48	177568.48	112214.96	26014.87	N 415° 32' 09" W	N 415° 32' 09" W
47	100° 00' 00"	16829.48	186068.48	117014.96	26614.87	N 425° 32' 09" W	N 425° 32' 09" W
48	100° 00' 00"	17229.48	194768.48	121914.96	27214.87	N 435° 32' 09" W	N 435° 32' 09" W
49	100° 00' 00"	17629.48	203668.48	126914.96	27814.87	N 445° 32' 09" W	N 445° 32' 09" W
50	100° 00' 00"	18029.48	212768.48	132014.96	28414.87	N 455° 32' 09" W	N 455° 32' 09" W
51	100° 00' 00"	18429.48	222068.48	137214.96	29014.87	N 465° 32' 09" W	N 465° 32' 09" W
52	100° 00' 00"	18829.48	231568.48	142514.96	29614.87	N 475° 32' 09" W	N 475° 32' 09" W
53	100° 00' 00"	19229.48	241268.48	147914.96	30214.87	N 485° 32' 09" W	N 485° 32' 09" W
54	100° 00' 00"	19629.48	251168.48	153414.96	30814.87	N 495° 32' 09" W	N 495° 32' 09" W
55	100° 00' 00"	20029.48	261268.48	158914.96	31414.87	N 505° 32' 09" W	N 505° 32' 09" W
56	100° 00' 00"	20429.48	271568.48	164514.96	32014.87	N 515° 32' 09" W	N 515° 32' 09" W
57	100° 00' 00"	20829.48	282068.48	170114.96	32614.87	N 525° 32' 09" W	N 525° 32' 09" W
58	100° 00' 00"	21229.48	292768.48	175814.96	33214.87	N 535° 32' 09" W	N 535° 32' 09" W
59	100° 00' 00"	21629.48	303668.48	181514.96	33814.87	N 545° 32' 09" W	N 545° 32' 09" W
60	100° 00' 00"	22029.48	314768.48	187314.96	34414.87	N 555° 32' 09" W	N 555° 32' 09" W
61	100° 00' 00"	22429.48	326068.48	193114.96	35014.87	N 565° 32' 09" W	N 565° 32' 09" W
62	100° 00' 00"	22829.48	337568.48	198914.96	35614.87	N 575° 32' 09" W	N 575° 32' 09" W
63	100° 00' 00"	23229.48	349268.48	204814.96	36214.87	N 585° 32' 09" W	N 585° 32' 09" W
64	100° 00' 00"	23629.48	361168.48	210714.96	36814.87	N 595° 32' 09" W	N 595° 32' 09" W
65	100° 00' 00"	24029.48	373268.48	216714.96	37414.87	N 605° 32' 09" W	N 605° 32' 09" W
66	100° 00' 00"	24429.48	385568.48	222714.96	38014.87	N 615° 32' 09" W	N 615° 32' 09" W
67	100° 00' 00"	24829.48	398068.48	228814.96	38614.87	N 625° 32' 09" W	N 625° 32' 09" W
68	100° 00' 00"	25229.48	410768.48	234914.96	39214.87	N 635° 32' 09" W	N 635° 32' 09" W
69	100° 00' 00"	25629.48	423668.48	241014.96	39814.87	N 645° 32' 09" W	N 64

Date Submitted: 3-5-2010  
 Date Site Plan Approved: 03-03-10  
 Date Preliminary Plat Approved: 03-03-11  
 Date Preliminary Plat Expires: 03-03-11  
 DRB Project No.: 1008121  
 DRB Application No.:

FIGURE 12  
 INFRASTRUCTURE LIST  
 EXHIBIT "A"  
 TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

ORIGINAL

TRACTS 1, 2 & 3 UNIV 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. The 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 improvement 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 superfluous 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 sponsor/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	Inspector	P.E.	City Clerk	Engineer	
			<b>PUBLIC ROADWAY IMPROVEMENTS</b>								
		12' FC-EXFL	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	210' EAST OF LANGHAM	/	/	/	/	
			MEDIAN MODIFICATIONS TO REMOVE EXISTING LEFT TURN LANES JUST NORTH OF PROPOSED TRACT 2	AVENIDA CESAR CHAVEZ MEDIAN			/	/	/	/	
			<b>PRIVATE ROADWAY IMPROVEMENTS</b>								
		30' FC-FC	2-12' VEHICULAR LANES, 1-6' BIKE LANE, STD C&G (EAST SIDE), MEDIAN C&G (WEST SIDE)	WEST ROAD (PRIVATE)	AVENIDA CESAR CHAVEZ	END OF ACCESS EASEMENT (APPROX 1,000 FT SOUTH)	/	/	/	/	
		26' WIDTH	1.550 LF MEDIAN WATER QUALITY SWALE (PER CROSS SECTION, SEE EXHIBIT A)	WEST ROAD (PRIVATE)	240' SOUTH OF AVENIDA CESAR CHAVEZ	END OF ACCESS EASEMENT (APPROX 1,000 FT SOUTH)	/	/	/	/	



Financially Guaranteed DRC #	Construction Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Civil Engineer
			<b>SIDEWALK IMPROVEMENTS</b>					
		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	360LF 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	/	/
			<b>PUBLIC WATERLINE IMPROVEMENTS</b>					
		10" DIA	WATERLINE W/ REC. VALVES, MJS & RJS	TRACT 3	AVENIDA CESAR CHAVEZ	SW CORNER OF TRACT 3	/	/
			<b>PUBLIC SANITARY SEWER LINE IMPROVEMENTS</b>					
		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	/	/
			<b>PUBLIC STORM DRAIN IMPROVEMENTS</b>					
			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. 60LF)	ALONG THE WEST ROAD	APPROX. 565' SOUTH OF AVENIDA CESAR CHAVEZ		/	/
			<b>PUBLIC STORM DRAIN IMPROVEMENTS (CONT'D)</b>					
		24" RCP SD	NEW STORM DRAIN TO SERVE TRACT 3 (APPROX. 60LF)	ALONG THE WEST ROAD	APPROX. 840' SOUTH OF AVENIDA CESAR CHAVEZ		/	/


24" RCP SD  
24" RCP SD  
24" RCP SD

NEW STORM DRAIN TO SERVE TRACT 3 (APPROX. 80LF)  
NEW STORM DRAIN TO SERVE TRACT 3 (APPROX. 80LF)  
NEW STORM DRAIN TO SERVE TRACT 3 (APPROX. 80LF)

ALONG THE WEST ROAD  
ALONG THE WEST ROAD  
ALONG THE WEST ROAD

APPROX. 1,110' SOUTH OF AVENIDA CESAR CHAVEZ  
APPROX. 840' SOUTH OF AVENIDA CESAR CHAVEZ  
APPROX. 1,280' SOUTH OF AVENIDA CESAR CHAVEZ


AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Michael Balashovits  
PREPARED BY: PRINT NAME

3-3-10  
DATE

*Michael Balashovits*  
PARKS & GENERAL SERVICES  
DATE 3-3-10

BOHANNAN HUSTON INC.

FRM:

03/03/10  
DATE

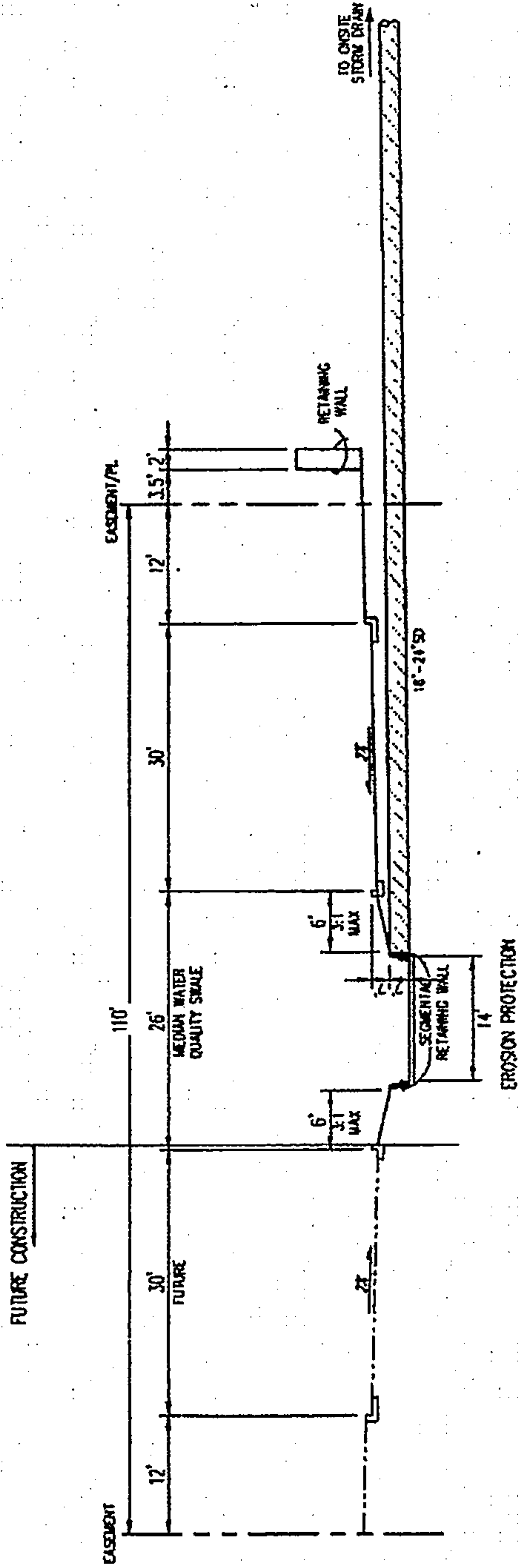
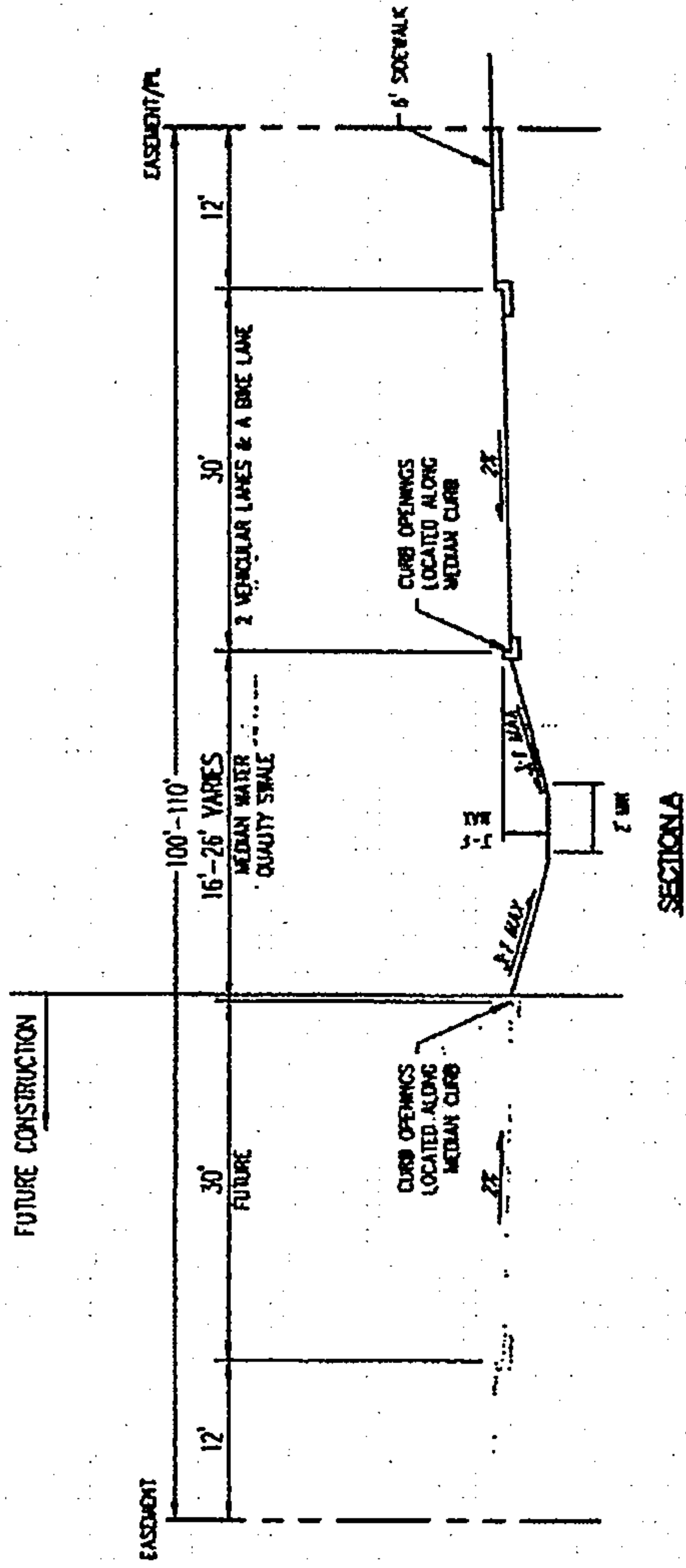
*Michael Balashovits*  
TRANSPORTATION DEVELOPMENT  
CITY ENGINEER  
DATE 3/3/10

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER



**Bohannon & Huston**  
 CONSULTING ENGINEERS  
 ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

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

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



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

January 21, 2016

Matt Satches  
Bohannan Huston Inc.  
7500 Jefferson NE/87109  
Phone: 505-823-1000/Fax: 505-798-7988  
E-mail: [msatches@bhinc.com](mailto:msatches@bhinc.com)

Dear Matt:

Thank you for your inquiry of **January 21, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) TRACT 2 OF PLAT OF TRACTS 1,2,3 AND 4, UNM ARENA LOCATED ON AVENIDA CESAR CHAVEZ SE BETWEEN AMAFCA SOUTH DIVERSION CHANNEL AND UNIVERSITY BOULEVARD SE** zone map **L-15**.

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

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

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* 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 (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 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

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

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

## Information from the Office of Neighborhood Coordination

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

**ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**

The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.

**Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

**Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

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

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

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: **01/21/16** Time Entered: **3:40 p.m.** ONC Rep. Initials: **siw**

**ATTACHMENT A**

**(DRB SUBMITTAL) TRACT 2 OF PLAT OF TRACTS 1,2,3 AND 4, UNM ARENA LOCATED ON AVENIDA CESAR CHAVEZ SE BETWEEN AMAFCA SOUTH DIVERSION CHANNEL AND UNIVERSITY BOULEVARD SE zone map L-15 for Matt Satches, Bohannan Huston, Inc.**

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

**\*Isabel F. Cabrera**

1720 Buena Vista SE/87106 242-4494 (h)

Eloisa Molina-Dodge

1704 Buena Vista SE/87106 243-4322 (h)

**KIRTLAND COMMUNITY ASSOC. "R"**

**\*Kimberly Brown**

P.O. Box 9731/87119 242-9439 (h)

Elizabeth Aikin

1524 Alamo SE/87106 288-6324 (c)

**\*President of NA/HOA**

# Bohannon Huston

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

January 22, 2016

Ms. Kimberly Brown  
P.O. Box 9731  
Albuquerque, NM 87119

Re: Subdivision Improvements Agreement Extension  
Tract 2 of Tracts 1, 2, 3 & 4 UNM Arena

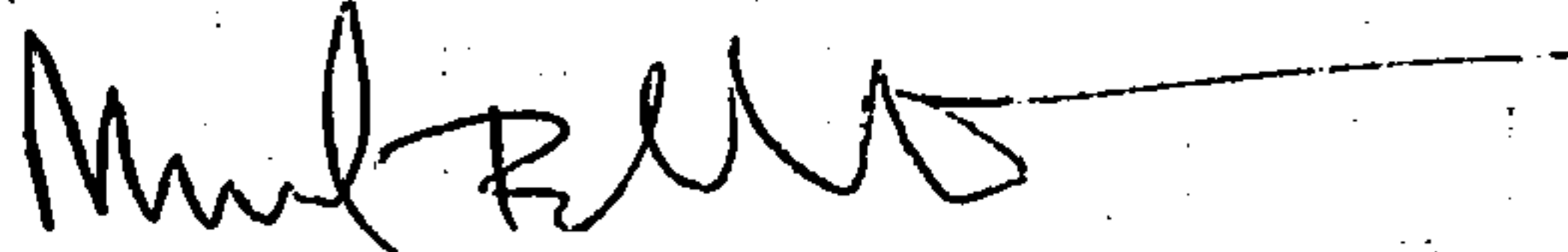
Dear Ms. Brown:

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

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. The 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.

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

Sincerely,



Michael J. Balaskovits, P.E.  
Senior Project Manager  
Community Development & Planning

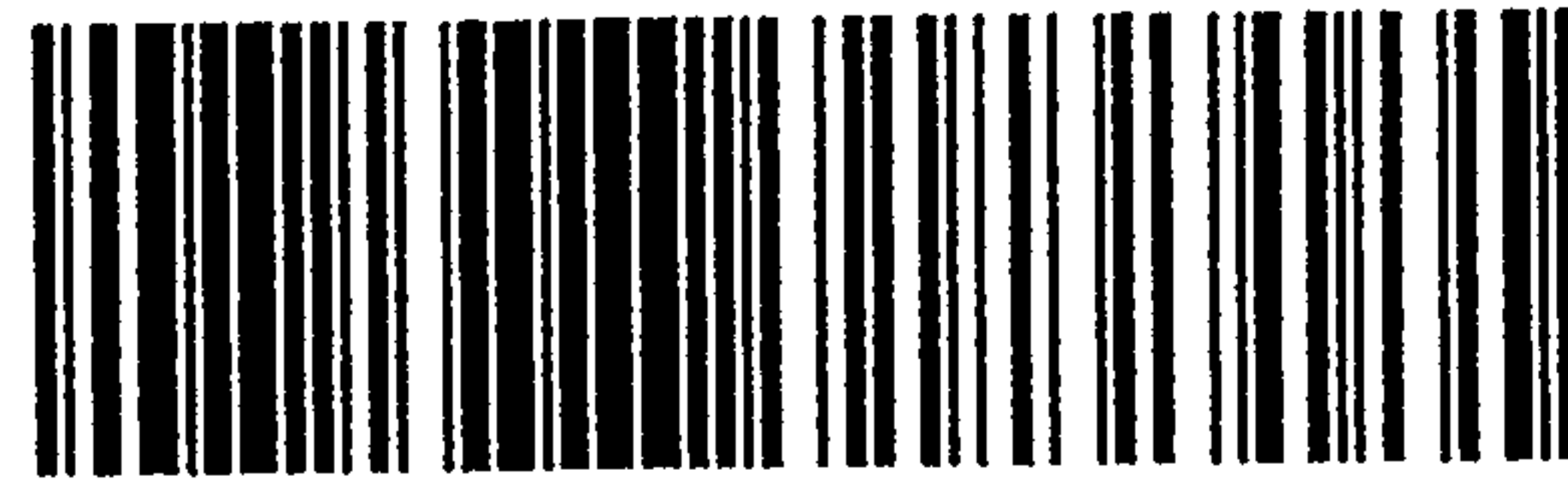
Enclosure  
MJB/mhs

Engineering ▲  
Spatial Data ▲  
Advanced Technologies ▲

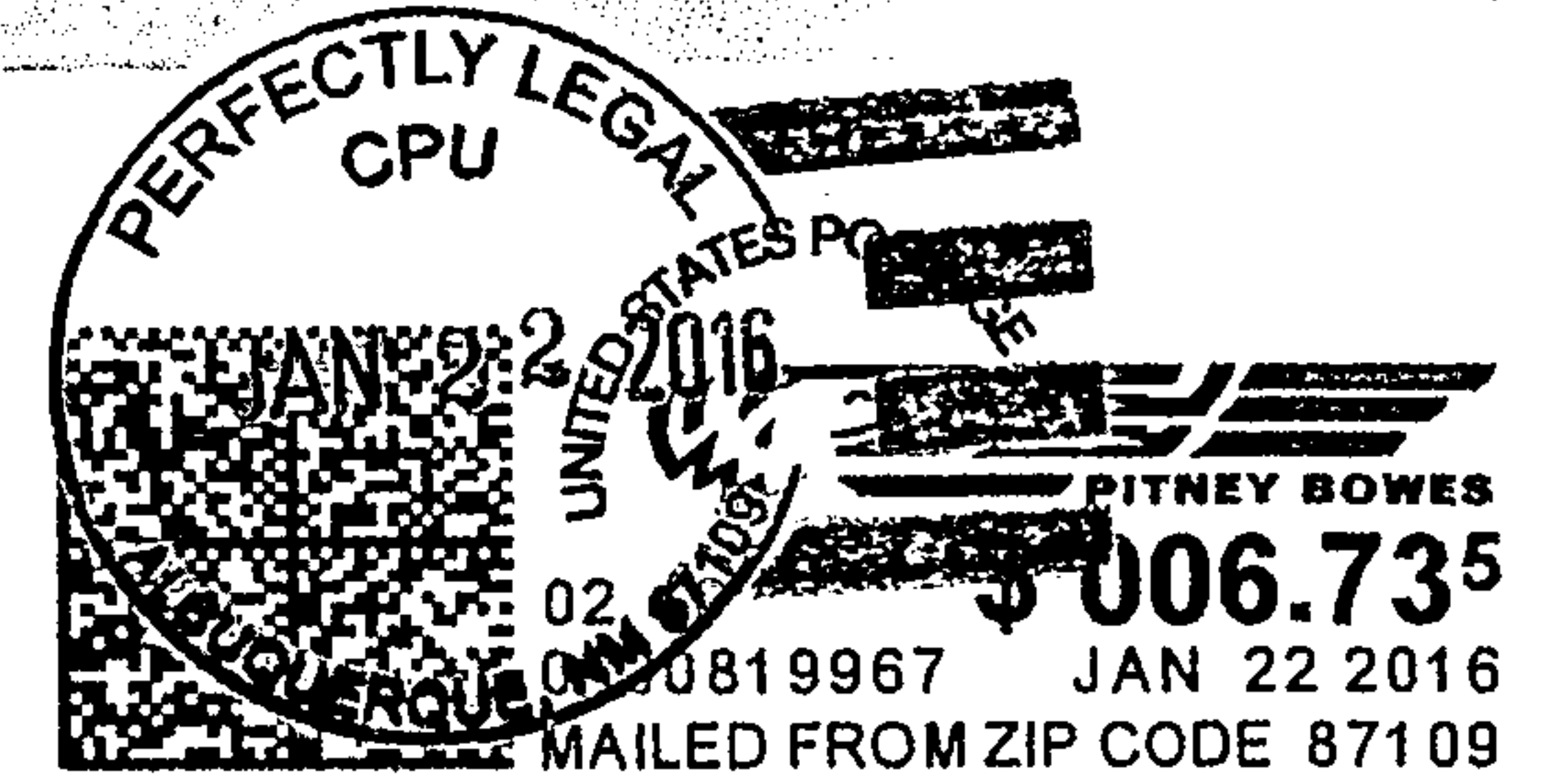
**Bohannan  Huston**

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

**CERTIFIED MAIL**



91 7199 9991 7031 0467 7559



Ms. Kimberly Brown  
P.O. Box 9731  
Albuquerque, New Mexico 87119



# Bohannon Huston

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

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voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

January 22, 2016

Ms. Elizabeth Aikin  
1524 Alamo SE  
Albuquerque, NM 87106

Re: Subdivision Improvements Agreement Extension  
Tract 2 of Tracts 1, 2, 3 & 4 UNM Arena

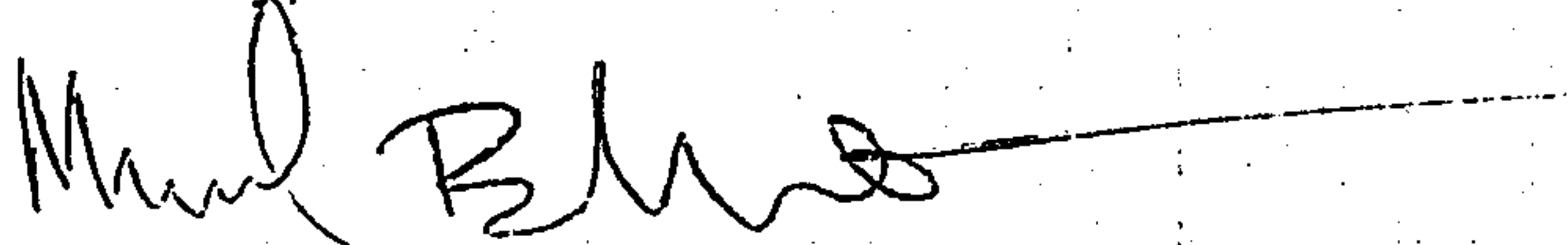
Dear Ms. Aikin:

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

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. The 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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Michael J. Balaskovits, P.E.  
Senior Project Manager  
Community Development & Planning

Enclosure  
MJB/mhs

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

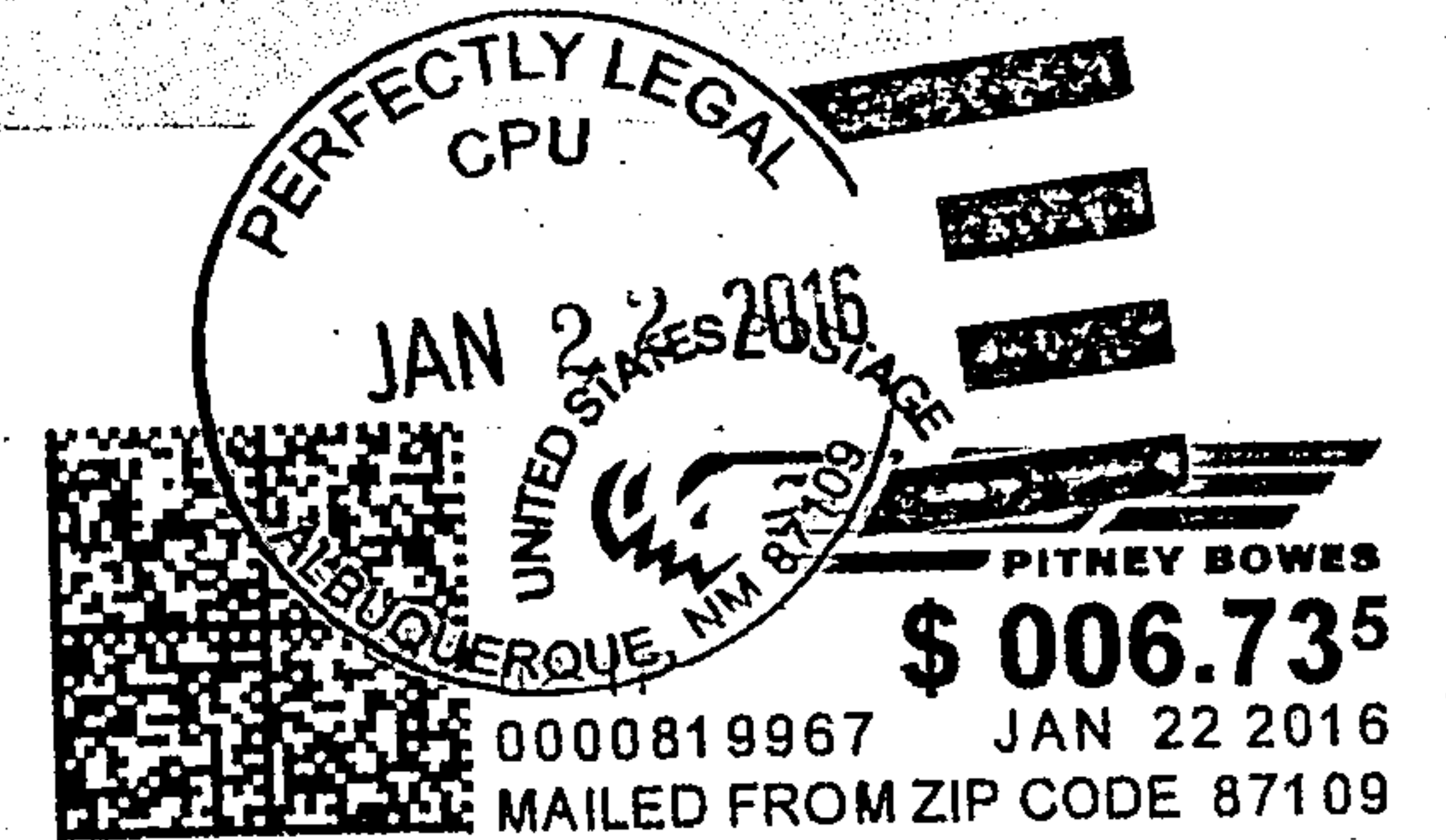
**Bohannon  Huston**

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

**CERTIFIED MAIL**



91 7199 9991 7031 0467 7603



Ms. Elizabeth Aikin  
1524 Alamo SE  
Albuquerque, NM 87106

# Bohannon Huston

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

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

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

January 22, 2016

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

Re: Subdivision Improvements Agreement Extension  
Tract 2 of Tracts 1, 2, 3 & 4 UNM Arena

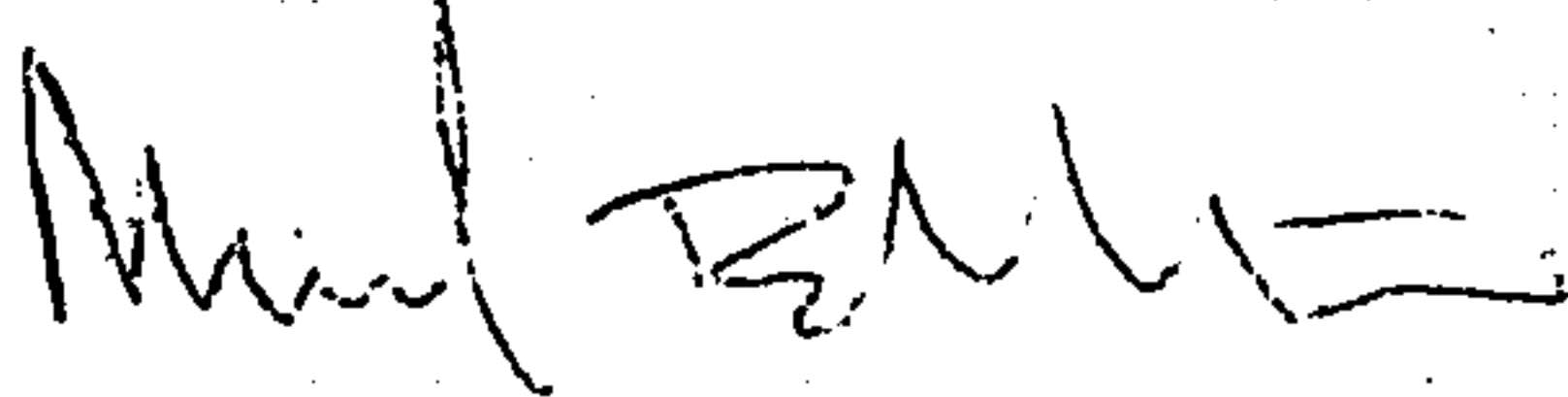
Dear Ms. Molina-Dodge:

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 Improvements 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,



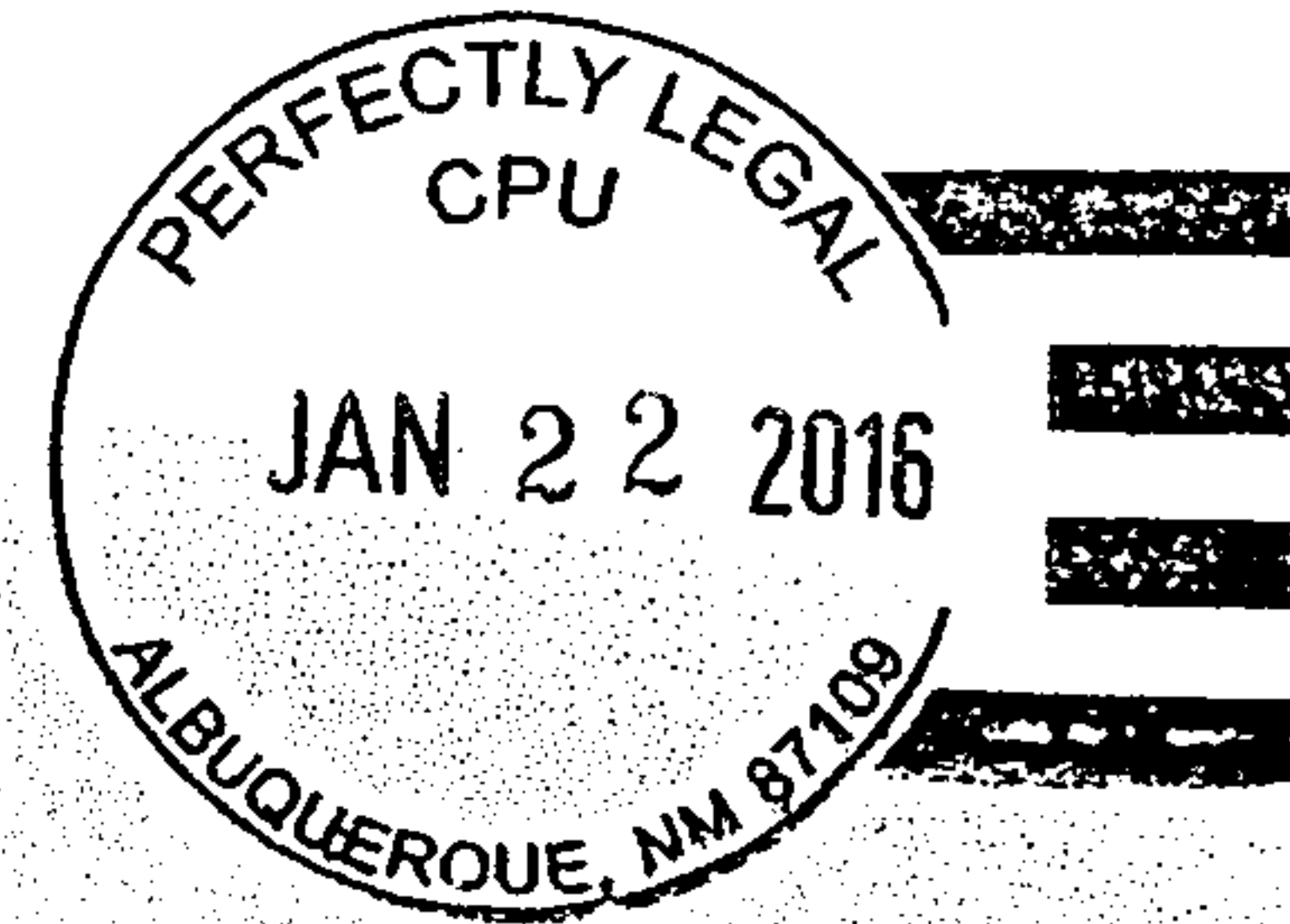
Michael J. Balaskovits, P.E.  
Senior Project Manager  
Community Development & Planning

Enclosure  
MJB/mhs

Engineering ▲

Spatial Data ▲

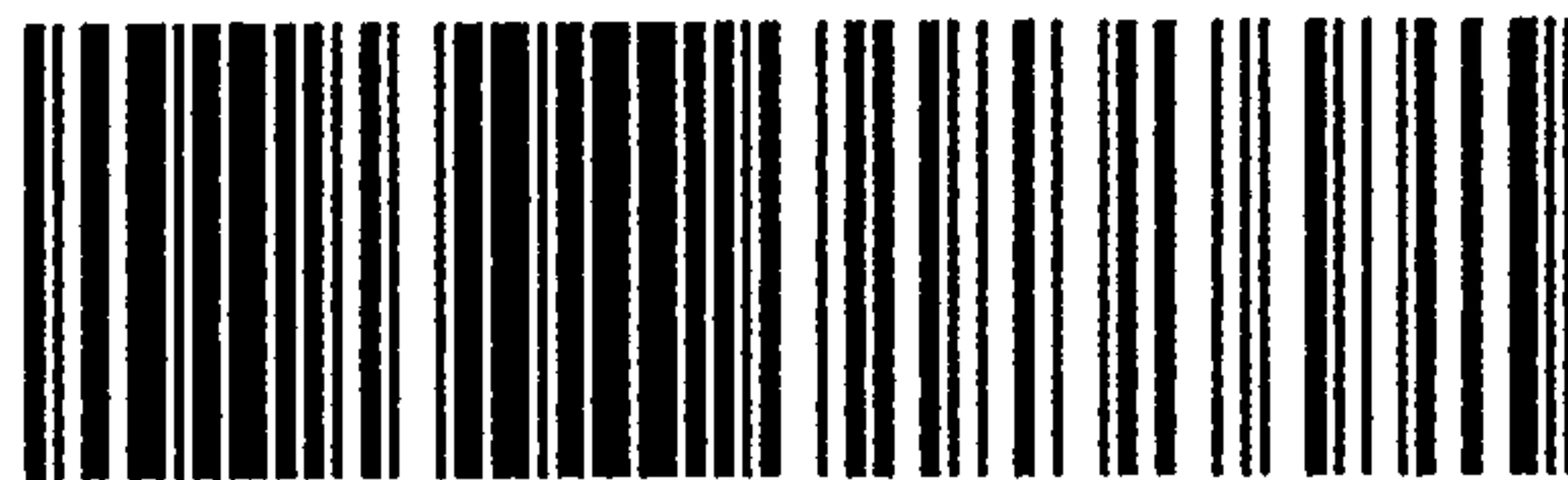
Advanced Technologies ▲



**CERTIFIED MAIL**

**Bohannon  Huston**

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



91 7199 9991 7031 0467 7573



02 1P \$ 006.735  
0000819967 JAN 22 2016  
MAILED FROM ZIP CODE 87109

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

# Bohannon Huston

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

January 22, 2016

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

Re: Subdivision Improvements Agreement Extension  
Tract 2 of Tracts 1, 2, 3 & 4 UNM Arena

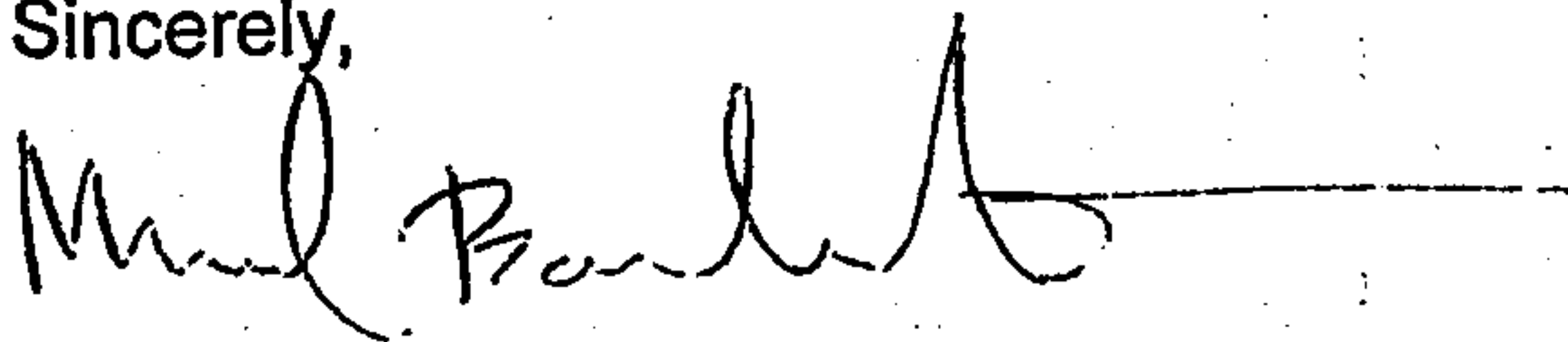
Dear Ms. Cabrera:

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

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. 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,



Michael J. Balaskovits, P.E.  
Senior Project Manager  
Community Development & Planning

Enclosure  
MJB/mhs

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

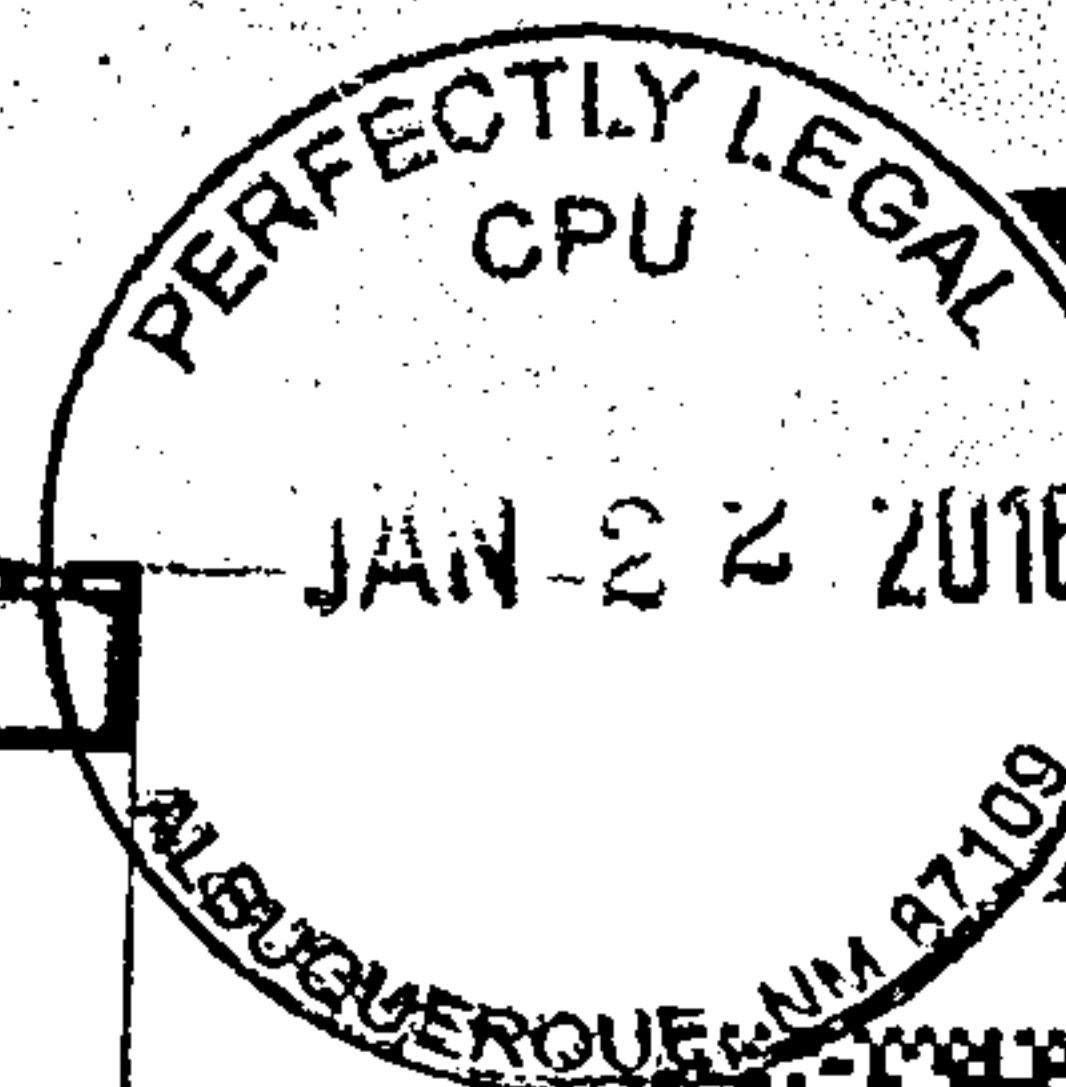
**Bohannon  Huston**

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

**CERTIFIED MAIL**



91 7199 9991 7031 0467 7610



UNITED STATES POSTAGE  
  
PITNEY BOWERS  
02 1P \$ 006.7  
0000819967 JAN 22  
MAILED FROM ZIP CODE 87106

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

PROJECT#

1718001

February 17, 2016

ARS SJA



Supplemental Form (SF)

<p><b>SUBDIVISION</b></p> <p><u>MSB</u> <input checked="" type="checkbox"/> Major subdivision action  <input checked="" type="checkbox"/> Minor subdivision action  <input type="checkbox"/> Vacation  <input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><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  <input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE (Form D)</b></p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p><b>S Z ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p><input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar  <input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p><input type="checkbox"/> Street Name Change (Local &amp; Collector)</p> <p><b>L A APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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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 (Michael Balaskovits) PHONE: 505.823.1000  
 ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: mbalaskovits@bhinc.com

APPLICANT: UNIVERSITY OF NEW MEXICO REAL ESTATE OFFICE PHONE: 505.277.4620  
 ADDRESS: 2811 CAMPUS BLVD NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87131 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: REGENTS OF UNM

DESCRIPTION OF REQUEST: 2 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, O-1, C-3 Proposed zoning: SU-1, O-1, C-3 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): L-15-Z UPC Code: 101505609736520316, 101505619728820340  
101505610431620320, 101505605335220310

**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): 74.06  
 LOCATION OF PROPERTY BY STREETS: On or Near: AVENIDA CESAR CHAVEZ  
 Between: UNIVERSITY BLVD and AMAFCA SOUTH DIVERSION CHANNEL

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

SIGNATURE [Signature] DATE \_\_\_\_\_  
 (Print Name) MICHAEL BALASKOVITS 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 70803</u>	<u>SIA</u>	_____	<u>\$ 50.00</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	_____	_____	_____	Total
<input type="checkbox"/>	F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 70.00</u>

Hearing date January 8, 2014

[Signature] 12-20-13  
 Staff signature & Date

Project # 1008121



**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.**

*MINOR*

**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 Bauskovits  
 Applicant name (print)  
[Signature] 12/20/13  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
**13DRB-70603**  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 12-20-13  
 Planner signature / date  
 Project # 1008121



Supplemental Form (SF)

<p><b>SUBDIVISION</b></p> <p><u>MJB</u> <input checked="" type="checkbox"/> Major subdivision action</p> <p><input checked="" type="checkbox"/> Minor subdivision action</p> <p><input 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</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment/Approval (AA)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE (Form D)</b></p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p><b>S Z ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><b>V</b> <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p><b>P</b> <input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar</p> <p><input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p><b>D</b> <input type="checkbox"/> Street Name Change (Local &amp; Collector)</p> <p><b>L A APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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**APPLICATION INFORMATION:**

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

APPLICANT: UNIVERSITY OF NEW MEXICO REAL ESTATE OFFICE PHONE: 505.277.4620  
 ADDRESS: 2811 CAMPUS BLVD NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87131 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: REGENTS OF UNM

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Lot or Tract No. TRACTS 1, 2, 3, & 4 UNM ARENA Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: SU-1, O-1, C-3 Proposed zoning: SU-1, O-1, C-3 MRGCD Map No. \_\_\_\_\_  
 Zone Atlas page(s): L-15-Z UPC Code: 101505609736520316, 101505619728820340  
101505610431620320, 101505605335220310

**CASE HISTORY:**

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 Between: UNIVERSITY BLVD and AMAFCA SOUTH DIVERSION CHANNEL

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

SIGNATURE [Signature] DATE \_\_\_\_\_  
 (Print Name) MICHAEL BALASKOVITS 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 - 70803</u>	<u>SIA</u>	_____	<u>\$ 50.00</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	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 70.00</u>

Hearing date January 8, 2013

[Signature] 12-20-13 Project # 1008121  
 Staff signature & Date

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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.

MINOR

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 BARASKOVITS  
Applicant name (print)  
[Signature] 12/20/13  
Applicant signature / date

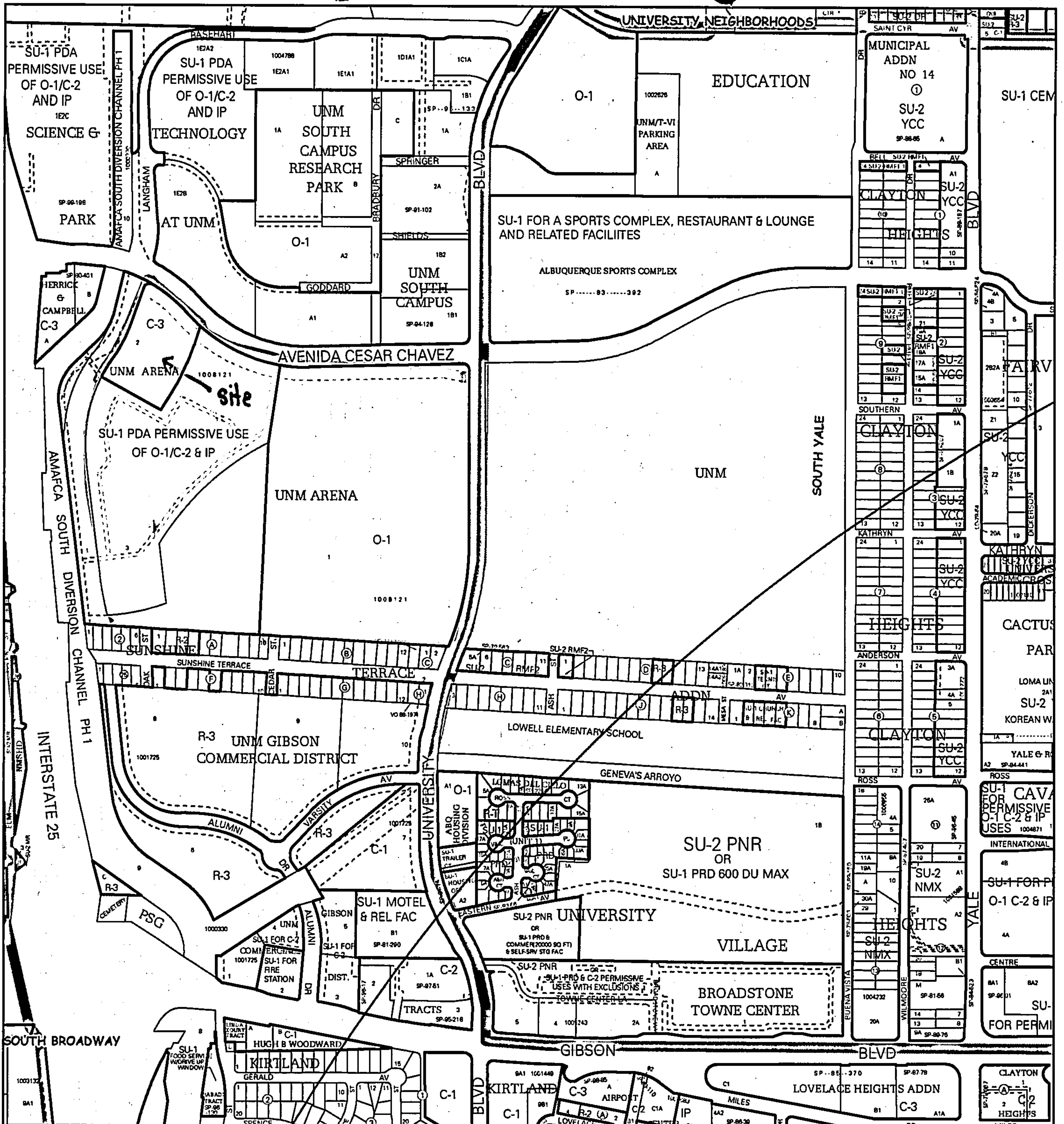


Form revised October 2007

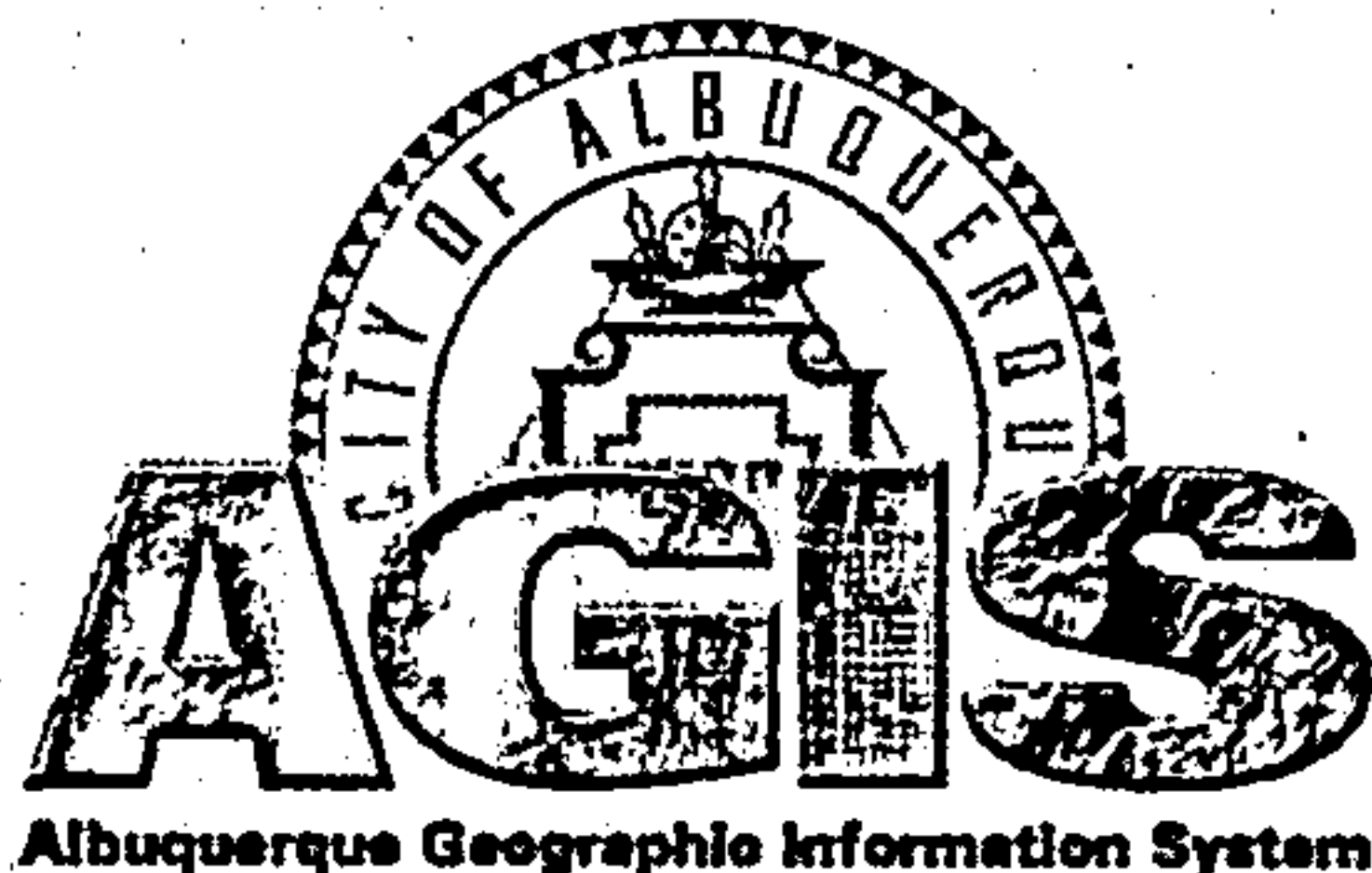
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
13DRB-70803  
\_\_\_\_\_  
\_\_\_\_\_

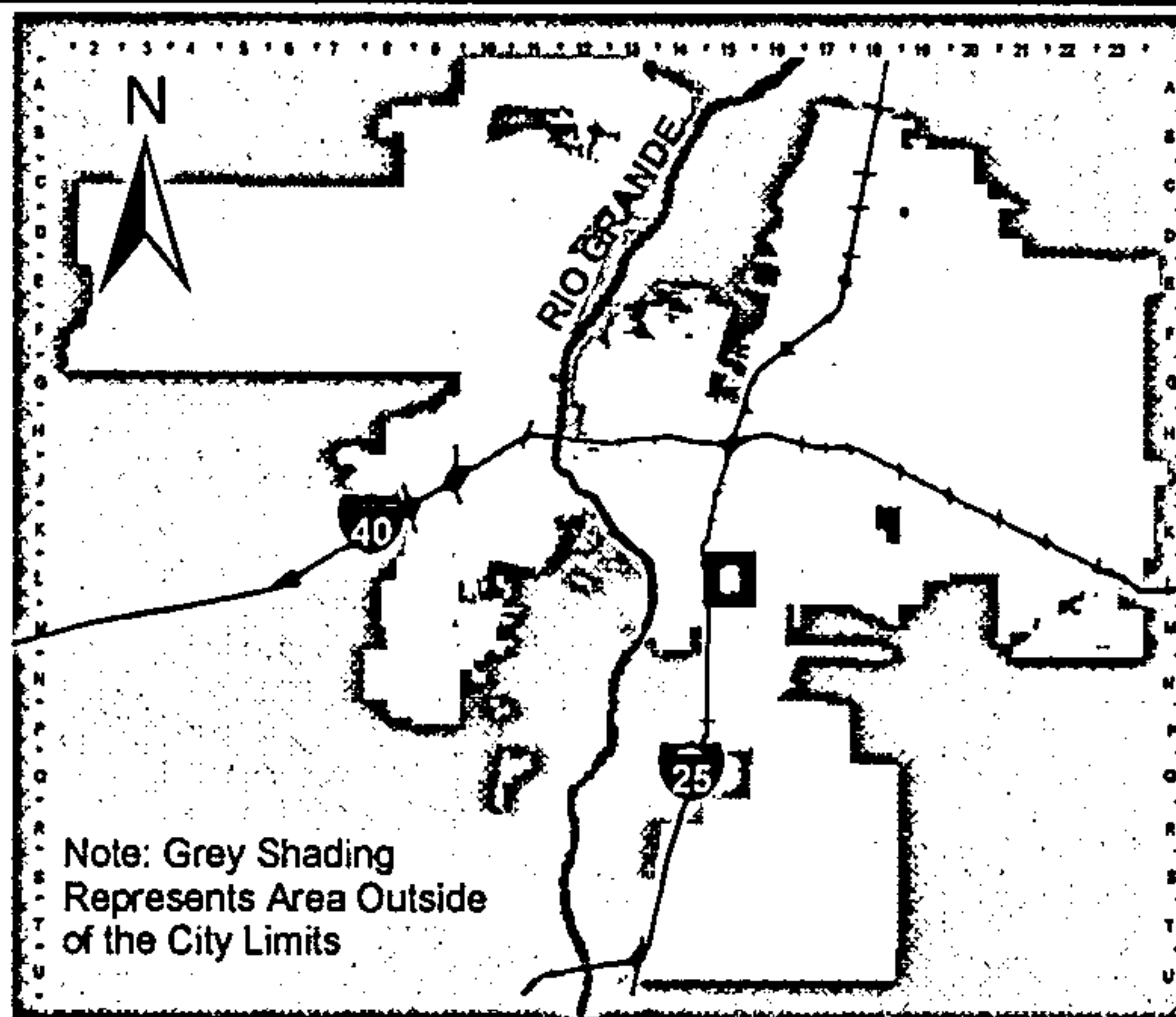
[Signature] 12-20-13  
Planner signature / date  
Project # 1008121



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



Map amended through: 6/7/2013



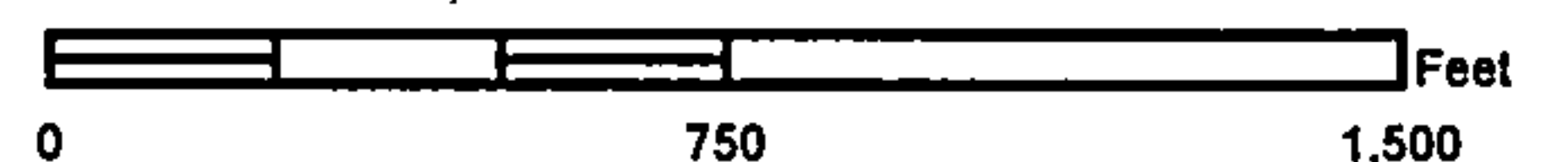
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**L-15-Z**

Selected Symbols

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



December 20, 2013

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

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

Dear Mr. Cloud:

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

Enclosed is the following information:

- Applications for Development Review
- Reduced layout of Recorded Plat
- Zone Atlas sheet showing the project area
- Approved Infrastructure List
- Original SIA / 1<sup>st</sup> Extension
- ~~Neighborhood Notification information~~
- DRB Fee

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. 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 on January <sup>27<sup>th</sup></sup> 2014. If you have any questions, or require further information, please call me.

Sincerely,



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

MB/jcm  
Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



**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



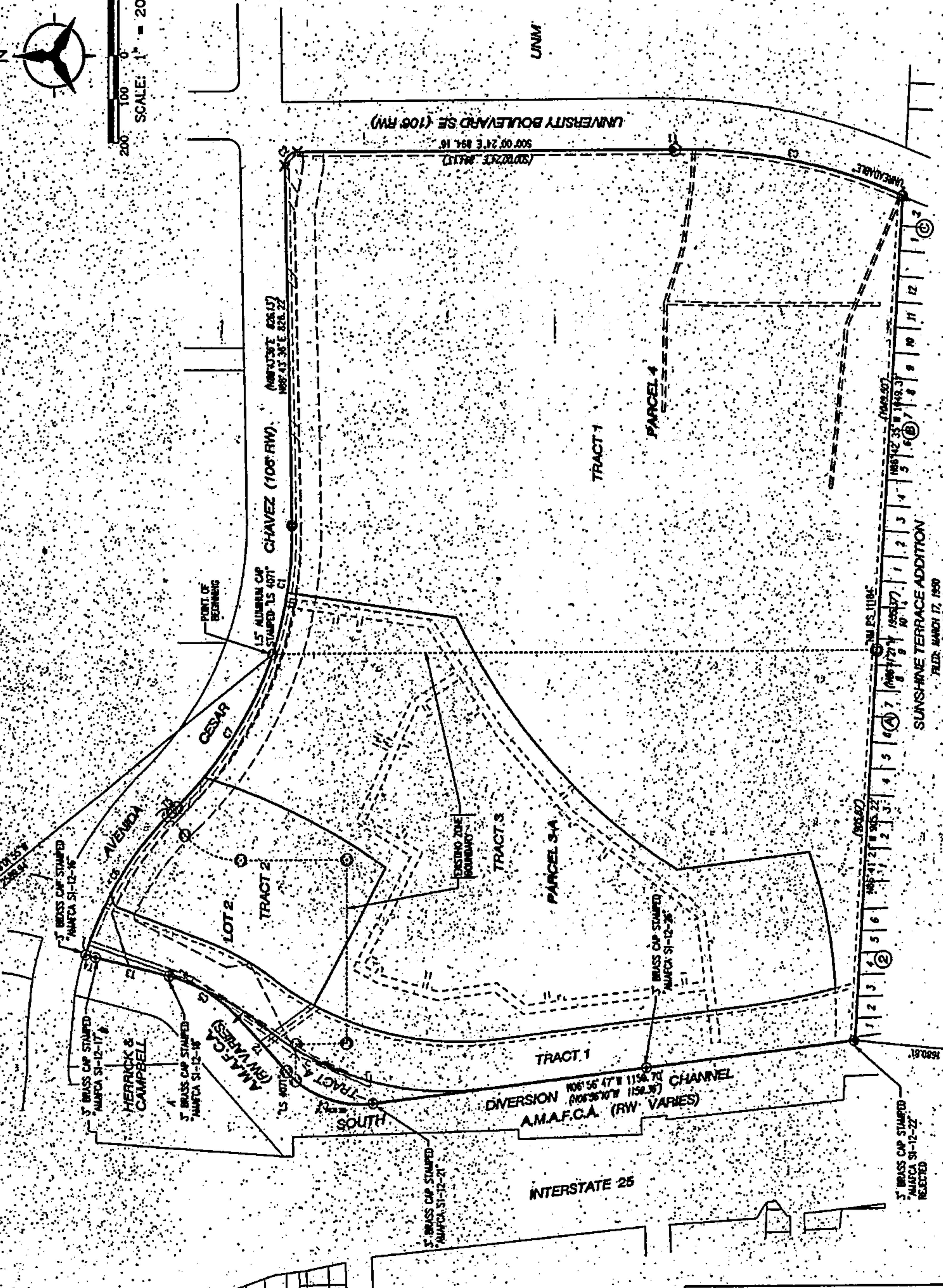
MISLE BRASS DISC STAMPED "S1A 1-25-38"  
 GEOGRAPHIC POSITION (MISLE)  
 IN STATE PLANE COORDINATES (CENTRAL ZONE)  
 CORNER TO GRID FACTOR = 0.99997244  
 DELTA ALPHA = -011727.35"

MISLE BRASS DISC STAMPED "S1A 1-25-39"  
 GEOGRAPHIC POSITION (MISLE)  
 IN STATE PLANE COORDINATES (CENTRAL ZONE)  
 CORNER TO GRID FACTOR = 0.99997244  
 DELTA ALPHA = -011727.35"

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	20° 02' 57"	154.06	304.96'	871.51'	303.41'	S81° 14' 59" E
C2	91° 18' 00"	30.87	41.79	30.00'	42.88	S45° 36' 24" E
C3	01° 18' 00"	284.42	560.87	1378.40'	557.12'	S11° 18' 00" W
C4	23° 18' 36"	122.96	161.19'	1378.40'	218.77'	N00° 14' 48" E
C5	47° 03' 03"	100.36	134.85'	132.55'	192.17'	N00° 38' 40" E
C6	27° 28' 54"	201.41	268.14'	765.51'	388.57'	S57° 48' 38" E
C7	28° 00' 58"	217.42	293.14'	871.51'	421.60'	S57° 02' 00" E

ID	BEARING	DISTANCE
T1	S00° 24' 24" E	5.40'
T2	N07° 26' 23" E	172.26'
T3	N13° 50' 57" E	102.52'
T4	N15° 22' 30" E	23.93'
T5	S42° 58' 31" E	14.00'
T6	S03° 11' 24" S	114.00'

NOTE: ALL AREAS FOR THIS SHEET ONLY



**LEGEND**

- SURVEY BOUNDARY LINE
- NEW LOT LINE
- EXISTING TOWN BOUNDARY AND EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE PLAT OF THIS PLAT
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET AS REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "BENJAMIN LS 15700"
- FOUND REBAR/CAP STAMPED "BENJAMIN LS 15700" OR AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- FOUND BRASS CAP AS NOTED
- ✕ FOUND CHISELED MARK IN CONCRETE
- FOUND NAIL AND SHIVER
- FOUND MONUMENT ON ELIMINATED LOT LINE

DOCS 2818647251  
 01/21/2010 11:00 AM  
 10/21/2010 11:00 AM  
 BOHANNAN & HUSTON  
 ENGINEERING & SPATIAL DATA • ADVANCED TECHNOLOGIES

BOHANNAN & HUSTON  
 ENGINEERING & SPATIAL DATA • ADVANCED TECHNOLOGIES  
 17800 Jefferson St. NE Albuquerque, NM 87109-4336

DO NOT SCALE  
 1" = 200'



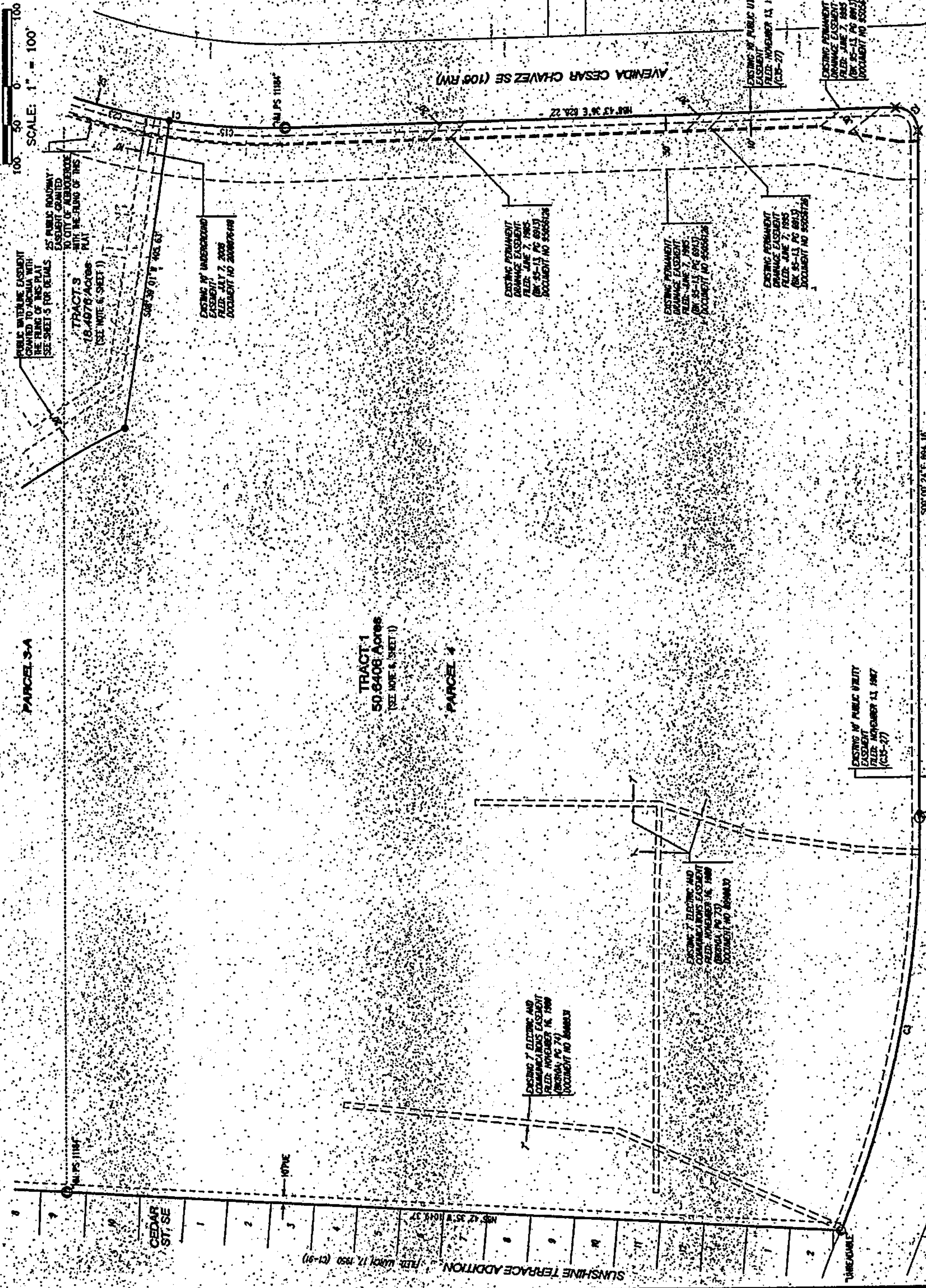
SHEET 2 OF 5

NOTE - SEE SHEETS 1, 4 & 5 FOR DETAILS





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



ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEG	CHORD END
C1	202.0257	154.06	304.96	871.51	303.41	S81°14'56"E	S81°14'56"E
C2	91°16'00"	30.07	67.79	30.00	42.00	S45°30'24"E	S45°30'24"E
C3	27°18'04"	284.42	560.87	1378.00	557.12	S11°18'09"W	S11°18'09"W
C4	54°21'10"	122.98	272.20	239.36	218.77	N05°14'48"E	N05°14'48"E
C5	33°35'26"	100.36	194.95	132.52	182.17	N00°30'40"E	N00°30'40"E
C6	20°38'58"	201.41	393.60	365.51	399.57	S37°48'30"E	S37°48'30"E
C7	28°00'58"	217.42	428.14	471.51	431.80	S57°02'00"E	S57°02'00"E
C8	12°16'23"	82.30	163.98	763.51	183.68	S68°21'54"E	S68°21'54"E
C9	89°22'42"	35.36	52.03	30.00	45.75	S70°01'36"W	S70°01'36"W
C10	16°18'37"	100.31	199.27	700.00	188.60	S28°29'54"W	S28°29'54"W
C11	43°36'00"	297.18	594.39	743.00	551.85	S14°51'13"W	S14°51'13"W
C12	07°20'00"	116.64	232.95	1819.50	232.79	S10°30'51"E	S10°30'51"E
C13	16°47'46"	162.68	323.05	1102.00	321.87	N78°25'34"E	N78°25'34"E
C14	37°21'54"	411.21	800.43	1417.00	788.83	N47°58'25"E	N47°58'25"E
C15	05°31'25"	38.98	157.54	871.51	157.12	S85°05'12"E	S85°05'12"E
C16	15°25'54"	288.68	548.71	692.00	534.25	N15°48'10"E	N15°48'10"E
C17	16°28'38"	104.98	215.66	780.00	214.92	N30°14'51"E	N30°14'51"E
C18	08°10'15"	23.75	47.42	332.52	47.38	N17°36'05"E	N17°36'05"E
C19	19°10'50"	244.15	483.74	1445.00	481.48	S26°00'03"E	S26°00'03"E
C20	08°47'18"	57.09	113.98	743.00	113.85	N02°15'34"E	N02°15'34"E
C21	17°12'33"	115.84	229.83	765.51	229.06	S51°40'27"E	S51°40'27"E
C22	06°16'53"	47.62	95.54	871.51	95.50	S48°09'58"E	S48°09'58"E
C23	08°41'37"	73.89	147.42	871.51	147.25	S78°04'13"E	S78°04'13"E
C24	34°48'42"	232.63	461.43	743.00	444.52	N10°27'34"E	N10°27'34"E
C25	21°44'07"	187.31	330.69	871.51	328.81	S60°10'28"E	S60°10'28"E
C26	25°25'11"	75.00	147.52	332.52	146.32	N04°43'48"E	N04°43'48"E
C27	08°37'41"	63.81	127.48	1102.00	127.41	N69°41'42"W	N69°41'42"W

ID	BEARING	DISTANCE
T1	S09°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	N87°58'25"W	0.57

DOCN 2010047281  
 05/29/2010 11:09 AM Page 4 of 8  
 Author: [Name]  
 Title: [Title]

**LEGEND**

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



**Bohannan & Huson**  
 ENGINEERING & SPATIAL DATA - ADVANCED TECHNOLOGIES  
 Courtyard 1 7800 Jefferson St. NE Albuquerque, NM 87109-4338  
 505.263.2222 FAX 505.263.2222  
 2-1011-2010  
 17th Floor

**PLAT OF TRACTS 1, 2, 3 & 4 UNM ARENA**  
 (A REPLAT OF PARCELS 9-A AND 1 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" = 60'  
 0' 30' 60'

TRACT 2  
 4.3441 ACRES

TRACT 3  
 18.4878 ACRES

TRACT 1  
 60.8408 ACRES

TRACT 4  
 50.0409 ACRES

UNIVERSITY OF NEW MEXICO SOUTH CAMPUS

UNIVERSITY OF NEW MEXICO SOUTH CAMPUS

UNIVERSITY OF NEW MEXICO SOUTH CAMPUS

UNIVERSITY OF NEW MEXICO SOUTH CAMPUS

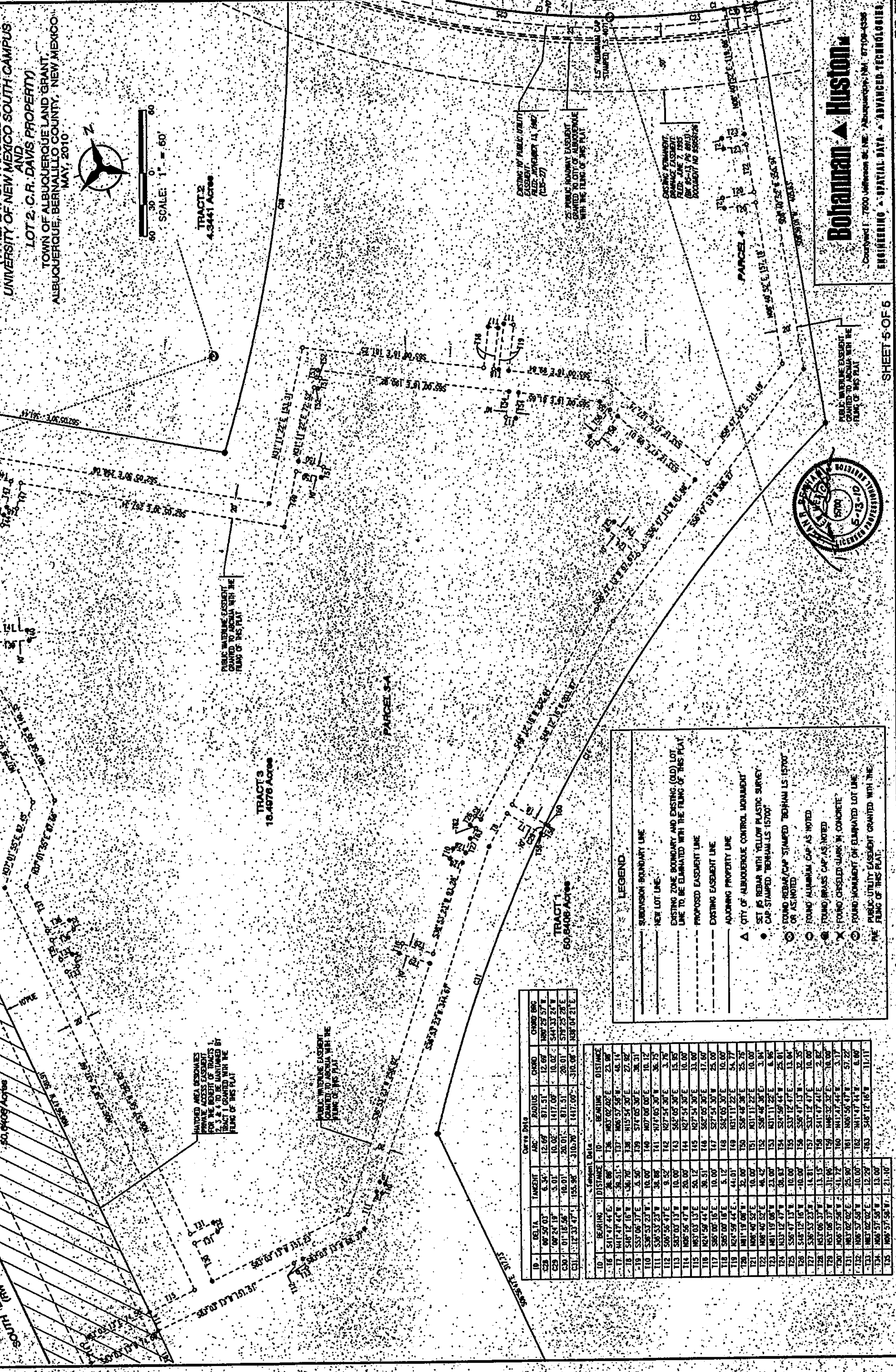
UNIVERSITY OF NEW MEXICO SOUTH CAMPUS

UNIVERSITY OF NEW MEXICO SOUTH CAMPUS

UNIVERSITY OF NEW MEXICO SOUTH CAMPUS

UNIVERSITY OF NEW MEXICO SOUTH CAMPUS

UNIVERSITY OF NEW MEXICO SOUTH CAMPUS



**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 AS REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "BERNHAM LS 15700" OR AS NOTED
- FOUND REBAR/CAP STAMPED "BERNHAM LS 15700" OR AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- FOUND BRASS CAP AS NOTED
- FOUND GASELLED SLAB IN CONCRETE
- FOUND MONUMENT ON ELEVATED LOT LINE
- PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

CHORD DATA

ID	DELTA	LENGTH	ARC	RADIUS	CHORD BEARING
C28	0° 57' 03"	6.44'	12.69'	871.51'	120° 23' 57" W
C29	0° 24' 18"	3.01'	10.03'	1417.00'	101° 02' 54" W
C30	01° 18' 36"	10.01'	28.01'	871.51'	201° 01' 57" E
C31	12° 33' 47"	155.95'	310.70'	1417.00'	310.00' - 108° 04' 21" E

BEARING AND DISTANCE DATA

ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
16	S 41° 47' 44" E	28.00'	76	N 63° 02' 02" E	23.00'
17	N 41° 47' 44" W	36.51'	77	N 63° 57' 58" W	48.14'
18	S 48° 12' 16" W	3.6170'	78	N 15° 54' 30" E	27.82'
19	S 53° 06' 37" E	4.50'	79	S 74° 05' 30" E	36.31'
20	S 38° 53' 23" W	10.00'	80	N 07° 00' 00" E	10.12'
21	S 38° 53' 23" W	18.88'	81	N 71° 05' 30" W	36.75'
22	S 68° 05' 47" E	9.52'	82	N 27° 54' 30" E	3.75'
23	S 68° 05' 47" E	10.00'	83	S 43° 05' 30" E	15.83'
24	N 68° 56' 47" W	20.00'	84	N 27° 54' 30" E	10.00'
25	N 63° 03' 13" E	50.12'	85	N 27° 54' 30" E	33.00'
26	N 21° 59' 44" E	36.51'	86	S 68° 05' 30" E	17.60'
27	S 68° 05' 47" W	10.00'	87	S 27° 54' 30" W	25.00'
28	S 68° 05' 47" W	5.12'	88	S 68° 05' 30" E	10.00'
29	N 21° 59' 44" E	44.01'	89	N 31° 11' 22" E	54.77'
30	N 19° 08' 00" W	32.00'	90	S 58° 48' 36" E	25.76'
31	N 08° 48' 52" E	40.00'	91	N 01° 11' 22" E	10.00'
32	N 08° 48' 52" E	48.42'	92	S 58° 48' 36" E	3.84'
33	N 81° 19' 06" W	23.00'	93	N 31° 11' 22" E	6.80'
34	N 31° 12' 47" W	08.83'	94	S 27° 54' 30" E	25.01'
35	S 48° 12' 16" W	10.00'	95	S 31° 12' 47" E	13.04'
36	S 48° 12' 16" W	10.00'	96	S 58° 47' 13" W	32.35'
37	S 38° 53' 23" W	13.15'	97	S 31° 12' 47" E	10.00'
38	N 31° 06' 37" W	31.96'	98	N 46° 32' 32" E	2.82'
39	N 08° 48' 52" W	41.12'	99	N 41° 47' 44" W	10.00'
40	N 08° 48' 52" W	23.00'	100	N 31° 12' 47" W	3.17'
41	N 08° 48' 52" W	10.00'	101	N 31° 12' 47" W	57.22'
42	N 08° 48' 52" W	10.00'	102	N 41° 47' 44" W	6.00'
43	N 08° 48' 52" W	12.29'	103	S 48° 12' 16" W	11.11'
44	N 08° 48' 52" W	13.00'			
45	N 08° 48' 52" W	21.10'			

**Bohannon & Huston**  
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 2500 UNIVERSITY AVENUE, SUITE 100, ALBUQUERQUE, NM 87106  
 505.263.2222



1st  
**EXTENSION AGREEMENT**  
**Procedure "B"**

PROJECT NO. 566583

This Agreement made this 10<sup>th</sup> day of May, 2012, 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, UNM MSC06 3595, 1 University of New Mexico Albuquerque, NM 87131-0001 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 in the office of the Clerk of Bernalillo County, New Mexico on May 26, 2010, as document number: 2010047054, ("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 N/A Extension Agreement dated \_\_\_\_\_ recorded \_\_\_\_\_, in Book Misc. \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to \_\_\_\_\_; and

WHEREAS, the Earlier Agreement was amended by a N/A Extension Agreement dated \_\_\_\_\_ recorded \_\_\_\_\_, in Book Misc. \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to \_\_\_\_\_; 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:

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:)

Doc# 2012053048



- A. For all improvements, the 25th day of January, 2014.
- B. On portions of the improvements as follows:

IMPROVEMENTS

COMPLETION DATE

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____

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

Type of Financial Guaranty: Municipal Lien

Amount: \$ \$66,903.89

Name of Financial Institution or Surety providing Guaranty: N/A

Date City first able to call Guaranty (Construction Completion Deadline): January 25, 2014

If Guaranty other than a Bond, last day City able to call Guaranty: March 25, 2014

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

CITY OF ALBUQUERQUE:

By [signature]: Kim D. Murphy  
 Name [print]: Kim D. Murphy  
 Title: Director of Real Estate  
 Dated: May 3, 2012

By: Richard Dourte  
 Richard Dourte, City Engineer  
 Dated: 5-10-12

(RD)  
5-7-12

KW  
5-7-2012

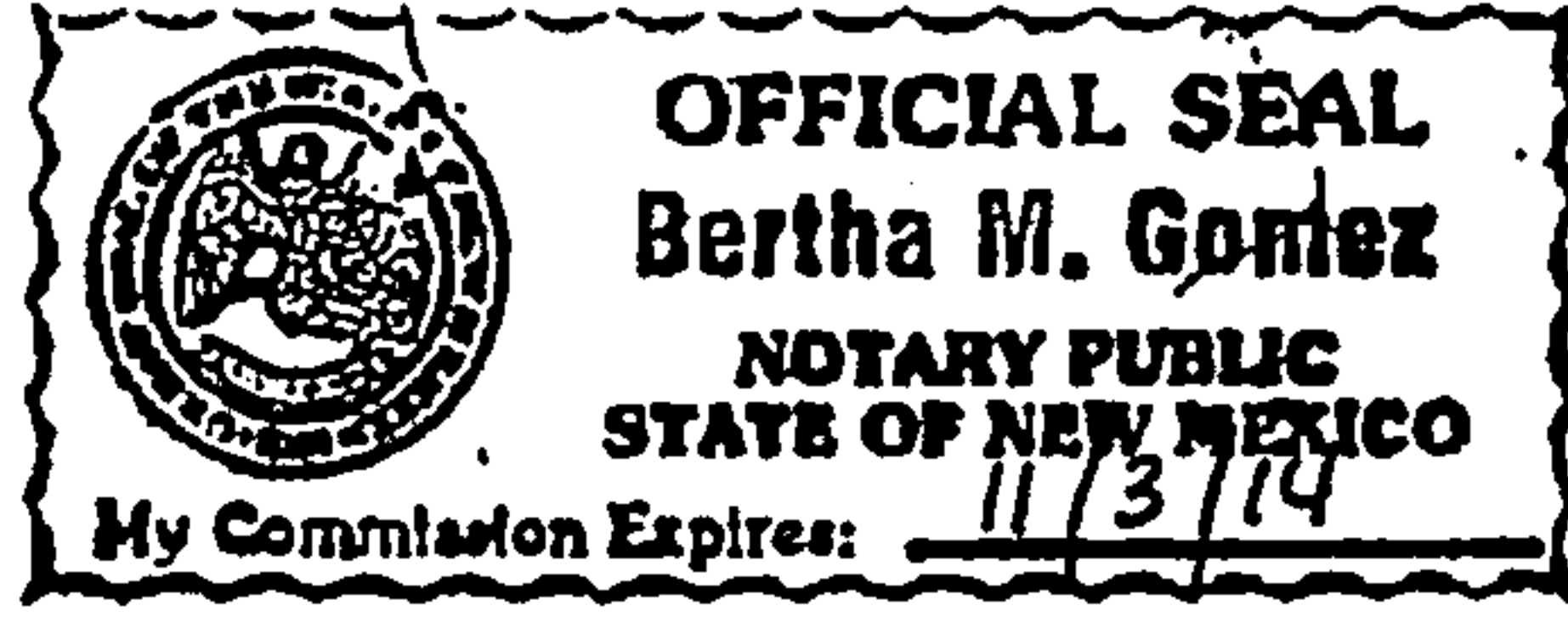
SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on this 3rd day of May, 2012  
by [name of person:] Kim D. Murphy, [title or capacity, for  
instance, "President" or "Owner"] Director of Real Estate  
of [Subdivider:] The Regents of the University of New Mexico

My Commission Expires:  
11/3/14

Bertha M. Gomez  
Notary Public



CITY'S NOTARY

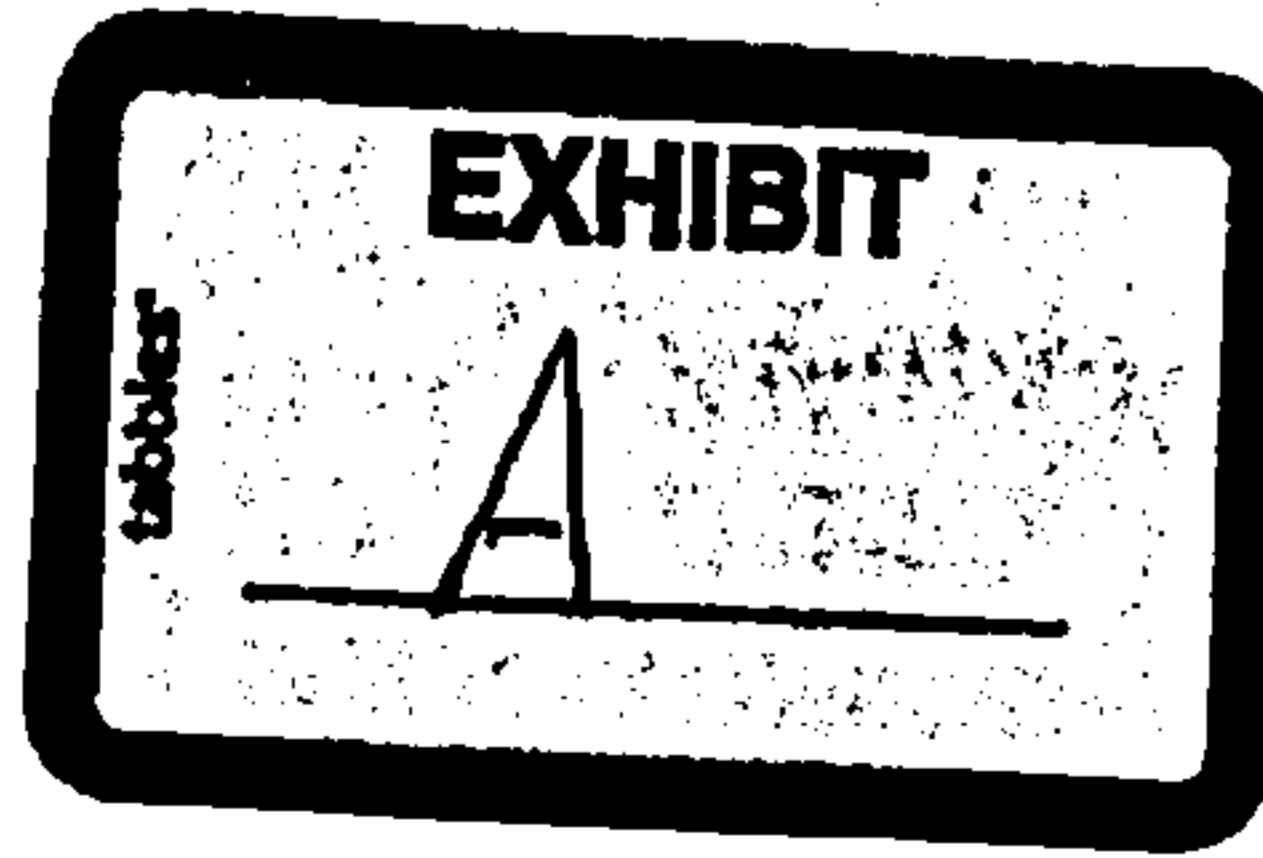
STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 10<sup>th</sup> day of May,  
2012 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on  
behalf of said corporation.

My Commission Expires:  
10-07-12

Linda Evans  
Notary Public





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 4, 2012

**Project# 1008121**

12DRB-70105 MAJOR - 2YR MINOR SUBD IMP AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for THE REGENTS OF THE UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1-4, zoned SU-1 O-1, C-3, located on AVENIDA CESAR CHAVEZ SE BETWEEN AMAFCA SOUTH DIV CHANNEL AND UNIVERSITY BLVD containing approximately 74.1 acre(s). (L-15)

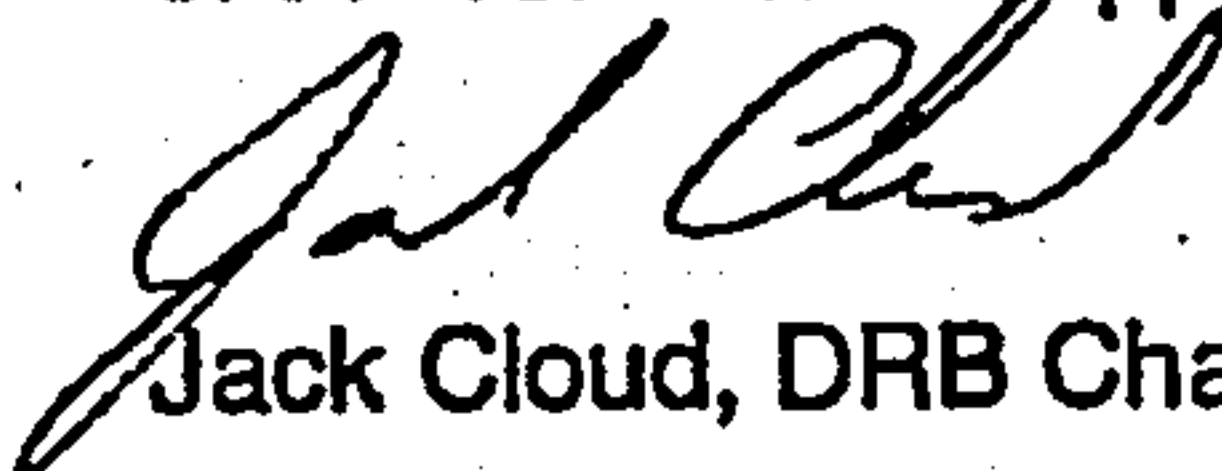
At the April 4, 2012 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by April 19, 2012, in the manner described below.

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

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

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

  
Jack Cloud, DRB Chair

Cc: Bohannan Huston Inc.  
Marilyn Maldonado  
file

**AMENDED CLAIM AND NOTICE OF LIEN**

**TITLE OF PROJECT:** UNM Student Housing Sidewalk Project  
**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, 2012, 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.

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): Tracts 1,2,3 & 4 UNM Arena, said Improvements being more particularly described in that certain Subdivision Improvements Agreement ("Agreement") between the City and (name of owner and/or subdivider) The Regents of the University of New Mexico, and recorded in the Office of the Clerk of Bernalillo County, New Mexico on May 26th, 2010, as Document No. 2010047054, as amended. This City Lien is established pursuant to § 14-14-5-4 of the Revised Ordinances of Albuquerque, State of 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  
2811 Campus Blvd, UNM MSC06 3595  
Albuquerque, NM 87131-0001

**LEGAL 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.

**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**

**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:** \$66,903.89, 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 January 25, 2014. 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 11<sup>th</sup> day of May, 2012.

Amy B Bailey  
Amy B Bailey, City Clerk  
City of Albuquerque  
Bernalillo County, New Mexico

**APPROVED:**

Richard Dourte  
Richard Dourte, City Engineer

Date: 5-10-12

5-7-2012

STATE OF NEW MEXICO )  
  )ss  
COUNTY OF BERNALILLO )

6/11/12  
5-7-12

On this the 11 day of May, 2012, before me appeared Amy B. Bailey 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: 04/2012

Janette A. Lavato  
Notary Public



No. of Lots: \_\_\_\_\_

Nearest Major Streets: \_\_\_\_\_

Avenida Cesar Chavez &  
Interstate 25**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 25 day of May, 20 10, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and The Regents of the University of New Mexico ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] body corporate, on behalf of THE UNIVERSITY OF NEW MEXICO, a constitutionally created educational institution of the State of New Mexico, whose address is 2801 Campus Blvd, UNM MSC01 1030 Albuquerque, NM 87131 and whose telephone number is 505-277-4620, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] University of New Mexico South Campus 3-A & 4, recorded on November 13, 1987 in the records of the Bernalillo County Clerk at Book C35, page 27 (the "Subdivision") AND Lot 2, Tract "C", C.R. Davis Property, recorded on August 15, 1972 in the records of the Bernalillo County Clerk at Book C8, page 170 (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 1, 2, 3 & 4 UNM Arena describing Subdivider's Property.

The City and the Subdivider have entered into a Memorandum of Understanding ("MOU") dated February 9, 2010 for the development of the Subdivision. In the event of a conflict between the terms of the MOU and the terms of this Agreement, the parties shall attempt to reconcile the conflict. If the parties are unable to reconcile the conflict then the terms of the MOU shall control. The Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite

May 17, 2010 (12:30 pm)  
RDSAR Subdivision Improvements Agreement

Doc# 2010047054

05/26/2010 08:31 AM Page: 1 of 12  
AGRE R:\$31.00 M. Toulouse Oliver, Bernalillo County



to approval of the final plat, building permit or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in the Request for Financial Guaranty Requirement, as amended by the Financial Guaranty Amount (the "Improvements"), to the reasonable satisfaction of the City, on or before the 3<sup>rd</sup> day of March, 2012 ("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. 566583.

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

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

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

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
Engineering Fee	3.25% of Actual Construction Cost as required per City-approved

estimate.

Excavation and Sidewalk  
Ordinance, Street Restoration  
Fees

(Figure 7)

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

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Bohannan Huston, Inc., and construction surveying of the private Improvements shall be performed by Bohannan Huston, Inc.. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City at Subdivider's request or as reasonably deemed necessary by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Bohannan Huston, Inc., and inspection of the private Improvements shall be performed by Bohannan Huston, Inc., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City at Subdivider's request or as reasonably deemed necessary by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Terracon Consultants, Inc., and field testing of the private Improvements shall be performed by Terracon Consultants, Inc., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City at Subdivider's request or as reasonably deemed necessary by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested prior to construction of the Subdivision, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated remaining cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following Financial Guaranty:

Type of Financial Guaranty: Municipal Lien  
Amount: \$66,903.89  
Name of Financial Institution or Surety providing Guaranty:  
N/A  
Date City first able to call Guaranty: March 3, 2012  
[Construction Completion Deadline]: March 3 2012  
If Guaranty other than a Bond, last day City able to call Guaranty is: May 3, 2012.  
Additional information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City reasonably deems associated with the public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

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

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to

guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

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

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, and such failure continues for thirty (30) days after written notice of such failure from City to Subdivider, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the actual cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential which the City may incur as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty. Notwithstanding anything set forth or implied herein to the contrary, in no event shall either the City or the Subdivider be liable under this Agreement for (and each party hereby waives the right to claim or sue for) any indirect, speculative or punitive damages.

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

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

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

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

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

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

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City 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 a Power of Attorney.

22. Force Majeure. For the purposes of any of the provisions of this Agreement, in the event of any delay in the performance of such obligations due to causes beyond the control of, and without the fault or negligence of, such party, including without limitation acts of God, acts of the public enemy, acts of war or terrorism, acts of the federal, state or local government, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, severe or inclement weather, shortages in labor, supplies or materials, or delays due to such causes; it being the purpose and intent of this Section 22 that in the event of the occurrence of any such delay, the City will reasonably consider granting an extension of the time or times for performance of the obligations of the party suffering such delay hereunder for the period of the delay.

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 created educational institution of the State of New Mexico

CITY OF ALBUQUERQUE

By: Kim D. Murphy  
Name: Kim D. Murphy  
Title: Director of Real Estate  
Dated: May 17, 2010

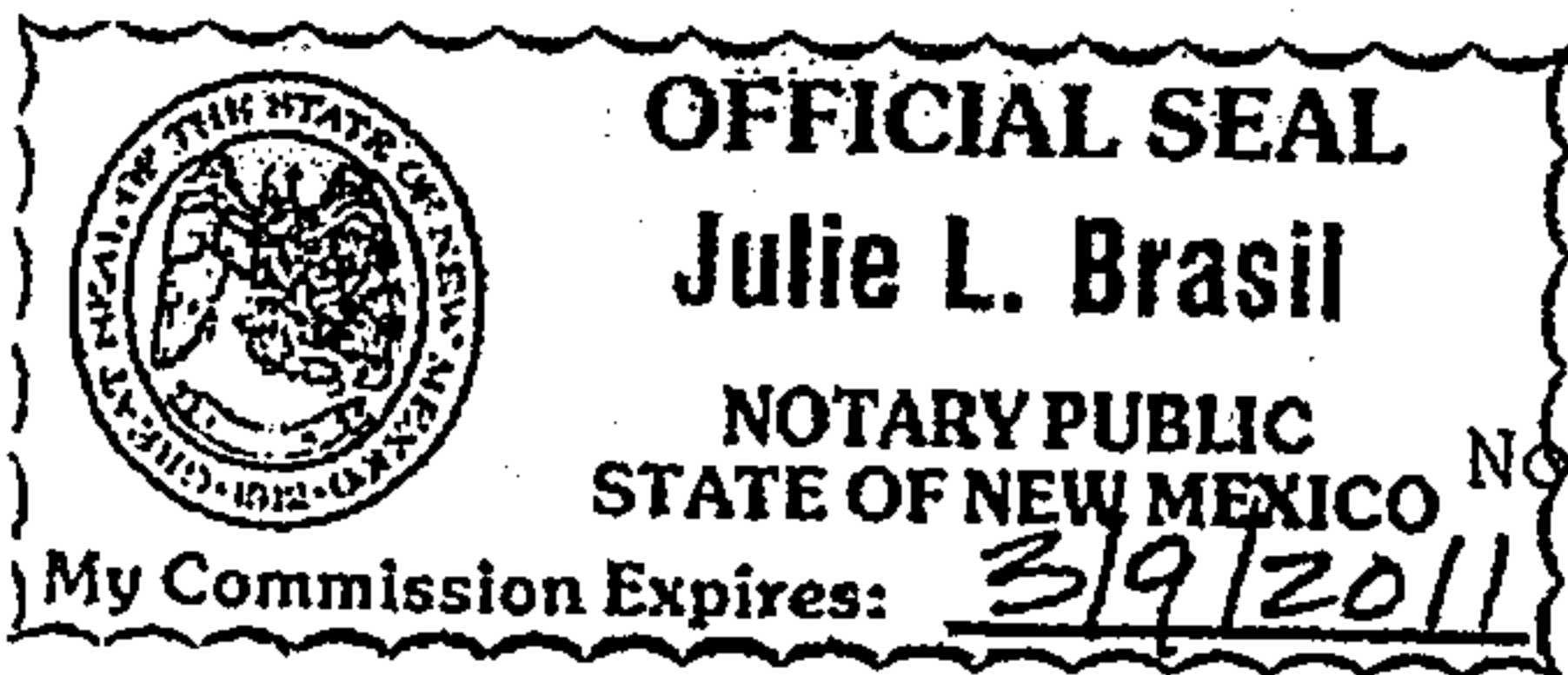
By: [Signature]  
City Engineer  
Dated: 5-25-10

SUBDIVIDER'S NOTARY

STATE OF New Mexico )  
  ) ss.  
COUNTY OF Bernalillo

This instrument was acknowledged before me on the 17 day of May, 2010 by Kim D. Murphy, Director of Real Estate of the University of New Mexico, a constitutionally created educational institution of the State of New Mexico on behalf of the Regents of the University of New Mexico, a body corporate of the University of New Mexico.

[Signature]



My Commission Expires: 3/9/2011

Notary Public

CITY'S NOTARY

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

This instrument was acknowledged before me on 25 day of May, 20 10 by Richard Douate, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Lisa Cornejo  
Notary Public

My Commission Expires:





# ORIGINAL

Current DRG  
Project Number: \_\_\_\_\_

FIGURE 12  
INFRASTRUCTURE LIST  
(REV. 5-28-05)  
EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LIST

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

UNIVERSITY OF NEW MEXICO SOUTH CAMPUS 3-A & C.R. DAVIS PROPERTY LOT 2, TRACT "C"  
EXISTING LEGAL DESCRIPTION FROM TO PLATTING ACTION

Date Submitted: 3-3-2010  
Date Site Plan Approved: 03-03-10  
Date Preliminary Plat Approved: 03-03-11  
Date Preliminary Plat Expires: 03-03-11  
DRB Project No.: 1008121  
DRB Application No.: \_\_\_\_\_

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRG Chief determines that improvement items have not been included in the infrastructure listing, the DRG Chief may include those items in the listing and related financial guarantee. Likewise, if the DRG Chief determines that superfluous or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. All such revisions require approval by the DRG Chief, the User Department and approval of the City Engineer. 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 Chief Engineer			
<input type="checkbox"/>		<input type="checkbox"/>		12' FC-EXFL	PUBLIC ROADWAY IMPROVEMENTS EAST BOUND RIGHT TURN LANE PLUS TRANSITION (APPROX 150 LF); PAVING, STRIPING, CURB & GUTTER, & SIDEWALK	AVENIDA CESAR CHAVEZ AT MAIN ENTRY			/	/	/			
<input type="checkbox"/>		<input type="checkbox"/>		12' FC-EQA	50 LF WEST BOUND LEFT TURN LANE PLUS TRANSITION AND MEDIAN OPENING MODIFICATIONS; PAVED ROADWAY, STRIPING, CURB & GUTTER	AVENIDA CESAR CHAVEZ AT MAIN ENTRY			/	/	/			
<input type="checkbox"/>		<input type="checkbox"/>		12' FC-EQA	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			/	/	/			
<input type="checkbox"/>		<input type="checkbox"/>		150' WEST BOUND LEFT TURN LANE PLUS TRANSITION INTO WEST ROAD		WEST BOUND AVENIDA CESAR CHAVEZ MEDIAN	LANGHAM	210' EAST OF LANGHAM	/	/	/			
<input type="checkbox"/>		<input type="checkbox"/>		PRIVATE ROADWAY IMPROVEMENTS MEDIAN MODIFICATIONS TO REMOVE EXISTING LEFT TURN LANES JUST NORTH OF PROPOSED TRACT 2								/	/	/
<input type="checkbox"/>		<input type="checkbox"/>		30' FC-FC	2-1/2 VEHICULAR LANES, 1-6' BIKE LANE, STD C&G (EAST SIDE), MEDIAN C&G (WEST SIDE)	WEST ROAD (PRIVATE)	AVENIDA CESAR CHAVEZ	END OF ACCESS EASEMENT (APPROX 1,800 FT SOUTH)	/	/	/			
<input type="checkbox"/>		<input type="checkbox"/>		25' WIDTH	1,500 LF MEDIAN WATER QUALITY SWALE (PER CROSS SECTION, SEE EXHIBIT A)	WEST ROAD (PRIVATE)	240' SOUTH OF AVENIDA CESAR CHAVEZ	END OF ACCESS EASEMENT (APPROX 1,800 FT SOUTH)	/	/	/			

Financially Quartered DRC #	Construction Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Clerk Engineer
			<b>SIDEWALK IMPROVEMENTS</b>						
		6' SIDEWALK	1300 LF SIDEWALK ALONG TRACT 3 ROADWAY FRONTAGE	WEST ROAD (EAST SIDE)	TRACT 2 - SOUTHERN BOUNDARY	END OF ACCESS EASEMENT	/	/	/
		6' SIDEWALK	450 LF SIDEWALK ALONG TRACT 3 ROADWAY FRONTAGE	AVENIDA CESAR CHAVEZ (SOUTH SIDE)	TRACT 2 - EASTERN BOUNDARY	TRACT 3 - EASTERN BOUNDARY	/	/	/
566583		6' SIDEWALK	555 LF SIDEWALK ALONG TRACT 2 ROADWAY FRONTAGE	WEST ROAD (EAST SIDE)	AVENIDA CESAR CHAVEZ	TRACT 2 - SOUTHERN BOUNDARY	/	/	/
566583		6' SIDEWALK	390 LF SIDEWALK ALONG TRACT 2 ROADWAY FRONTAGE	AVENIDA CESAR CHAVEZ (SOUTH SIDE)	WEST ROAD	TRACT 2 - EASTERN BOUNDARY	/	/	/
566583		6' SIDEWALK	480 LF SIDEWALK ALONG TRACT 1 ROADWAY FRONTAGE	AVENIDA CESAR CHAVEZ (SOUTH SIDE)	TRACT 3 EASTERN BOUNDARY	EXISTING SIDEWALK	/	/	/
		<b>PUBLIC WATERLINE IMPROVEMENTS</b>							
		10" DIA	WATERLINE W/ REC. VALVES, MJS & RJS	TRACT 3	AVENIDA CESAR CHAVEZ	SW CORNER OF TRACT 3	/	/	/
		<b>PUBLIC SANITARY SEWER LINE IMPROVEMENTS</b>							
		8" DIA	APPROX. 1100 LF SANITARY SEWER LINE AS REQUIRED	WEST ROAD	EXISTING MH ALONG THE WEST SIDE OF THE WEST ROAD	EAST SIDE OF WEST ROAD	/	/	/
		<b>PUBLIC STORM DRAIN IMPROVEMENTS</b>							
			NEW RETAINING WALL CONSTRUCTED ON THE EXISTING OUTFALL STRUCTURE IN ORDER TO CONSTRUCT EASTERN HALF OR WEST ROAD	EXISTING OUTFALL STRUCTURE INTO THE MANFCA CHANNEL	APPROXIMATELY 380' SOUTHWEST OF AVENIDA CESAR CHAVEZ		/	/	/
		42" RCP SD	NEW STORM DRAIN PENETRATION INTO THE SOUTH DIVERSION CHANNEL (APPROX. 130 LF 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. 120 LF)	ALONG THE WEST ROAD	APPROX. 1825' SOUTH OF AVENIDA CESAR CHAVEZ		/	/	/
		24" RCP SD	NEW STORM DRAIN TO SERVE TRACT 2 (APPROX. 80 LF)	ALONG THE WEST ROAD	APPROX. 595' SOUTH OF AVENIDA CESAR CHAVEZ		/	/	/
		<b>PUBLIC STORM DRAIN IMPROVEMENTS (CONT'D)</b>							
		24" RCP SD	NEW STORM DRAIN TO SERVE TRACT 3 (APPROX. 80 LF)	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


AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Michael Balasovits 3/3/2010  
PREPARED BY: PRINT NAME DATE

*John Clark* 3-3-10  
DRB CHAIR DATE

*David Jones* 3-3-10  
PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON INC.  
FIRM:

*WLS 25* 03/03/10  
TRANSPORTATION DEVELOPMENT DATE

AMAFCA DATE

*Michael Balasovits*  
SIGNATURE

*Allan Porter* 03/03/10  
UTILITY DEVELOPMENT DATE

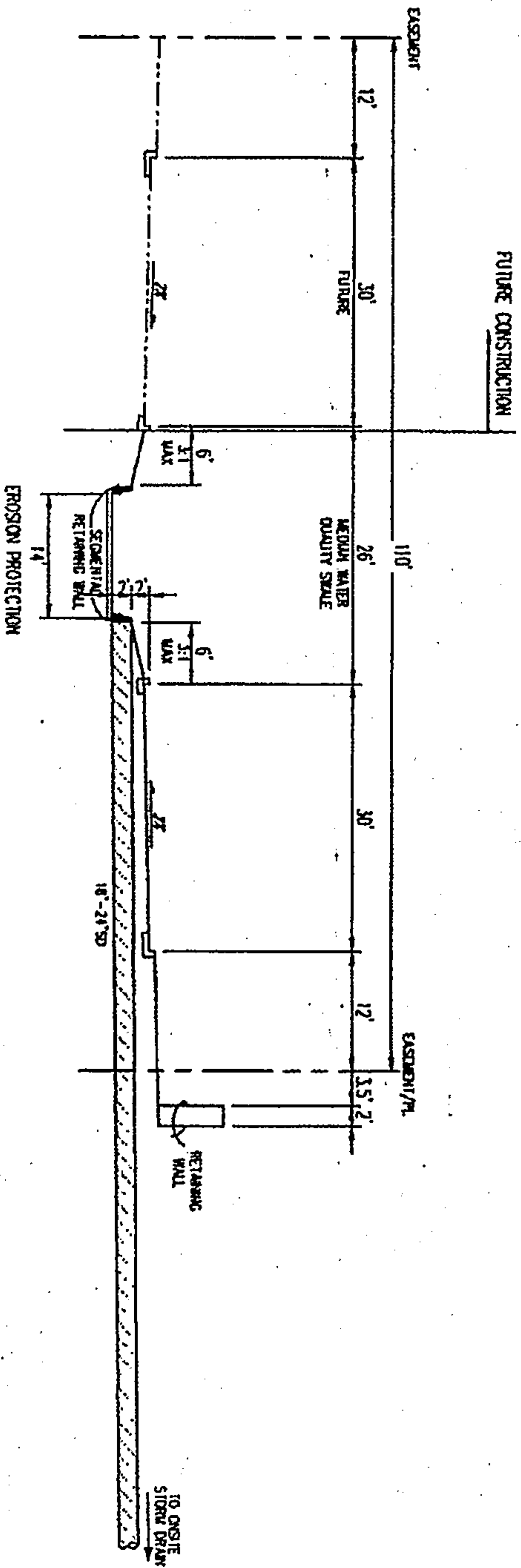
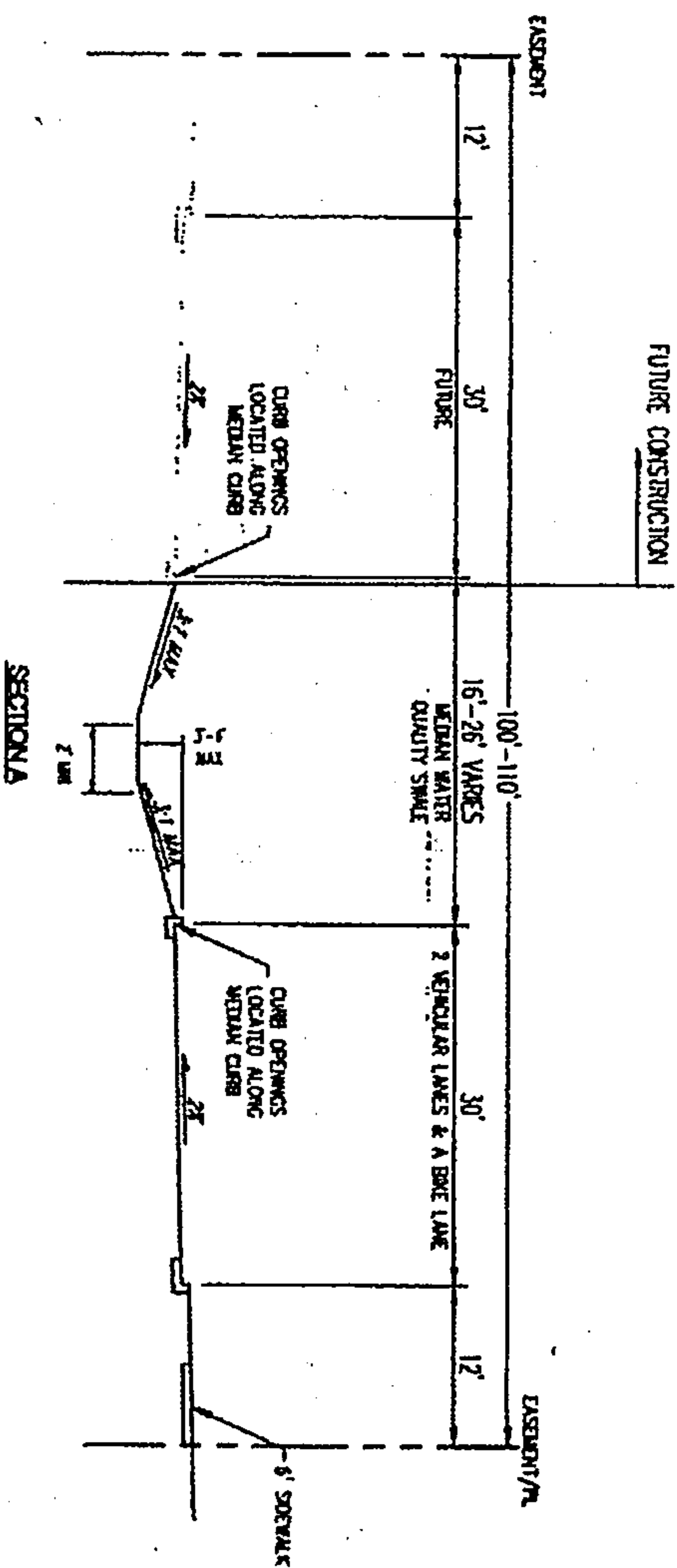
*Bradley J. Bingham* 3/3/10  
CITY ENGINEER DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER



**Bohannon & Huston**  
 Consulting Engineers, Inc. **Advancing the profession**  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

SECTION B - LOCATED AT PRIVATE STORM DRAIN PENETRATIONS WITHIN THE LAMOS  
 NWS

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

**CLAIM AND NOTICE OF LIEN**

**TITLE OF PROJECT:** UNM Student Housing Sidewalk Project

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

**CITY PROJECT NO.:** 566583

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) Tracts 1, 2, 3 & 4 UNM Arena, 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, a body corporate, on behalf of the University Of New Mexico, a constitutionally created educational institution of the State of New Mexico, and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book \_\_\_\_\_, at page \_\_\_\_\_, on MAY 26<sup>th</sup>, 2010, as Document No. 2010047054, as amended. This City Lien is established pursuant to Article 14-14-5-4 of the Revised Ordinances of Albuquerque, New Mexico, 1994, as amended and 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:** 2801 Campus Boulevard, UNM MSC01 1030  
Albuquerque, NM 87131

**LEGAL DESCRIPTION:** Tract 2 of Plat of Tracts 1, 2, 3 & 4 UNM Arena (Plat to be recorded / recording data below)

**RECORDING INFORMATION:** Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book \_\_\_\_\_, at page \_\_\_\_\_, on \_\_\_\_\_, 20\_\_\_\_, as Document No. \_\_\_\_\_.

**FORMER LEGAL DESCRIPTION:** Portion of University of New Mexico South Campus 3-A & 4

**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.

**AND**

**FORMER LEGAL DESCRIPTION:** Portion of Lot 2, Tract "C", "C.R. Davis Property



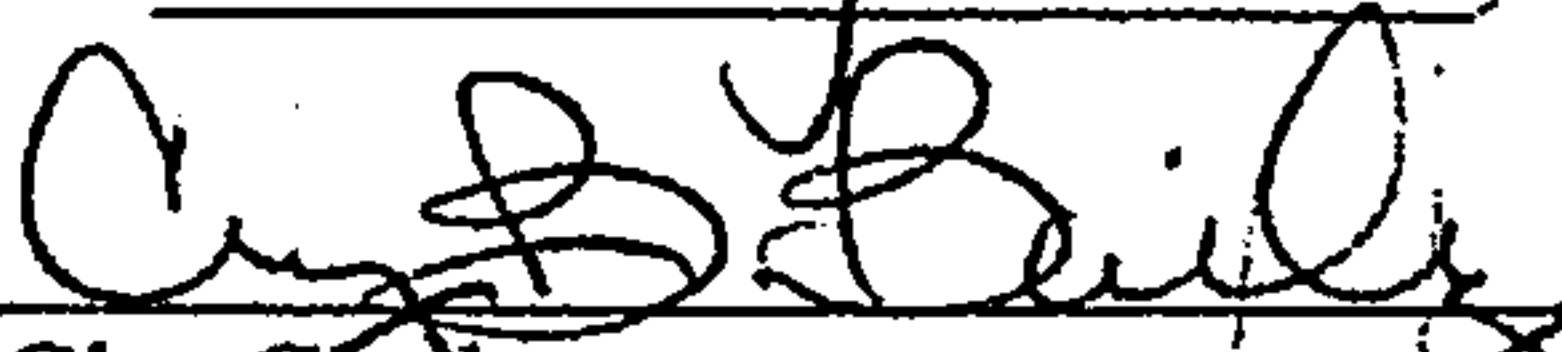
**RECORDING INFORMATION:** Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book C8, at page 170, on August 15, 1972, as Document No. 1972003881.

**AMOUNT:** \$66,903.89, 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 March 3, 2012. 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.

**RELEASE OF LIEN:** This City Lien shall be released upon approval and acceptance of the Improvements by the City as evidenced by an executed Certificate of Completion and Acceptance. Upon issuance of the Certificate of Completion and Acceptance, the City shall prepare and record a Release of Lien and prepare and forward to Subdivider a Release of Financial Guaranty.

WITNESS my hand and seal this 25 day of May, 2010.

  
\_\_\_\_\_  
City Clerk  
City of Albuquerque  
Bernalillo County, New Mexico

APPROVED:

  
\_\_\_\_\_  
Richard Dourte, City Engineer

Date: 5-25-10

*Wfe 5/25/10*  
*M 5-25-10*

STATE OF NEW MEXICO       )  
  )ss  
COUNTY OF BERNALILLO    )

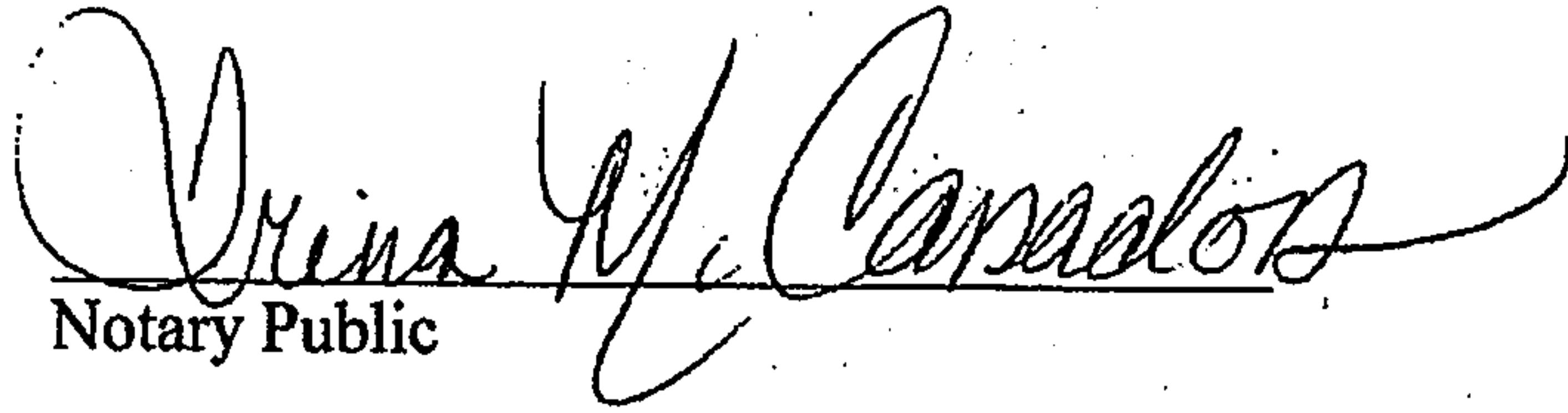
On this the 25 day of May, 2010, before me appeared Amy B. Bailey to me personally known, who being by me duly sworn or affirmed did say that she/he is the City Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed in behalf of said City of Albuquerque by authority of its City Council and the laws of the State of New

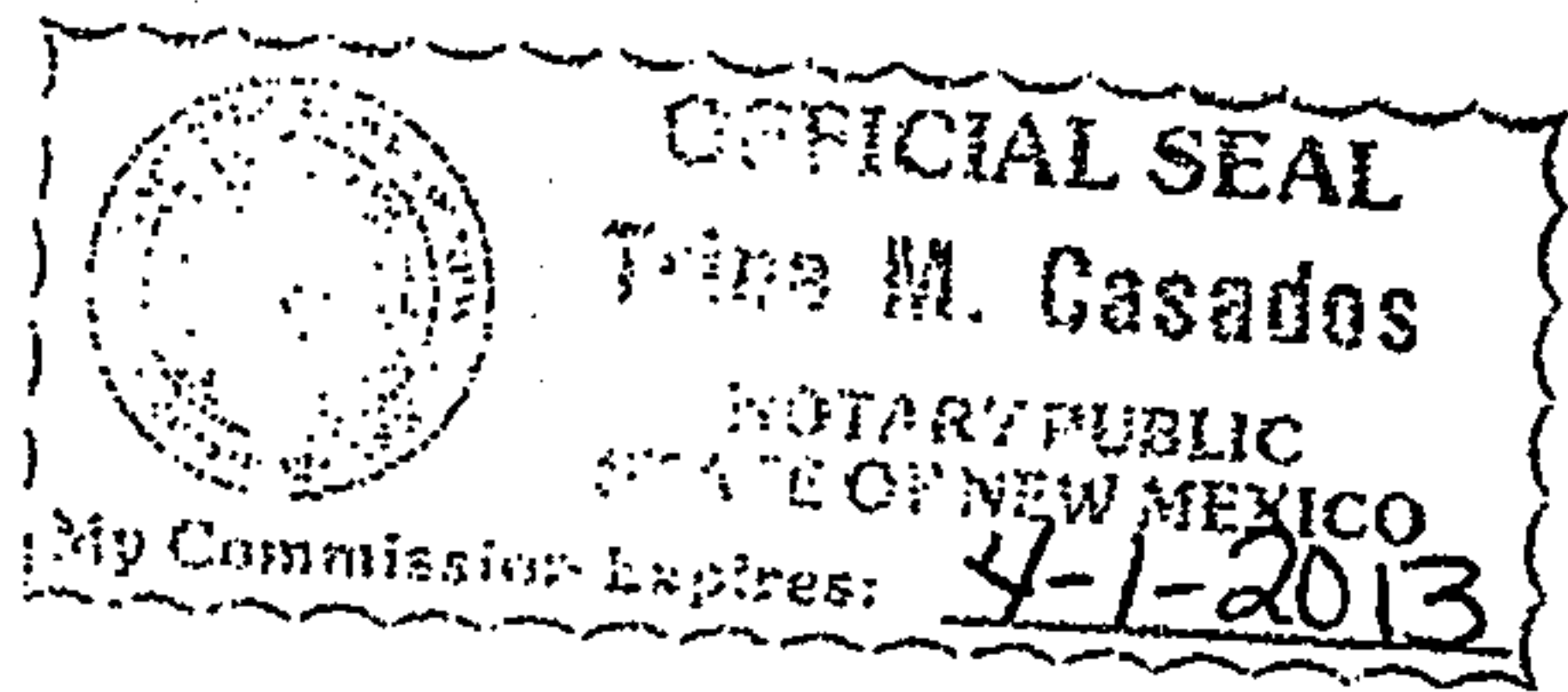
Mexico and of said City of Albuquerque, and the County Clerk acknowledges said instrument to be the free act and Claim and Notice of Lien of the City of Albuquerque.

(SEAL)

My Commission Expires:

\_\_\_\_\_

  
Notary Public



Minor  
(SIA)

January 8, 2014



# CITY OF ALBUQUERQUE



RECEIVED

FEB 10 2012

February 8, 2012

UNIVERSITY OF NEW MEXICO  
REAL ESTATE OFFICE

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Kim D. Murphy, Director of Real Estate  
**THE REGENTS OF THE UNIVERSITY OF NM**  
2801 Campus Blvd. UNM MSC01 1030  
Albuquerque, NM 87131

RE: NOTICE OF UPCOMING DEADLINE FOR COMPLETION OF IMPROVEMENTS  
AND CITY'S INTENTION TO CALL FINANCIAL GUARANTY –  
**SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B**

**PROJECT: UNM ARENA**  
**PROJECT NO: 566583**

Dear Mr. Murphy:

I am the Assistant City Attorney who represents the City of Albuquerque ("City") in matters relating to construction of infrastructure by subdividers. As you are aware, The Regents of the University of NM ("Subdivider") signed a SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B, ("Agreement") requiring the subdivider to construct certain infrastructure improvements by March 3, 2012 ("Construction Deadline"). The Subdivider has utilized the maximum period allowed by the City's Subdivision Ordinance for completion of construction.

If construction will not be completed by the Construction Deadline, the City may grant an extension of time to complete construction if the Subdivider obtains approval for an extension from the City's Development Review Board ("D.R.B.") *before* the Construction Deadline, in accordance with D.R.B. requirements and Section 14-14-5-3 of the City's Subdivision Ordinance as amended. If granted, the D.R.B. approval will specify the extended deadline for completion. The Subdivider then must immediately submit an acceptable Extension Agreement and revised financial guaranty to the Planning Department, Design Review Section. All the above steps must be successfully completed by the Construction Deadline.

THIS LETTER PROVIDES NOTICE TO THE SUBDIVIDER THAT IF: (1) THE CONSTRUCTION IS NOT COMPLETED BY THE CONSTRUCTION DEADLINE; OR (2) AN EXTENSION IS NOT OBTAINED AND THE RELATED EXTENSION AGREEMENT AND REVISED FINANCIAL GUARANTY ARE NOT SUBMITTED BY THE CONSTRUCTION DEADLINE, THEN THE CITY MAY DECLARE THE AGREEMENT TO BE IN DEFAULT AND WILL HOLD THE SUBDIVIDER LIABLE FOR 125% OF THE COST OF COMPLETING THE IMPROVEMENTS.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Page 2 of 2

February 8, 2012

**PROJECT: UNM ARENA**

**PROJECT NO: 566583**

Please immediately contact the Project Administrator, Marilyn Maldonado, at (505) 924-3997 and let her know whether: (1) the construction will be completed by the Construction Deadline date and the necessary paperwork will be provided promptly to the Planning Department, Construction Section for acceptance of the required subdivision improvements; or (2) the Subdivider will be submitting a written request for extension to the D.R.B. and, if an extension is granted, will be submitting an Extension Agreement and related revised financial guaranty to the Development & Building Services, Design Review Section by the Construction Deadline date.

Very truly yours,



Kevin J. Curran  
Assistant City Attorney

KJC/pcl

#3-B-lien

No. of Lots: \_\_\_\_\_  
Nearest Major Streets:  
Avenida Cesar Chavez &  
Interstate 25

**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 25 day of May, 20 10, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and The Regents of the University of New Mexico ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] body corporate, on behalf of THE UNIVERSITY OF NEW MEXICO, a constitutionally created educational institution of the State of New Mexico, whose address is 2801 Campus Blvd, UNM MSC01 1030 Albuquerque, NM 87131 and whose telephone number is 505-277-4620, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] University of New Mexico South Campus 3-A & 4, recorded on November 13, 1987, in the records of the Bernalillo County Clerk at Book C35, page 273 (the "Subdivision") AND Lot 2, Tract "C", C.R. Davis Property, recorded on August 15, 1972, in the records of the Bernalillo County Clerk at Book C8, page 170 (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 1, 2, 3 & 4 UNM Arena describing Subdivider's Property.

The City and the Subdivider have entered into a Memorandum of Understanding ("MOU") dated February 9, 2010 for the development of the Subdivision. In the event of a conflict between the terms of the MOU and the terms of this Agreement, the parties shall attempt to reconcile the conflict. If the parties are unable to reconcile the conflict then the terms of the MOU shall control. The Subdivision Ordinance ("S.O."), and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite

estimate.

Excavation and Sidewalk  
Ordinance, Street Restoration  
Fees

(Figure 7)

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

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Bohannan Huston, Inc., and construction surveying of the private Improvements shall be performed by Bohannan Huston, Inc.. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City at Subdivider's request or as reasonably deemed necessary by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Bohannan Huston, Inc., and inspection of the private Improvements shall be performed by Bohannan Huston, Inc., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City at Subdivider's request or as reasonably deemed necessary by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Terracon Consultants, Inc., and field testing of the private Improvements shall be performed by Terracon Consultants, Inc., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City at Subdivider's request or as reasonably deemed necessary by the City.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

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

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to

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 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 a Power of Attorney.

22. Force Majeure. For the purposes of any of the provisions of this Agreement, in the event of any delay in the performance of such obligations due to causes beyond the control of, and without the fault or negligence of, such party, including without limitation acts of God, acts of the public enemy, acts of war or terrorism, acts of the federal, state or local government, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, severe or inclement weather, shortages in labor, supplies or materials, or delays due to such causes; it being the purpose and intent of this Section 22 that in the event of the occurrence of any such delay, the City will reasonably consider granting an extension of the time or times for performance of the obligations of the party suffering such delay hereunder for the period of the delay.

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 created educational institution of the State of New Mexico

CITY OF ALBUQUERQUE

By: Kim D. Murphy  
Name: Kim D. Murphy  
Title: Director of Real Estate  
Dated: May 17, 2010

By: [Signature]  
City Engineer  
Dated: 5-25-10

SUBDIVIDER'S NOTARY

STATE OF New Mexico ss.  
COUNTY OF Bernalillo

This instrument was acknowledged before me on the 17 day of May, 2010 by Kim D. Murphy, Director of Real Estate of the University of New Mexico, a constitutionally created educational institution of the State of New Mexico on behalf of the Regents of the University of New Mexico, a body corporate of the University of New Mexico.

[Signature]

Date Submitted: 3-3-2010  
 Date Site Plan Approved: 03-03-10  
 Date Preliminary Plat Approved: 03-03-11  
 Date Preliminary Plat Expires: 03-03-11  
 DRB Project No.: 1008121  
 DRB Application No.:

FIGURE 12  
 INFRASTRUCTURE LIST  
 EXHIBIT "A"  
 TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Current DRC  
 Project Number

**ORIGINAL**

TRACTS 1, 2 & 3 UNIM ARENA  
 PROPOSED NAME OF PLAT  
 UNIVERSITY OF NEW MEXICO SOUTH CAMPUS 3-A, 3-B, 3-C, 3-D, 3-E, 3-F, 3-G, 3-H, 3-I, 3-J, 3-K, 3-L, 3-M, 3-N, 3-O, 3-P, 3-Q, 3-R, 3-S, 3-T, 3-U, 3-V, 3-W, 3-X, 3-Y, 3-Z, 3-AA, 3-AB, 3-AC, 3-AD, 3-AE, 3-AF, 3-AG, 3-AH, 3-AI, 3-AJ, 3-AL, 3-AM, 3-AN, 3-AO, 3-AP, 3-AQ, 3-AR, 3-AS, 3-AT, 3-AU, 3-AV, 3-AW, 3-AX, 3-AY, 3-AZ, 3-BA, 3-BB, 3-BC, 3-BD, 3-BE, 3-BF, 3-BG, 3-BH, 3-BI, 3-BJ, 3-BL, 3-BM, 3-BN, 3-BO, 3-BP, 3-BQ, 3-BR, 3-BS, 3-BT, 3-BU, 3-BV, 3-BW, 3-BX, 3-BY, 3-BZ, 3-CA, 3-CB, 3-CC, 3-CD, 3-CE, 3-CF, 3-CG, 3-CH, 3-CI, 3-CJ, 3-CL, 3-CM, 3-CN, 3-CO, 3-CP, 3-CQ, 3-CR, 3-CS, 3-CT, 3-CU, 3-CV, 3-CW, 3-CX, 3-CY, 3-CZ, 3-DA, 3-DB, 3-DC, 3-DD, 3-DE, 3-DF, 3-DG, 3-DH, 3-DI, 3-DJ, 3-DL, 3-DM, 3-DN, 3-DO, 3-DP, 3-DQ, 3-DR, 3-DS, 3-DT, 3-DU, 3-DV, 3-DW, 3-DX, 3-DY, 3-DZ, 3-EA, 3-EB, 3-EC, 3-ED, 3-EE, 3-EF, 3-EG, 3-EH, 3-EI, 3-EJ, 3-EL, 3-EM, 3-EN, 3-EO, 3-EP, 3-EQ, 3-ER, 3-ES, 3-ET, 3-EU, 3-EV, 3-EW, 3-EX, 3-EY, 3-EZ, 3-FA, 3-FB, 3-FC, 3-FD, 3-FE, 3-FG, 3-FH, 3-FI, 3-FJ, 3-FL, 3-FM, 3-FN, 3-FO, 3-FP, 3-FQ, 3-FR, 3-FS, 3-FT, 3-FU, 3-FV, 3-FW, 3-FX, 3-FY, 3-FZ, 3-GA, 3-GB, 3-GC, 3-GD, 3-GE, 3-GF, 3-GH, 3-GI, 3-GJ, 3-GL, 3-GM, 3-GN, 3-GO, 3-GP, 3-GQ, 3-GR, 3-GS, 3-GT, 3-GU, 3-GV, 3-GW, 3-GX, 3-GY, 3-GZ, 3-HA, 3-HB, 3-HC, 3-HD, 3-HE, 3-HF, 3-HG, 3-HI, 3-HJ, 3-HL, 3-HM, 3-HN, 3-HO, 3-HP, 3-HQ, 3-HR, 3-HS, 3-HT, 3-HU, 3-HV, 3-HW, 3-HX, 3-HY, 3-HZ, 3-IA, 3-IB, 3-IC, 3-ID, 3-IE, 3-IF, 3-IG, 3-IH, 3-II, 3-IL, 3-IM, 3-IN, 3-IO, 3-IP, 3-IQ, 3-IR, 3-IS, 3-IT, 3-IU, 3-IV, 3-IW, 3-IX, 3-IY, 3-IZ, 3-JA, 3-JB, 3-JC, 3-JD, 3-JE, 3-JF, 3-JG, 3-JH, 3-JI, 3-JJ, 3-JL, 3-JM, 3-JN, 3-JO, 3-JP, 3-JQ, 3-JR, 3-JS, 3-JT, 3-JU, 3-JV, 3-JW, 3-JX, 3-JY, 3-JZ, 3-KA, 3-KB, 3-KC, 3-KD, 3-KE, 3-KF, 3-KG, 3-KH, 3-KI, 3-KJ, 3-KL, 3-KM, 3-KN, 3-KO, 3-KP, 3-KQ, 3-KR, 3-KS, 3-KT, 3-KU, 3-KV, 3-KW, 3-KX, 3-KY, 3-KZ, 3-LA, 3-LB, 3-LC, 3-LD, 3-LE, 3-LF, 3-LG, 3-LH, 3-LI, 3-LJ, 3-LL, 3-LM, 3-LN, 3-LO, 3-LP, 3-LQ, 3-LR, 3-LS, 3-LT, 3-LU, 3-LV, 3-LW, 3-LX, 3-LY, 3-LZ, 3-MA, 3-MB, 3-MC, 3-MD, 3-ME, 3-MF, 3-MG, 3-MH, 3-MI, 3-MJ, 3-ML, 3-MN, 3-MO, 3-MP, 3-MQ, 3-MR, 3-MS, 3-MT, 3-MU, 3-MV, 3-MW, 3-MX, 3-MY, 3-MZ, 3-NA, 3-NB, 3-NC, 3-ND, 3-NE, 3-NF, 3-NG, 3-NH, 3-NI, 3-NJ, 3-NL, 3-NM, 3-NO, 3-NP, 3-NQ, 3-NR, 3-NS, 3-NT, 3-NU, 3-NV, 3-NW, 3-NX, 3-NY, 3-NZ, 3-OA, 3-OB, 3-OC, 3-OD, 3-OE, 3-OF, 3-OG, 3-OH, 3-OI, 3-OJ, 3-OL, 3-OM, 3-ON, 3-OO, 3-OP, 3-OQ, 3-OR, 3-OS, 3-OT, 3-OU, 3-OV, 3-OW, 3-OX, 3-OY, 3-OZ, 3-PA, 3-PB, 3-PC, 3-PD, 3-PE, 3-PF, 3-PG, 3-PH, 3-PI, 3-PJ, 3-PL, 3-PM, 3-PN, 3-PO, 3-PP, 3-PQ, 3-PR, 3-PS, 3-PT, 3-PU, 3-PV, 3-PW, 3-PX, 3-PY, 3-PZ, 3-QA, 3-QB, 3-QC, 3-QD, 3-QE, 3-QF, 3-QG, 3-QH, 3-QI, 3-QJ, 3-QL, 3-QM, 3-QN, 3-QO, 3-QP, 3-QL, 3-QM, 3-QN, 3-QO, 3-QP, 3-RA, 3-RB, 3-RC, 3-RD, 3-RE, 3-RF, 3-RG, 3-RH, 3-RI, 3-RJ, 3-RL, 3-RM, 3-RN, 3-RO, 3-RP, 3-RQ, 3-RR, 3-RS, 3-RT, 3-RU, 3-RV, 3-RW, 3-RX, 3-RY, 3-RZ, 3-SA, 3-SB, 3-SC, 3-SD, 3-SE, 3-SF, 3-SG, 3-SH, 3-SI, 3-SJ, 3-SL, 3-SM, 3-SN, 3-SO, 3-SP, 3-SQ, 3-SR, 3-SS, 3-ST, 3-SU, 3-SV, 3-SW, 3-SX, 3-SY, 3-SZ, 3-TA, 3-TB, 3-TC, 3-TD, 3-TE, 3-TF, 3-TG, 3-TH, 3-TI, 3-TJ, 3-TL, 3-TM, 3-TN, 3-TO, 3-TP, 3-TQ, 3-TR, 3-TS, 3-TT, 3-TU, 3-TV, 3-TW, 3-TX, 3-TY, 3-TZ, 3-UA, 3-UB, 3-UC, 3-UD, 3-UE, 3-UF, 3-UG, 3-UH, 3-UI, 3-UJ, 3-UL, 3-UM, 3-UN, 3-UO, 3-UP, 3-UQ, 3-UR, 3-US, 3-UT, 3-UU, 3-UV, 3-UW, 3-UX, 3-UY, 3-UZ, 3-VA, 3-VB, 3-VC, 3-VD, 3-VE, 3-VF, 3-VG, 3-VH, 3-VI, 3-VJ, 3-VL, 3-VM, 3-VN, 3-VO, 3-VP, 3-VQ, 3-VR, 3-VS, 3-VT, 3-VU, 3-VV, 3-VW, 3-VX, 3-VY, 3-VZ, 3-WA, 3-WB, 3-WC, 3-WD, 3-WE, 3-WF, 3-WG, 3-WH, 3-WI, 3-WJ, 3-WL, 3-WM, 3-WN, 3-WO, 3-WP, 3-WQ, 3-WR, 3-WS, 3-WT, 3-WU, 3-WV, 3-WW, 3-WX, 3-WY, 3-WZ, 3-XA, 3-XB, 3-XC, 3-XD, 3-XE, 3-XF, 3-XG, 3-XH, 3-XI, 3-XJ, 3-XL, 3-XM, 3-XN, 3-XO, 3-XP, 3-XQ, 3-XR, 3-XS, 3-XT, 3-XU, 3-XV, 3-XW, 3-XX, 3-XY, 3-XZ, 3-YA, 3-YB, 3-YC, 3-YD, 3-YE, 3-YF, 3-YG, 3-YH, 3-YI, 3-YJ, 3-YL, 3-YM, 3-YN, 3-YO, 3-YP, 3-YQ, 3-YR, 3-YS, 3-YT, 3-YU, 3-YV, 3-YW, 3-YY, 3-YZ, 3-ZA, 3-ZB, 3-ZC, 3-ZD, 3-ZE, 3-ZF, 3-ZG, 3-ZH, 3-ZI, 3-ZJ, 3-ZL, 3-ZM, 3-ZN, 3-ZO, 3-ZP, 3-ZQ, 3-ZR, 3-ZS, 3-ZT, 3-ZU, 3-ZV, 3-ZW, 3-ZX, 3-ZY, 3-ZZ, 3-AA, 3-AB, 3-AC, 3-AD, 3-AE, 3-AF, 3-AG, 3-AH, 3-AI, 3-AJ, 3-AL, 3-AM, 3-AN, 3-AO, 3-AP, 3-AQ, 3-AR, 3-AS, 3-AT, 3-AU, 3-AV, 3-AW, 3-AX, 3-AY, 3-AZ, 3-BA, 3-BB, 3-BC, 3-BD, 3-BE, 3-BF, 3-BG, 3-BH, 3-BI, 3-BJ, 3-BL, 3-BM, 3-BN, 3-BO, 3-BP, 3-BQ, 3-BR, 3-BS, 3-BT, 3-BU, 3-BV, 3-BW, 3-BX, 3-BY, 3-BZ, 3-CA, 3-CB, 3-CC, 3-CD, 3-CE, 3-CF, 3-CG, 3-CH, 3-CI, 3-CJ, 3-CL, 3-CM, 3-CN, 3-CO, 3-CP, 3-CQ, 3-CR, 3-CS, 3-CT, 3-CU, 3-CV, 3-CW, 3-CX, 3-CY, 3-CZ, 3-DA, 3-DB, 3-DC, 3-DD, 3-DE, 3-DF, 3-DG, 3-DH, 3-DI, 3-DJ, 3-DL, 3-DM, 3-DN, 3-DO, 3-DP, 3-DQ, 3-DR, 3-DS, 3-DT, 3-DU, 3-DV, 3-DW, 3-DX, 3-DY, 3-DZ, 3-EA, 3-EB, 3-EC, 3-ED, 3-EE, 3-EF, 3-EG, 3-EH, 3-EI, 3-EJ, 3-EL, 3-EM, 3-EN, 3-EO, 3-EP, 3-EQ, 3-ER, 3-ES, 3-ET, 3-EU, 3-EV, 3-EW, 3-EX, 3-EY, 3-EZ, 3-FA, 3-FB, 3-FC, 3-FD, 3-FE, 3-FG, 3-FH, 3-FI, 3-FJ, 3-FL, 3-FM, 3-FN, 3-FO, 3-FP, 3-FQ, 3-FR, 3-FS, 3-FT, 3-FU, 3-FV, 3-FW, 3-FX, 3-FY, 3-FZ, 3-GA, 3-GB, 3-GC, 3-GD, 3-GE, 3-GF, 3-GH, 3-GI, 3-GJ, 3-GL, 3-GM, 3-GN, 3-GO, 3-GP, 3-GQ, 3-GR, 3-GS, 3-GT, 3-GU, 3-GV, 3-GW, 3-GX, 3-GY, 3-GZ, 3-HA, 3-HB, 3-HC, 3-HD, 3-HE, 3-HF, 3-HG, 3-HI, 3-HJ, 3-HL, 3-HM, 3-HN, 3-HO, 3-HP, 3-HQ, 3-HR, 3-HS, 3-HT, 3-HU, 3-HV, 3-HW, 3-HX, 3-HY, 3-HZ, 3-IA, 3-IB, 3-IC, 3-ID, 3-IE, 3-IF, 3-IG, 3-IH, 3-II, 3-IL, 3-IM, 3-IN, 3-IO, 3-IP, 3-IQ, 3-IR, 3-IS, 3-IT, 3-IU, 3-IV, 3-IW, 3-IX, 3-IY, 3-IZ, 3-JA, 3-JB, 3-JC, 3-JD, 3-JE, 3-JF, 3-JG, 3-JH, 3-JI, 3-JJ, 3-JL, 3-JM, 3-JN, 3-JO, 3-JP, 3-JQ, 3-JR, 3-JS, 3-JT, 3-JU, 3-JV, 3-JW, 3-JX, 3-JY, 3-JZ, 3-KA, 3-KB, 3-KC, 3-KD, 3-KE, 3-KF, 3-KG, 3-KH, 3-KI, 3-KJ, 3-KL, 3-KM, 3-KN, 3-KO, 3-KP, 3-KQ, 3-KR, 3-KS, 3-KT, 3-KU, 3-KV, 3-KW, 3-KX, 3-KY, 3-KZ, 3-LA, 3-LB, 3-LC, 3-LD, 3-LE, 3-LF, 3-LG, 3-LH, 3-LI, 3-LJ, 3-LL, 3-LM, 3-LN, 3-LO, 3-LP, 3-LQ, 3-LR, 3-LS, 3-LT, 3-LU, 3-LV, 3-LW, 3-LX, 3-LY, 3-LZ, 3-MA, 3-MB, 3-MC, 3-MD, 3-ME, 3-MF, 3-MG, 3-MH, 3-MI, 3-MJ, 3-ML, 3-MN, 3-MO, 3-MP, 3-MQ, 3-MR, 3-MS, 3-MT, 3-MU, 3-MV, 3-MW, 3-MX, 3-MY, 3-MZ, 3-NA, 3-NB, 3-NC, 3-ND, 3-NE, 3-NF, 3-NG, 3-NH, 3-NI, 3-NJ, 3-NL, 3-NM, 3-NO, 3-NP, 3-NQ, 3-NR, 3-NS, 3-NT, 3-NU, 3-NV, 3-NW, 3-NX, 3-NY, 3-NZ, 3-OA, 3-OB, 3-OC, 3-OD, 3-OE, 3-OF, 3-OG, 3-OH, 3-OI, 3-OJ, 3-OL, 3-OM, 3-ON, 3-OO, 3-OP, 3-OQ, 3-OR, 3-OS, 3-OT, 3-OU, 3-OV, 3-OW, 3-OX, 3-OY, 3-OZ, 3-PA, 3-PB, 3-PC, 3-PD, 3-PE, 3-PF, 3-PG, 3-PH, 3-PI, 3-PJ, 3-PL, 3-PM, 3-PN, 3-PO, 3-PP, 3-PQ, 3-PR, 3-PS, 3-PT, 3-PU, 3-PV, 3-PW, 3-PX, 3-PY, 3-PZ, 3-QA, 3-QB, 3-QC, 3-QD, 3-QE, 3-QF, 3-QG, 3-QH, 3-QI, 3-QJ, 3-QL, 3-QM, 3-QN, 3-QO, 3-QP, 3-QL, 3-QM, 3-QN, 3-QO, 3-QP, 3-RA, 3-RB, 3-RC, 3-RD, 3-RE, 3-RF, 3-RG, 3-RH, 3-RI, 3-RJ, 3-RL, 3-RM, 3-RN, 3-RO, 3-RP, 3-RQ, 3-RR, 3-RS, 3-RT, 3-RU, 3-RV, 3-RW, 3-RX, 3-RY, 3-RZ, 3-SA, 3-SB, 3-SC, 3-SD, 3-SE, 3-SF, 3-SG, 3-SH, 3-SI, 3-SJ, 3-SL, 3-SM, 3-SN, 3-SO, 3-SP, 3-SQ, 3-SR, 3-SS, 3-ST, 3-SU, 3-SV, 3-SW, 3-SX, 3-SY, 3-SZ, 3-TA, 3-TB, 3-TC, 3-TD, 3-TE, 3-TF, 3-TG, 3-TH, 3-TI, 3-TJ, 3-TL, 3-TM, 3-TN, 3-TO, 3-TP, 3-TQ, 3-TR, 3-TS, 3-TT, 3-TU, 3-TV, 3-TW, 3-TX, 3-TY, 3-TZ, 3-UA, 3-UB, 3-UC, 3-UD, 3-UE, 3-UF, 3-UG, 3-UH, 3-UI, 3-UJ, 3-UL, 3-UM, 3-UN, 3-UO, 3-UP, 3-UQ, 3-UR, 3-US, 3-UT, 3-UU, 3-UV, 3-UW, 3-UX, 3-UY, 3-UZ, 3-VA, 3-VB, 3-VC, 3-VD, 3-VE, 3-VF, 3-VG, 3-VH, 3-VI, 3-VJ, 3-VL, 3-VM, 3-VN, 3-VO, 3-VP, 3-VQ, 3-VR, 3-VS, 3-VT, 3-VU, 3-VV, 3-VW, 3-VX, 3-VY, 3-VZ, 3-WA, 3-WB, 3-WC, 3-WD, 3-WE, 3-WF, 3-WG, 3-WH, 3-WI, 3-WJ, 3-WL, 3-WM, 3-WN, 3-WO, 3-WP, 3-WQ, 3-WR, 3-WS, 3-WT, 3-WU, 3-WV, 3-WW, 3-WX, 3-WY, 3-WZ, 3-XA, 3-XB, 3-XC, 3-XD, 3-XE, 3-XF, 3-XG, 3-XH, 3-XI, 3-XJ, 3-XL, 3-XM, 3-XN, 3-XO, 3-XP, 3-XQ, 3-XR, 3-XS, 3-XT, 3-XU, 3-XV, 3-XW, 3-XX, 3-XY, 3-XZ, 3-YA, 3-YB, 3-YC, 3-YD, 3-YE, 3-YF, 3-YG, 3-YH, 3-YI, 3-YJ, 3-YL, 3-YM, 3-YN, 3-YO, 3-YP, 3-YQ, 3-YR, 3-YS, 3-YT, 3-YU, 3-YV, 3-YW, 3-YY, 3-YZ, 3-ZA, 3-ZB, 3-ZC, 3-ZD, 3-ZE, 3-ZF, 3-ZG, 3-ZH, 3-ZI, 3-ZJ, 3-ZL, 3-ZM, 3-ZN, 3-ZO, 3-ZP, 3-ZQ, 3-ZR, 3-ZS, 3-ZT, 3-ZU, 3-ZV, 3-ZW, 3-ZX, 3-ZY, 3-ZZ

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. The 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 additional items, under unknown 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 equipment 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 Approver. 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	City Chk/Engineer
			<b>PUBLIC ROADWAY IMPROVEMENTS</b>					
		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	210' EAST OF LANGHAM	/	/
			MEDIAN MODIFICATIONS TO REMOVE EXISTING LEFT TURN LANES JUST NORTH OF PROPOSED TRACT 2	AVENIDA CESAR CHAVEZ MEDIAN			/	/
		30' FC-FC	2-12' VEHICULAR LANES, 1-6' BIKE LANE, STD C&G (EAST SIDE), MEDIAN C&G (WEST SIDE)	WEST ROAD (PRIVATE)	AVENIDA CESAR CHAVEZ	END OF ACCESS EASEMENT (APPROX 1,800 FT SOUTH)	/	/
		26' WIDTH	1,560 LF MEDIAN WATER QUALITY SWALE (PER CROSS SECTION, SEE EXHIBIT 'A')	WEST ROAD (PRIVATE)	240' SOUTH OF AVENIDA CESAR CHAVEZ	END OF ACCESS EASEMENT (APPROX 1,800 FT SOUTH)	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector P.E.	City Chet Engineer	
			<b>SIDEWALK IMPROVEMENTS</b>						
		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	/	/	
			<b>PUBLIC WATERLINE IMPROVEMENTS</b>						
		10" DIA	WATERLINE W REC. VALVES, MJS & FJ'S	TRACT 3	AVENIDA CESAR CHAVEZ	SW CORNER OF TRACT 3	/	/	
			<b>PUBLIC SANITARY SEWER LINE IMPROVEMENTS</b>						
		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	/	/	
			<b>PUBLIC STORM DRAIN IMPROVEMENTS</b>						
		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 360' SOUTHWEST OF AVENIDA CESAR CHAVEZ		/	/	
		36" RCP SD	NEW STORM DRAIN PENETRATION INTO THE SOUTH DIVERSION CHANNEL (APPROX. 130LF EACH)	ALONG THE WEST ROAD	APPROX. 600' SOUTH OF AVENIDA CESAR CHAVEZ		/	/	
		24" RCP SD	NEW STORM DRAIN PENETRATION INTO THE SOUTH DIVERSION CHANNEL (APPROX. 120LF)	ALONG THE WEST ROAD	APPROX. 1825' 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		/	/	
			<b>PUBLIC STORM DRAIN IMPROVEMENTS (CONT'D)</b>						
		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  
24" RCP SD  
24" RCP SD

NEW STORM DRAIN TO SERVE TRACT 3 (APPROX. 80LF)  
NEW STORM DRAIN TO SERVE TRACT 3 (APPROX. 80LF)  
NEW STORM DRAIN TO SERVE TRACT 3 (APPROX. 80LF)

ALONG THE WEST ROAD  
ALONG THE WEST ROAD  
ALONG THE WEST ROAD

APPROX. 1.110' SOUTH OF AVENIDA CESAR CHAVEZ  
APPROX. 840' SOUTH OF AVENIDA CESAR CHAVEZ  
APPROX. 1.290' SOUTH OF AVENIDA CESAR CHAVEZ

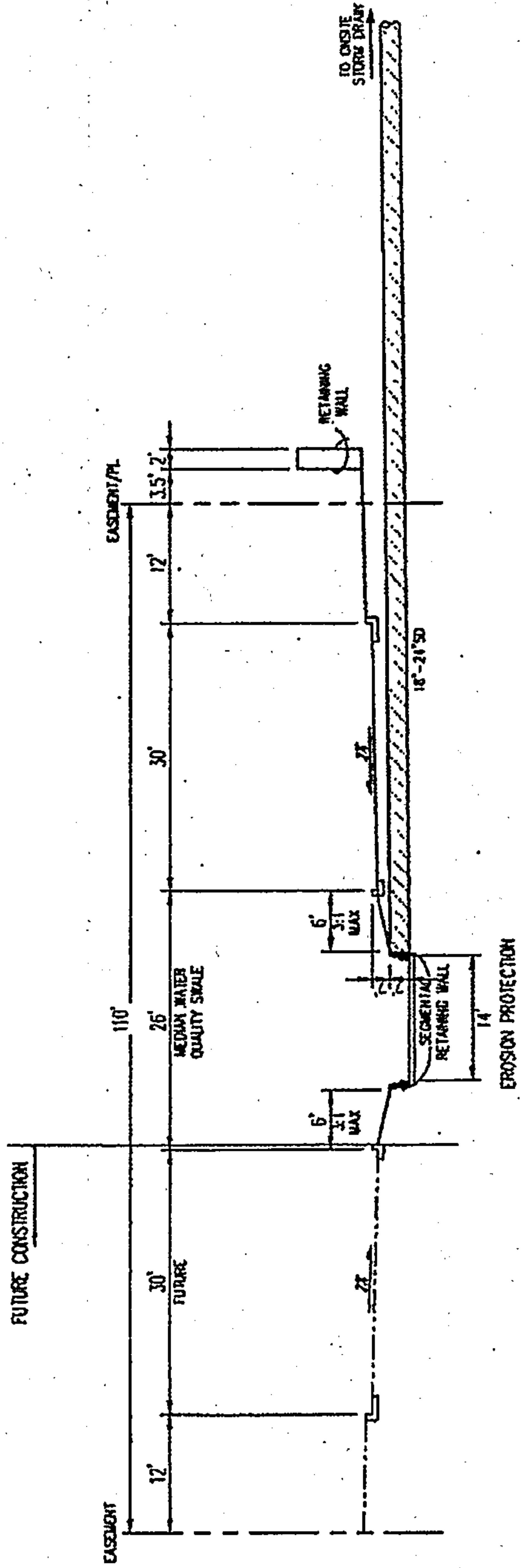
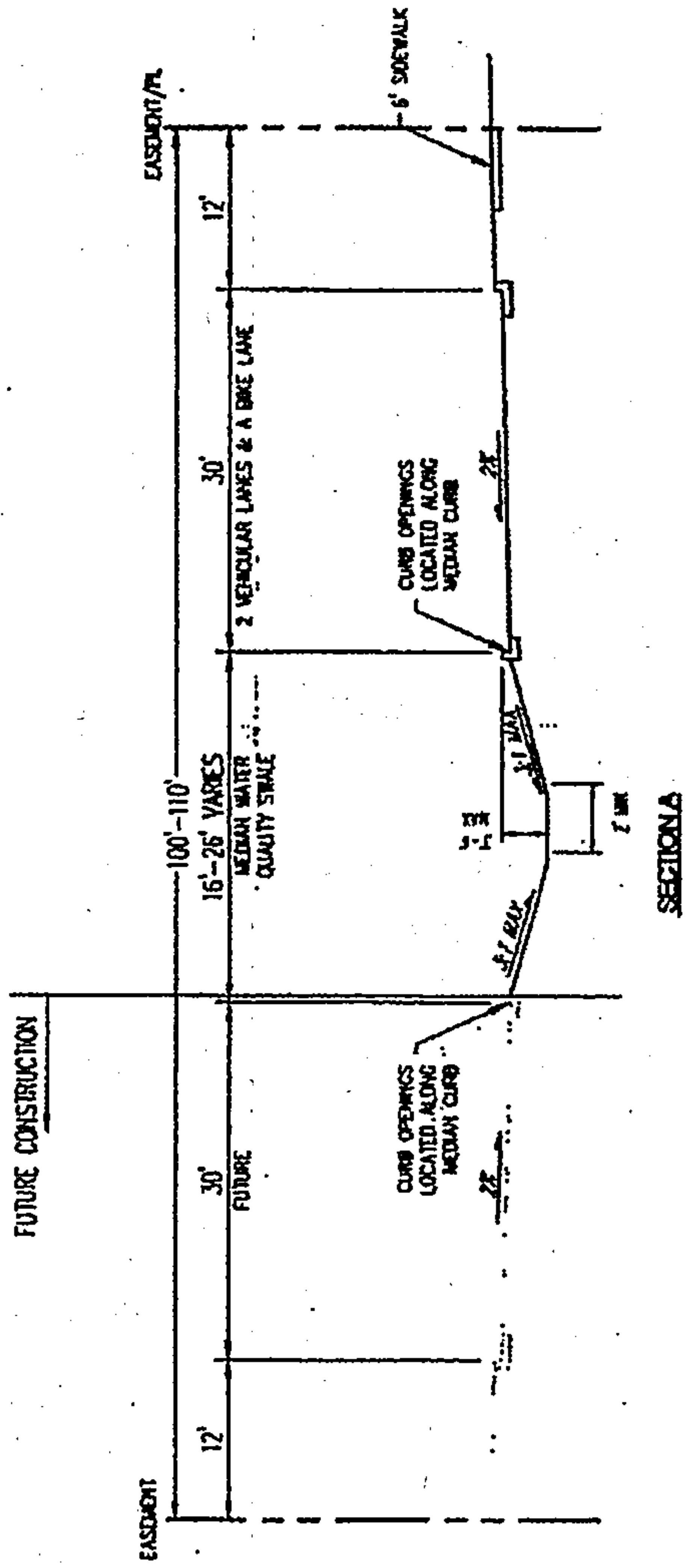

AGENCY OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Michael Balashovits  
PREPARED BY: PRINT NAME DATE 3/3/2010 DATE 3-3-10  
DRB CHAIR  
TRANSPORTATION DEVELOPMENT  
UTILITY DEVELOPMENT  
BOHANNAN HUSTON INC.  
FRM: Signature  
AMAFCA  
CITY ENGINEER  
DATE 03/03/10  
DATE 03/03/10  
DATE 3/3/10

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENCY OWNER



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

SECTION B - LOCATED AT PRIVATE STORM DRAIN PENETRATIONS WITHIN THE LARKS  
 NIB

**Bohannon & Huston**  
 CONSULTING ENGINEERS ARCHITECTS PLANNERS  
 ENGINEERS - SPATIAL DATA - ADVANCED TECHNOLOGIES

pg 4 of 4

**CLAIM AND NOTICE OF LIEN**

**TITLE OF PROJECT:** UNM Student Housing Sidewalk Project  
**SUBDIVIDER:** The Regents of the University of New Mexico  
**CITY PROJECT NO.:** 566583

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) Tracts 1, 2, 3 & 4 UNM Arena 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, a body corporate, on behalf of the University Of New Mexico, a constitutionally created educational institution of the State of New Mexico, and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book \_\_\_\_\_, at page \_\_\_\_\_, on MAY 26<sup>th</sup>, 2010, as Document No. 2010047054, as amended. This City Lien is established pursuant to Article 14-14-5-4 of the Revised Ordinances of Albuquerque, New Mexico, 1994, as amended and 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:** 2801 Campus Boulevard, UNM MSC01 1030  
Albuquerque, NM 87131

**LEGAL DESCRIPTION:** Tract 2 of Plat of Tracts 1, 2, 3 & 4 UNM Arena (Plat to be recorded / recording data below)

**RECORDING INFORMATION:** Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book \_\_\_\_\_, at page \_\_\_\_\_, on \_\_\_\_\_, 20\_\_\_\_, as Document No. \_\_\_\_\_.

**FORMER LEGAL DESCRIPTION:** Portion of University of New Mexico South Campus 3-A & 4

**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.

**AND**

**FORMER LEGAL DESCRIPTION:** Portion of Lot 2, Tract "C", " C.R. Davis Property

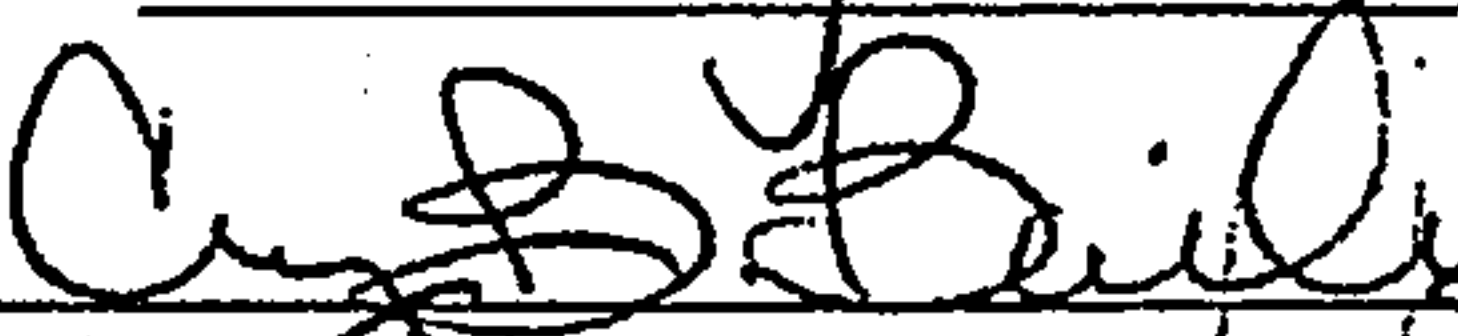
**RECORDING INFORMATION:** Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book C8, at page 170, on August 15, 1972, as Document No. 1972003881.

**AMOUNT:** \$66,903.89, 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.

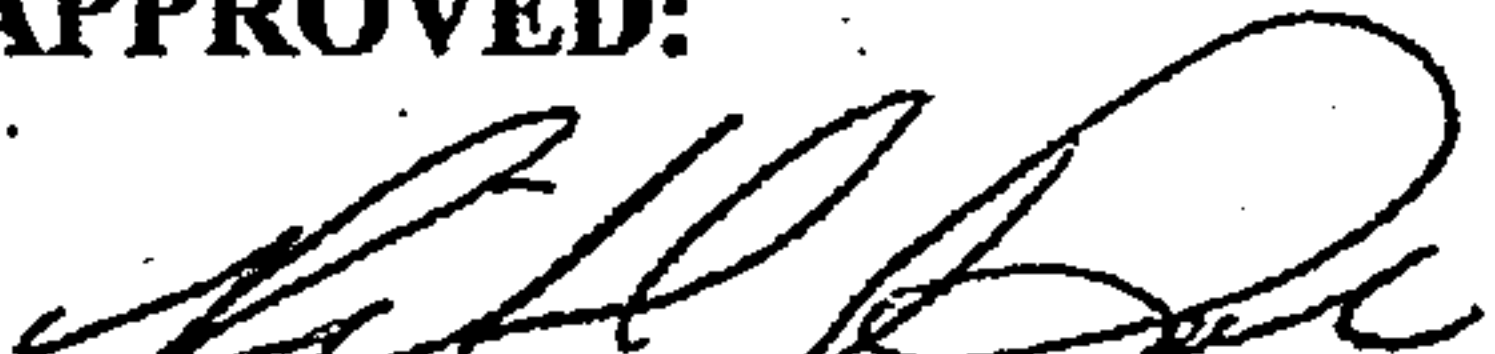
**PERIOD OF TIME COVERED:** Expiration of construction completion deadline March 3, 2012. Notwithstanding the expiration date for the construction completion deadline, the City may record this Claim and Notice of Lien at anytime the City determines that any alternative Financial Guaranty does not provide adequate assurance that construction of the Improvements will occur.

**RELEASE OF LIEN:** This City Lien shall be released upon approval and acceptance of the Improvements by the City as evidenced by an executed Certificate of Completion and Acceptance. Upon issuance of the Certificate of Completion and Acceptance, the City shall prepare and record a Release of Lien and prepare and forward to Subdivider a Release of Financial Guaranty.

WITNESS my hand and seal this 25 day of May, 2010.

  
\_\_\_\_\_  
City Clerk  
City of Albuquerque  
Bernalillo County, New Mexico

**APPROVED:**

  
\_\_\_\_\_  
Richard Dourte, City Engineer

Date: 5-25-10

*Handwritten notes:*  
5/25/10  
M  
5-25-10

STATE OF NEW MEXICO     )  
  )ss  
COUNTY OF BERNALILLO    )

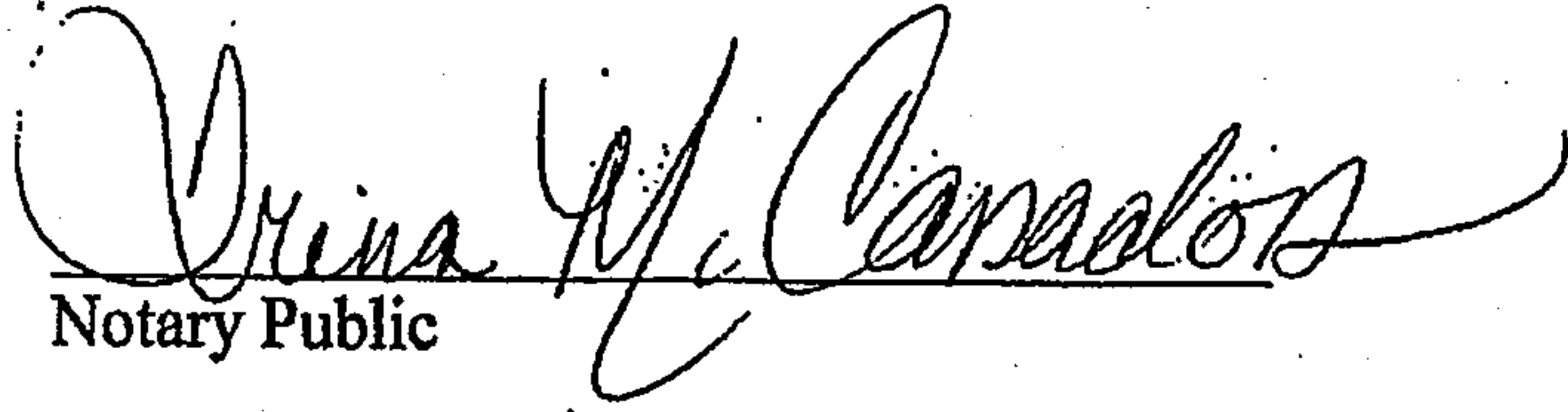
On this the 25 day of May, 2010, before me appeared Amy B. Bailey to me personally known, who being by me duly sworn or affirmed did say that she/he is the City Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed in behalf of said City of Albuquerque by authority of its City Council and the laws of the State of New

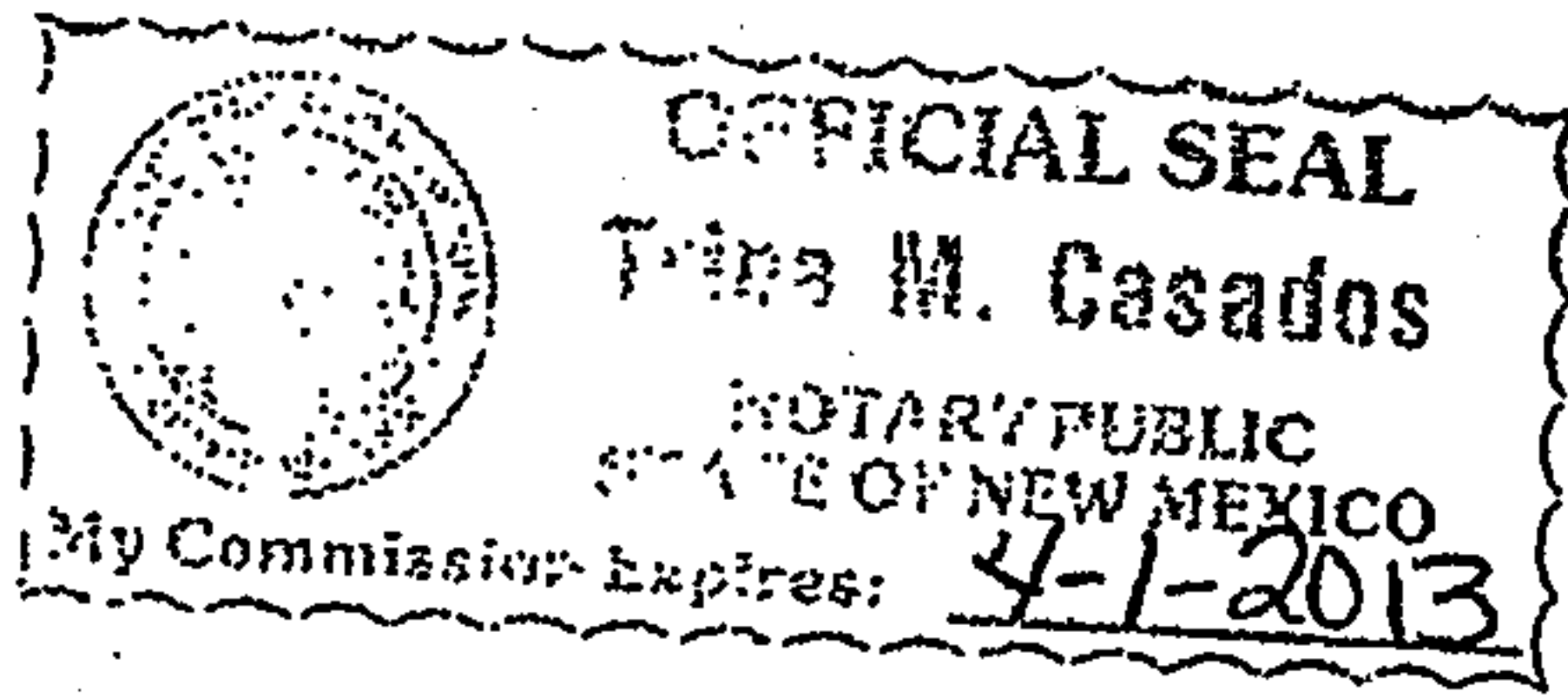
Mexico and of said City of Albuquerque, and the County Clerk acknowledges said instrument to be the free act and Claim and Notice of Lien of the City of Albuquerque.

(SEAL)

My Commission Expires:

\_\_\_\_\_

  
Notary Public



# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

03/23/2012 Issued By: BLDADM 140393

Category Code **910**  
**2012 070 105**

**Application Number:** 12DRB-70105, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

**Address:**

**Location Description:** AVENIDA CESAR CHAVEZ SE BETWEEN AMAFCA SOUTH DIV CHANNEL AND UNIVERSITY BLVD

**Project Number:** 1008121

#### Applicant

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO

2801 CAMPUS BLVD UNM MSC01 1030  
ALBUQUERQUE NM 87131  
277-4620

#### Agent / Contact

BOHANNAN HUSTON INC  
KEVIN PATTON  
7500 JEFFERSON NE  
ALBUQUERQUE NM 87109  
505-515-5898  
KPATTON@BHINC.COM

#### Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$50.00
<b>TOTAL:</b>		<b>\$70.00</b>

City Of Albuquerque  
Treasurer, Division

3/23/2012 7:40AM L001 ANNY  
WDR 007 TRANSN 0009  
RECEIPT# 00185034-00155834  
PERMIT# 2012070105 TRSLUC  
Trans Amt \$70.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$50.00  
CA \$0.00  
CHANGE \$0.00  
Thank You \$0.00



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- D**
- L A** **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): BOHANNAN HUSTON INC PHONE: 505.823.1000  
 ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7892  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: bstidwor@bhinc.com

APPLICANT: The Regents of the University of New Mexico PHONE: 505.277.4620  
 ADDRESS: 2801 Campus Blvd., UNM MSC01 1030 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87131 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner List all owners: Kim Murphy, UNM Real Estate

DESCRIPTION OF REQUEST: SIA Extension (Construction Deadline Date)

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: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): L-15 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 area of site (acres): 74.1  
 LOCATION OF PROPERTY BY STREETS: On or Near: Avenida Cesar Chavez SE  
 Between: AMAFCA South Div Channel and University Blvd SE

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

SIGNATURE Bruce Stidworthy DATE March 23, 2012  
 (Print) Bruce Stidworthy Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12DRB - 2010S</u>	<u>SIA</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CME</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #'s are assigned				\$
<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 4, 2012</u>			Total <u>\$ 70.00</u>

3-23-12 Project # 1006121  
 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.**

**Minor 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.

Bruce Spadworthy  
Applicant name (print)

Bruce Spadworthy  
Applicant signature / date 3/23/12

Form revised October 2007

V. A. J. 3-23-12  
Planner signature / date

Project # 1008121



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

Application case numbers  
12DRB - -7905  
 \_\_\_\_\_  
 \_\_\_\_\_



# Bohannon Huston

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

March 23, 2012

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

Re: Subdivision Improvements Agreement Extension of Construction  
Deadline date, DRB1008121

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
- Copy of plat
- Copy of Original SIA
- Zone Atlas sheet showing the project area
- Letter briefly describing, explaining, and justifying the request (this letter)
- DRB Action Sheet from plat approval
- Approved Infrastructure List
- Letter from City of Albuquerque notifying owner of the need to extend the SIA
- DRB Fee

We are requesting a two (2) year extension of the Construction Deadline date to March 3, 2014.

Please place this item on the DRB agenda to be heard on March 28, 2012. If you have any questions, or require further information, please contact me.

Sincerely,



Bruce J. Stidworthy, P.E.  
Senior Vice President  
Community Development and Planning

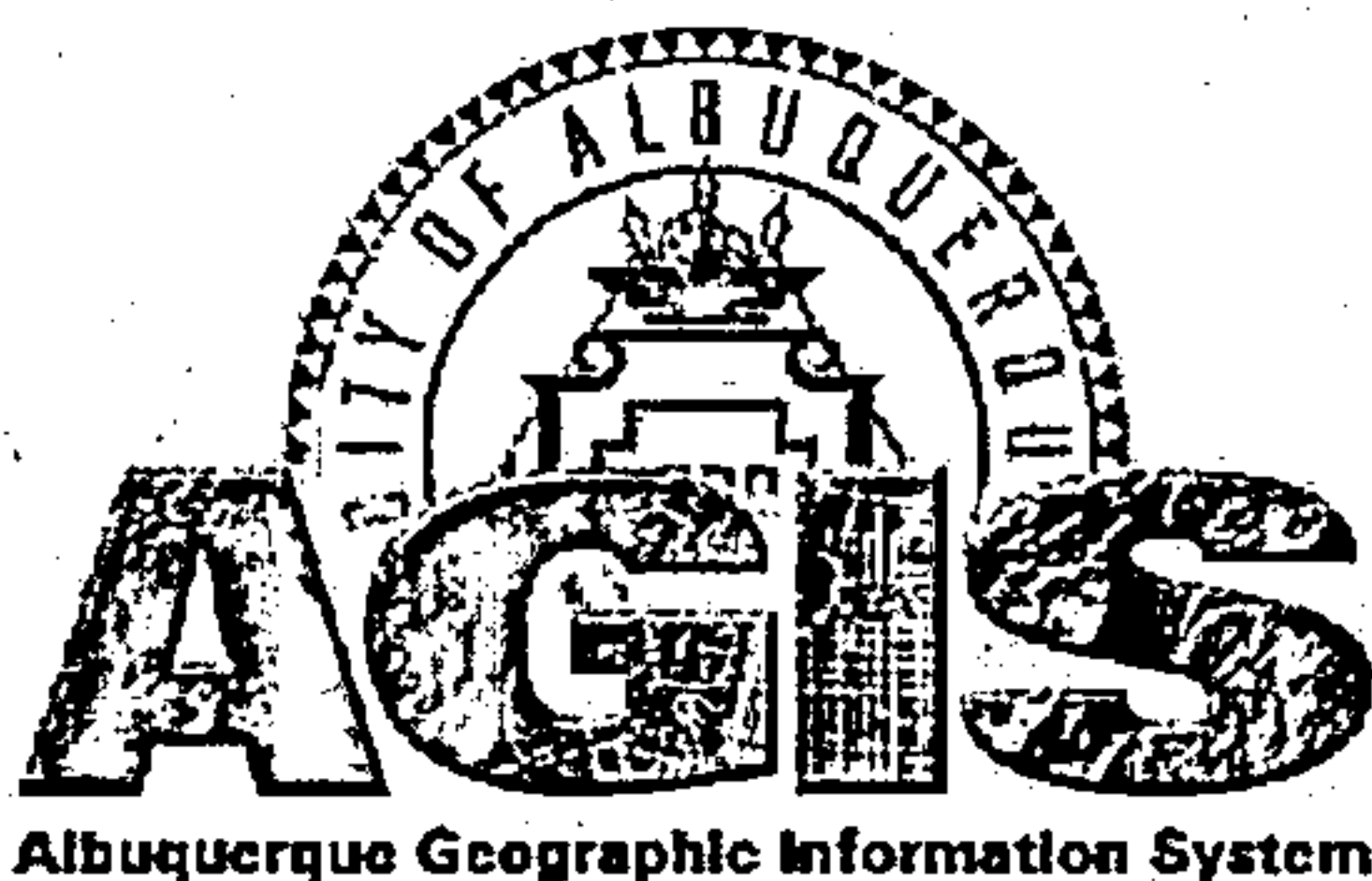
BJS/di  
Enclosures

cc: Kim Murphy, UNM

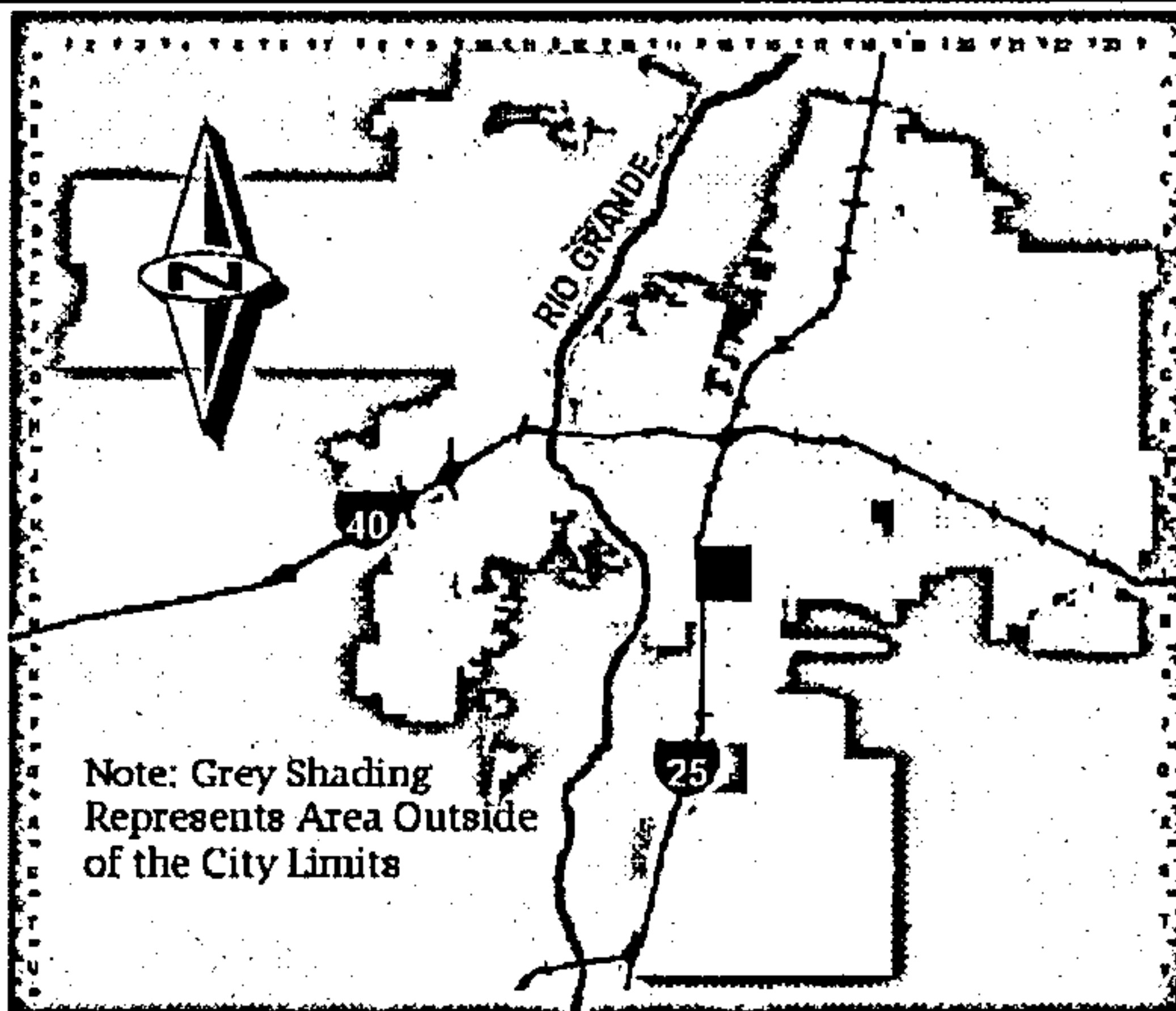
**Engineering ▲**  
**Spatial Data ▲**  
**Advanced Technologies ▲**



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



Map amended through: 1/24/2011



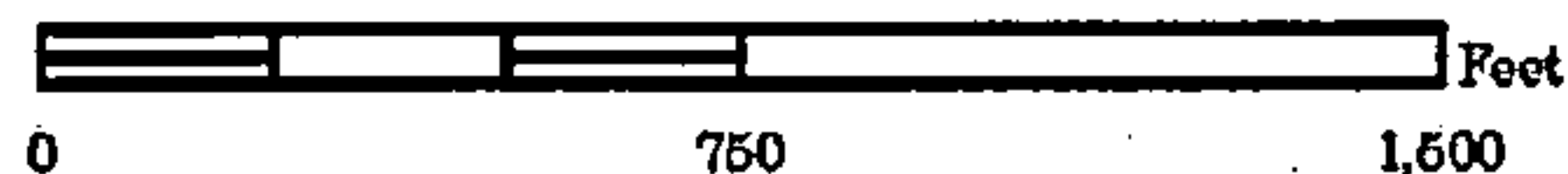
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**L-15-Z**

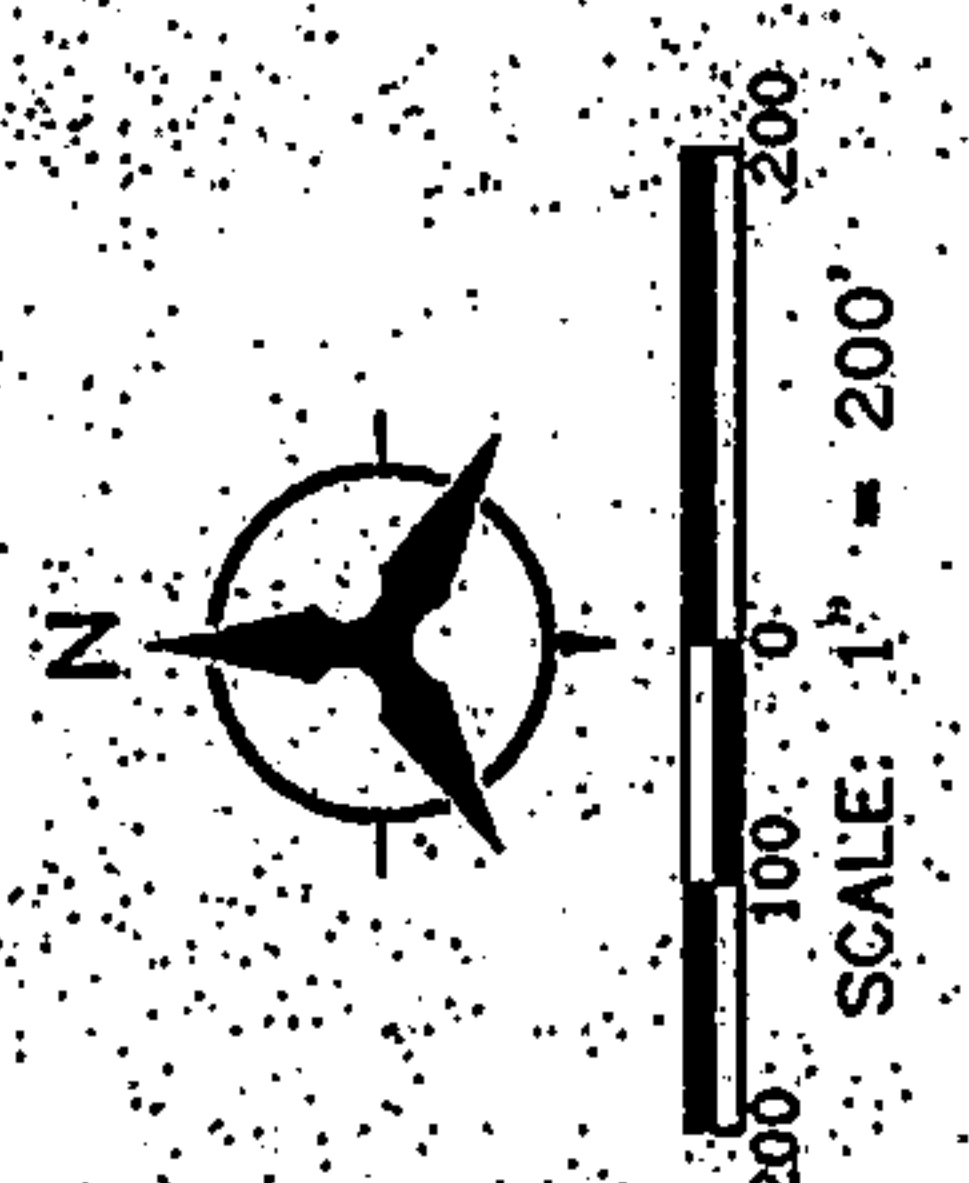
Selected Symbols

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





**PLAT OF TRACTS 1, 2, 3 & 4 UNM ARENA**  
 (A REPLAT OF PARCELS S-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



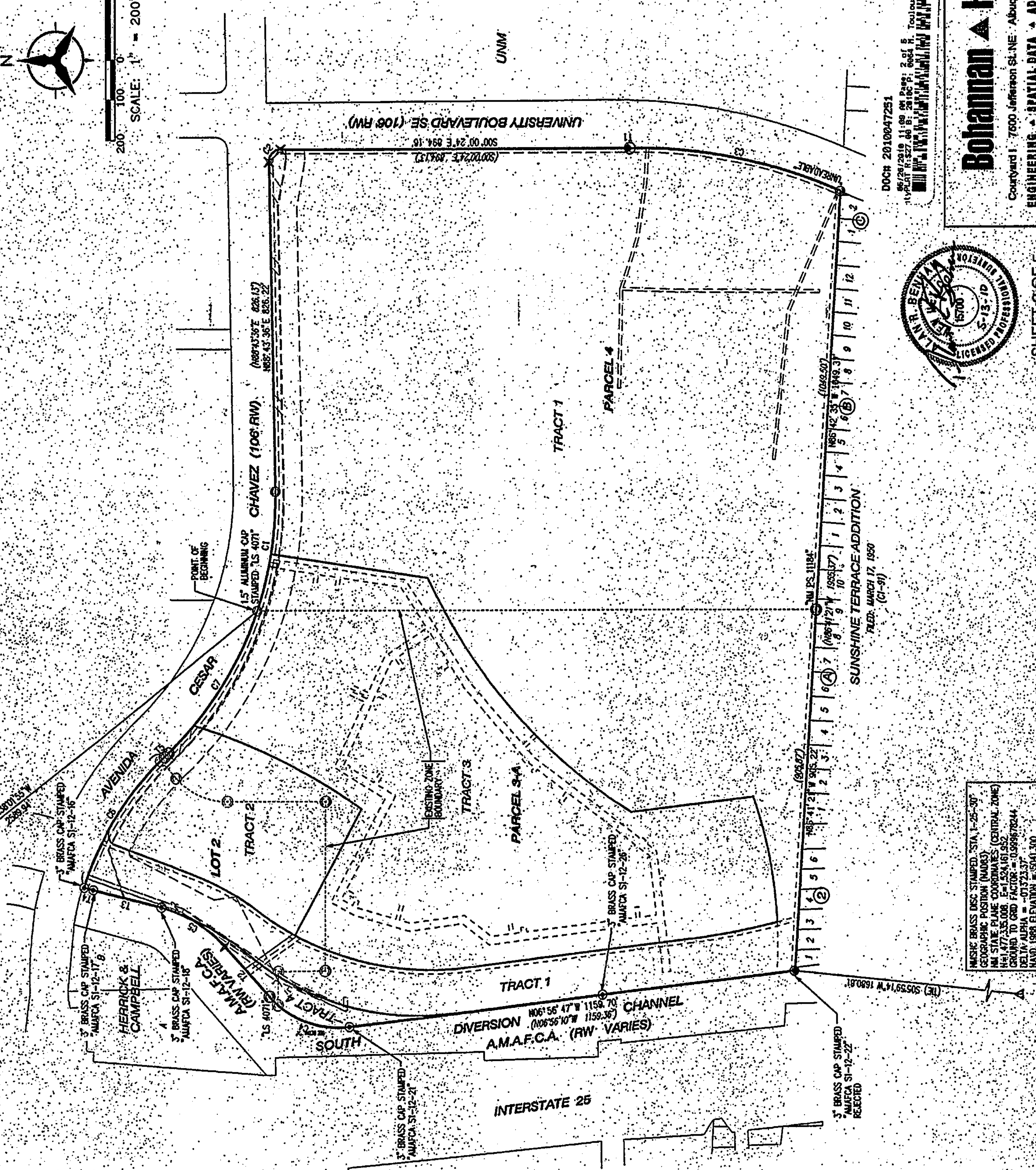
MUSIC BRASS DISC STAMPED, STA 1-25-28  
 GEOGRAPHIC POSITION (MARKS)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 ELEVATION (AS NOTED)  
 DELTA ALPHA = 011321.35

MUSIC BRASS DISC STAMPED, STA 1-25-30  
 GEOGRAPHIC POSITION (MARKS)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 ELEVATION (AS NOTED)  
 DELTA ALPHA = 011321.37  
 NAVD 1988 ELEVATION = 5041.300

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	20° 02' 57"	154.06	304.95	871.51	303.41	S01°14'55"E
C2	01° 15' 00"	30.67	43.79	30.00	42.89	S45°38'24"E
C3	23° 18' 04"	284.42	560.97	1379.40	552.12	S11°16'09"W
C4	54° 23' 10"	122.98	161.19	1193.40	218.77	N20°14'48"E
C5	37° 35' 26"	100.36	194.95	332.52	192.17	N30°38'40"E
C6	29° 28' 56"	201.41	393.90	765.51	398.57	S57°48'38"E
C7	28° 00' 56"	217.42	428.14	871.51	421.90	S57°02'00"E
			(428.39')	(871.51')		

ID	BEARING	DISTANCE
T1	S00°24'24"E	5.40'
T2	S00°24'24"E	(5.40')
T3	N47°26'23"E	172.26'
T4	N13°50'57"E	182.52'
T5	N15°22'30"E	23.93'
T6	S42°58'31"E	14.00'
T7	S43°11'24"E	(14.00')

NOTE: TABLES ARE FOR THIS SHEET ONLY



**LEGEND**

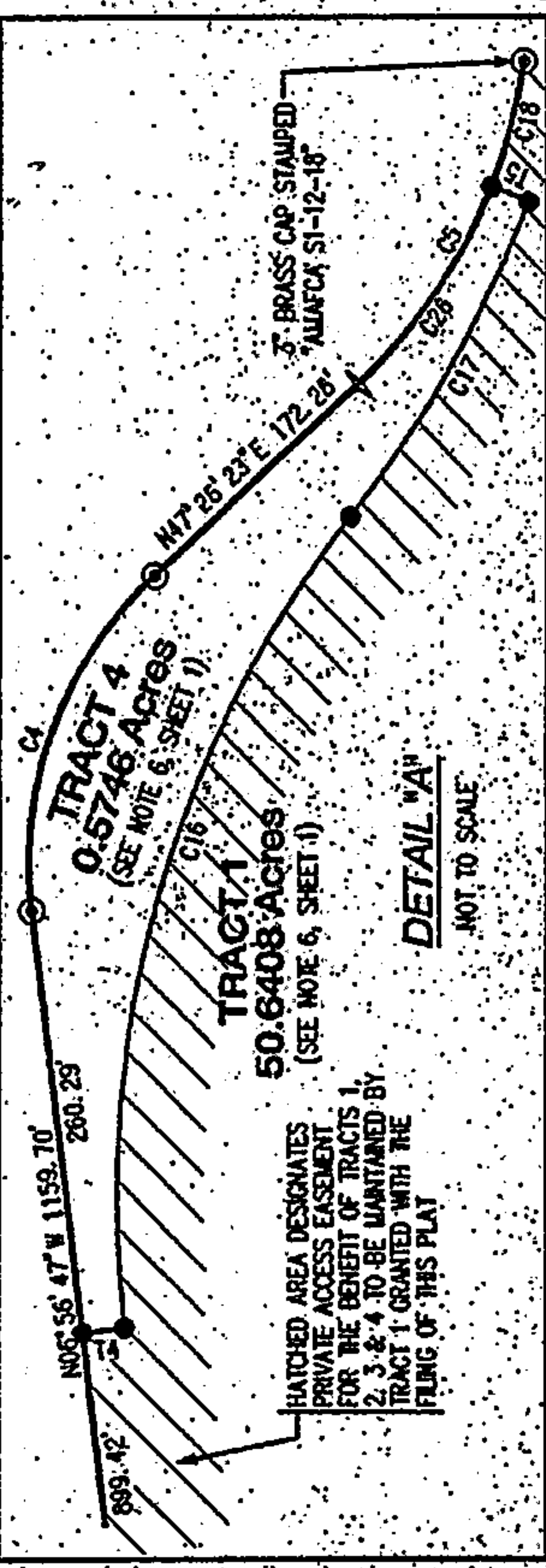
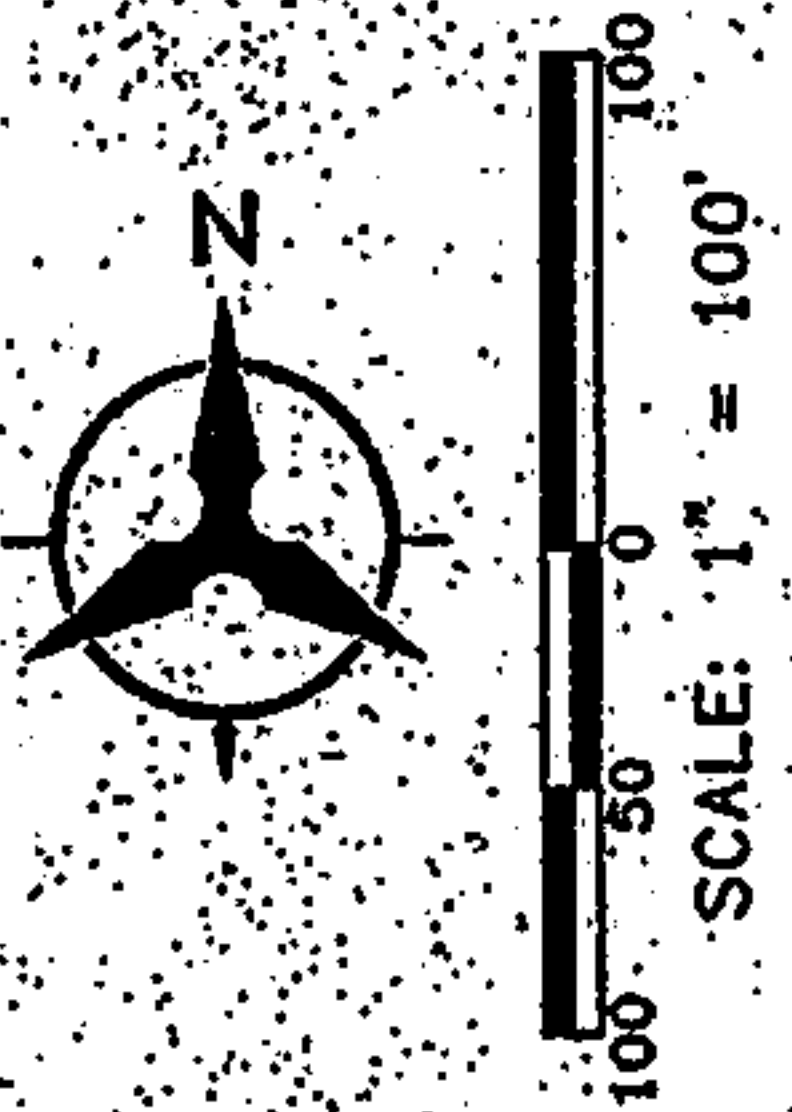
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- EXISTING ZONE BOUNDARY AND EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY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

NOTE - SEE SHEETS 1, 4, & 5 FOR DETAILS



**Bohannon & Huston**  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES  
 Courtyard 1, 7600 Jefferson St. NE, Albuquerque, NM, 87109-4335  
 DOCR 2010047251  
 11/27/2010 14:08:00 Page: 2 of 8  
 Tolson Olivera, Bernalillo Co.  
 11/27/2010 14:08:00 Page: 2 of 8

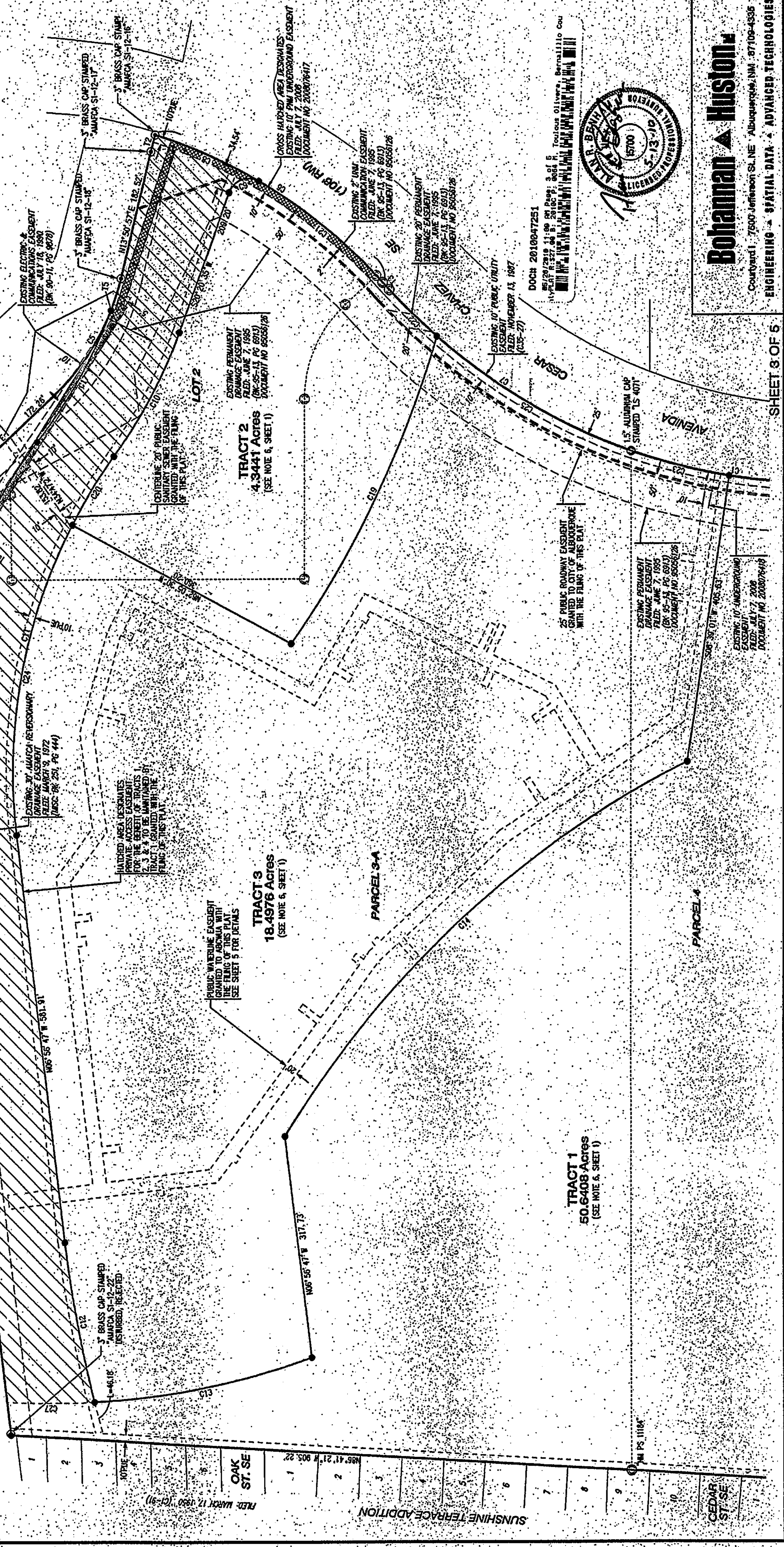
**PLAT OF TRACTS 1, 2, 3 & 4 UNM ARENA**  
 (A REPLAT OF PARCELS S-A AND 4 UNIVERSITY OF NEW MEXICO SOUTH CAMPUS AND LOT 2, C.R. DAVIS PROPERTY)  
 TOWN OF ALBUQUERQUE LAND GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2010



**LEGEND**

- SUBMISSION 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 "BERNHAM LS 15700" OR AS NOTED
- FOUND REBAR / CAP STAMPED "BERNHAM LS 15700" OR AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- FOUND BRASS CAP AS NOTED
- ⊗ FOUND CHESLED MARK IN CONCRETE
- FOUND MONUMENT ON ELMINATED LOT LINE
- PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

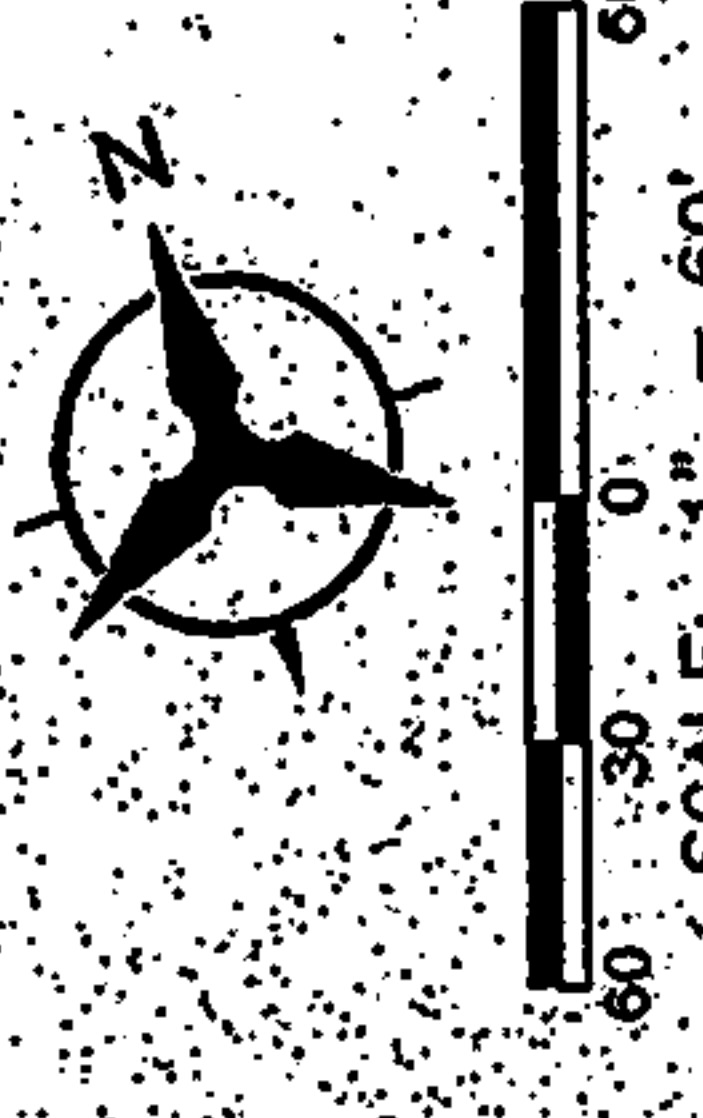
NOTE: SEE SHEET # FOR CURVE & TANGENT DATA



**Bohannon & Histon**  
 Courtyard 1, 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES



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



TRACT 2  
4.3441 Acres

TRACT 3  
18.4976 Acres

TRACT 1  
60.8408 Acres

TRACT 4  
50.6409 Acres

TRACT 5  
50.6409 Acres

TRACT 6  
50.6409 Acres

HATCHED AREA DESIGNATES PRIVATE ACCESS EASEMENT TO TRACT 1 GRANTED WITH THE FILING OF THIS PLAT.

CHORD W/ W/ 15' RADIUS  
GRANTED TO ADJACIA WITH THE FILING OF THIS PLAT.

CHORD W/ W/ 15' RADIUS  
GRANTED TO ADJACIA WITH THE FILING OF THIS PLAT.

ID	BELTA	TANGENT	CHORD	CHORD BEG	CHORD END
C28	00°50'03"	6.34	12.69	1471.51	12.69
C29	00°24'10"	5.01	10.02	1417.00	10.02
C30	01°18'58"	10.01	20.01	1411.51	20.01
C31	12°35'47"	155.98	310.70	1411.00	310.68

ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T16	S41°42'44"E	30.88	T16	N87°02'02"E	23.98
T17	N41°47'44"W	30.50	T17	N65°57'58"W	48.14
T18	S48°12'16"W	3.67	T18	N15°54'30"E	22.92
T19	S53°06'37"E	3.50	T19	S74°05'30"E	35.51
T10	S58°53'23"W	10.00	T10	N07°00'00"E	10.12
T11	S58°53'23"W	38.88	T11	N74°05'30"W	38.75
T12	S58°53'23"W	9.32	T12	N27°54'30"E	3.76
T13	S53°03'13"W	10.00	T13	S62°05'30"E	15.95
T14	N06°55'47"W	26.00	T14	N27°54'30"E	10.00
T15	N03°03'13"E	50.12	T15	N27°54'30"E	33.00
T16	N24°59'44"E	39.51	T16	S62°05'30"E	17.60
T17	S65°00'16"E	10.00	T17	S27°54'30"W	25.00
T18	S65°00'16"E	5.12	T18	S62°05'30"E	10.00
T19	N24°59'44"E	44.01	T19	N31°11'22"E	54.77
T20	N47°19'08"W	32.00	T20	S58°48'38"E	25.76
T21	N48°40'32"E	10.00	T21	N31°11'22"E	10.00
T22	N48°40'32"E	46.42	T22	S58°48'38"E	3.94
T23	N41°19'08"W	23.00	T23	N31°11'22"E	6.96
T24	N34°12'17"W	63.97	T24	S54°58'14"W	25.01
T25	S58°47'13"W	10.00	T25	S34°12'47"E	13.04
T26	S48°12'16"W	10.00	T26	S54°57'13"W	32.35
T27	S48°12'16"W	14.81	T27	S34°12'47"E	10.00
T28	N52°06'37"W	13.15	T28	S41°47'44"E	2.82
T29	N06°57'58"W	31.96	T29	N48°52'32"E	10.00
T30	N06°57'58"W	41.72	T30	N41°47'44"W	3.17
T31	N03°02'02"E	25.90	T31	N06°57'44"W	57.22
T32	N03°02'02"E	10.00	T32	N41°47'44"W	6.50
T33	N03°02'02"E	12.29	T33	S48°12'16"W	11.11
T34	N06°57'58"W	13.00			
T35	N06°57'58"W	21.10			

**LEGEND**

- SURVEYOR'S 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 "BOHANNAN LS 15700"
- FOUND REBAR/CAP STAMPED "BENHAM LS 15700" OR AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- FOUND BRASS CAP AS NOTED
- FOUND GRIESEL MARK IN CONCRETE
- FOUND MONUMENT ON ELIMINATED LOT LINE
- PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



**Bohannan & Histon**  
 ENGINEERING & SPATIAL DATA • ADVANCED TECHNOLOGIES  
 7500 Jefferson St. NE Albuquerque, NM 87109-4355  
 505.261.1111

DOCS 2010047251  
 05/26/2010 11:09 AM Page: 5 of 5  
 Tishana O'Leary, Bernalillo Co.  
 15100 University Blvd. NE, Albuquerque, NM 87112  
 505.261.1111

SHEET 5 OF 5

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

05/18/2010 Issued By: PLNSDH 76627

**Permit Number: 2010 070 139**

**Category Code 910**

**Application Number: 10DRB-70139, Amendment To Preliminary Plat**

**Address:**

**Location Description: AVENDIA CESAR CHAVEZ SE BETWEEN AMAFCA SOUTH DIVERSION CHANNEL AND UNIVERSITY BLVD SE**

**Project Number: 1008121**

**Applicant**

Acc Op (Unm South) Llc

805 Las Cimas Pkwy Ste 400  
Austin TX 78746  
512-732-1000

**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
441008/4983000	DRB Actions	\$50.00
<b>TOTAL:</b>		<b>\$70.00</b>

City Of Albuquerque  
Treasury Division

5/18/2010 11:35AM LOC: ANNX  
WS# 006 TRANSH 0014  
RECEIPT# 00120481-00120481  
PERMIT# 2010070139 TRSLJS  
Trans Amt \$70.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$50.00  
CA \$70.00  
CHANGE \$0.00

Thank You



**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev 9-20-05)

**EXHIBIT "A"**

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

**TRACTS 1, 2 & 3 UNM 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 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	Private P.E.	City Cnst Engineer
<b>PUBLIC ROADWAY IMPROVEMENTS</b>									
		12' FC-EXFL	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	210' EAST OF LANGHAM	/	/	/
			MEDIAN MODIFICATIONS TO REMOVE EXISTING LEFT TURN LANES JUST NORTH OF PROPOSED TRACT 2	AVENIDA CESAR CHAVEZ MEDIAN			/	/	/
<b>PRIVATE ROADWAY IMPROVEMENTS</b>									
		30' FC-FC	2-12' VEHICULAR LANES, 1-6' BIKE LANE, STD C&G (EAST SIDE), MEDIAN C&G (WEST SIDE)	WEST ROAD (PRIVATE)	AVENIDA CESAR CHAVEZ	END OF ACCESS EASEMENT (APPROX. 1,800FT SOUTH)	/	/	/
		26' WIDTH	1,560LF MEDIAN WATER QUALITY SWALE (PER CROSS SECTION, SEE EXHIBIT A)	WEST ROAD (PRIVATE)	240' SOUTH OF AVENIDA CESAR CHAVEZ	END OF ACCESS EASEMENT (APPROX. 1,800FT SOUTH)	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<b>SIDEWALK IMPROVEMENTS</b>									
		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	/	/	/
<b>PUBLIC WATERLINE IMPROVEMENTS</b>									
		10" DIA	WATERLINE W/ NEC. VALVES, MJ'S & RJ'S	TRACT 3	AVENIDA CESAR CHAVEZ	SW CORNER OF TRACT 3	/	/	/
<b>PUBLIC SANITARY SEWER LINE IMPROVEMENTS</b>									
		8" DIA	APPROX. 110LF SANITARY SEWER LINE AS REQUIRED	WEST ROAD	EXISTING MH ALONG THE WEST SDIE OF THE WEST ROAD	EAST SIDE OF WEST ROAD	/	/	/
<b>PUBLIC STORM DRAIN IMPROVEMENTS</b>									
			NEW RETAINING WALL CONSTRUCTED ON THE EXISTING OUTFALL STRUCTURE IN ORDER TO CONSTRUCT EASTERN HALF OR WEST ROAD	EXISTING OUTFALL STRUCTURE INTO THE AMAFCA CHANNEL	APPROXIMATELY 380' SOUTHWEST OF AVENIDA CESAR CHAVEZ		/	/	/
		42" RCP SD	NEW STORM DRAIN PENTRATION INTO THE SOUTH DIVERSION CHANNEL (APPROX. 130LF EACH)	ALONG THE WEST ROAD	APPROX. 600' SOUTH OF AVENIDA CESAR CHAVEZ		/	/	/
		36" RCP SD	NEW STORM DRAIN PENTRATION 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. 595' SOUTH OF AVENIDA CESAR CHAVEZ		/	/	/
<b>PUBLIC STORM DRAIN IMPROVEMENTS (CONT'D)</b>									
		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. 1,290' SOUTH OF AVENIDA CESAR CHAVEZ

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/



AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Michael Balaskovits  
 PREPARED BY: PRINT NAME  
 3/3/2010  
 DATE

*John Cho*  
 DRB CHAIR  
 3-3-10  
 DATE

*David Jones*  
 PARKS & GENERAL SERVICES  
 3-3-10  
 DATE

BOHANNAN HUSTON INC.  
 FIRM:  
*Michael Balaskovits*  
 SIGNATURE

*Alan Peter*  
 TRANSPORTATION DEVELOPMENT  
 UTILITY DEVELOPMENT  
 03/03/10  
 DATE

AMAFCA  
 CITY ENGINEER  
*Bradley L. Bingham*  
 3/3/10  
 DATE

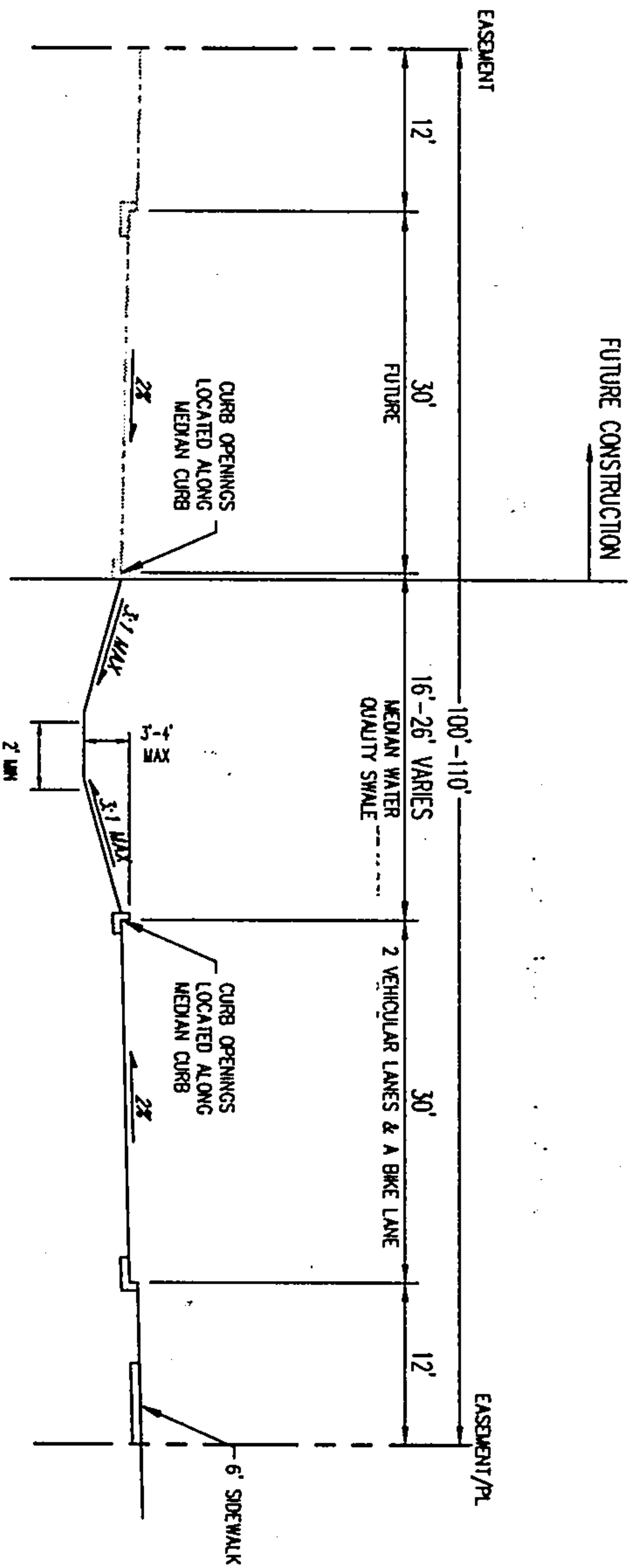
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

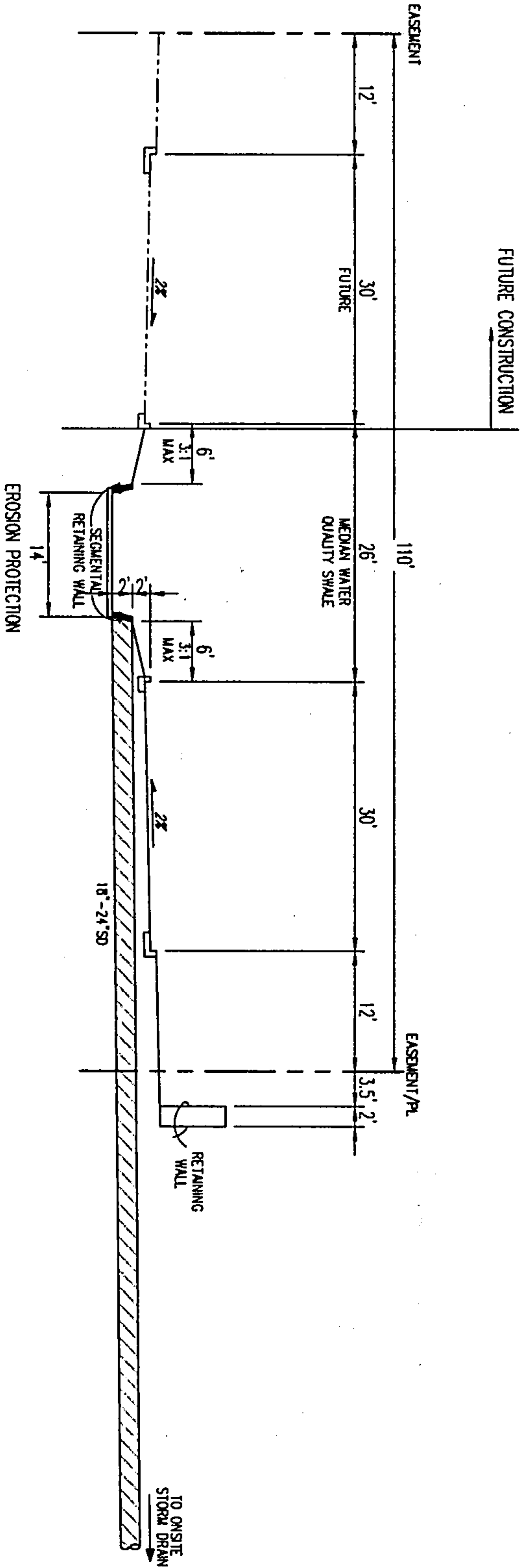


DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



SECTION A



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

**Bohannon & Huston**

Chartered | 7800 Williams Dr. NE, Albuquerque, NM 87109-4908  
ENGINEERING & SPATIAL DATA - ADVANCED TECHNOLOGIES

EXHIBIT A  
UNM STUDENT HOUSING  
MEDIAN WATER QUALITY SWALE

3-3-2010

# 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): Bohannon Huston, Inc. PHONE: (505) 823-1000  
 ADDRESS: 7500 Jefferson NE FAX (505) 898-7988  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 APPLICANT: ACC OP (UNM South) LLC PHONE: 512-732-1000  
 ADDRESS: 805 Las Cimas Pkwy, Ste 400 FAX: 512-732-2944  
 CITY: Austin STATE TX ZIP 78746 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Developer List all owners: UNM

DESCRIPTION OF REQUEST: Amendment to approved Preliminary Plat and Final Plat Approval

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. 3-A & 4 Lot 2, Tract "C" \_\_\_\_\_ Block: \_\_\_\_\_  
 Subdiv/Addn/TBKA: University of New Mexico South Campus C.R. Davis Property \_\_\_\_\_  
 Existing Zoning: SU-1, O-1, C-3 Proposed zoning: SU-1, O-1, C-3 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): L-15 UPC Code: 101505609030020320 Parcel 3-A, 101505620030020340 Parcel 4, 101505608337420316 Tract "C"

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

LOCATION PROPERTY BY STREETS: On or Near: Avenida Cesar Chavez SE

Between: AMAFCA South Diversion Channel SE and University Blvd. SE

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

SIGNATURE Michael Balaskovits DATE 5/18/2010  
 (Print) Michael Balaskovits, P.E. Applicant  Agent

#### FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10 DRB- 70139</u>	<u>APP</u>	<u>5(3)</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CME</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<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 type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>05/26/10</u>			<u>\$ 70.00</u>

Sandy Handley 05/18/10  
 Planner signature / date

Project # 1008121

**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) **\$70**
  - 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.

Michael BASKOVITS  
 Applicant name (print)  
Mohd R... 5/18/2010  
 Applicant signature / date

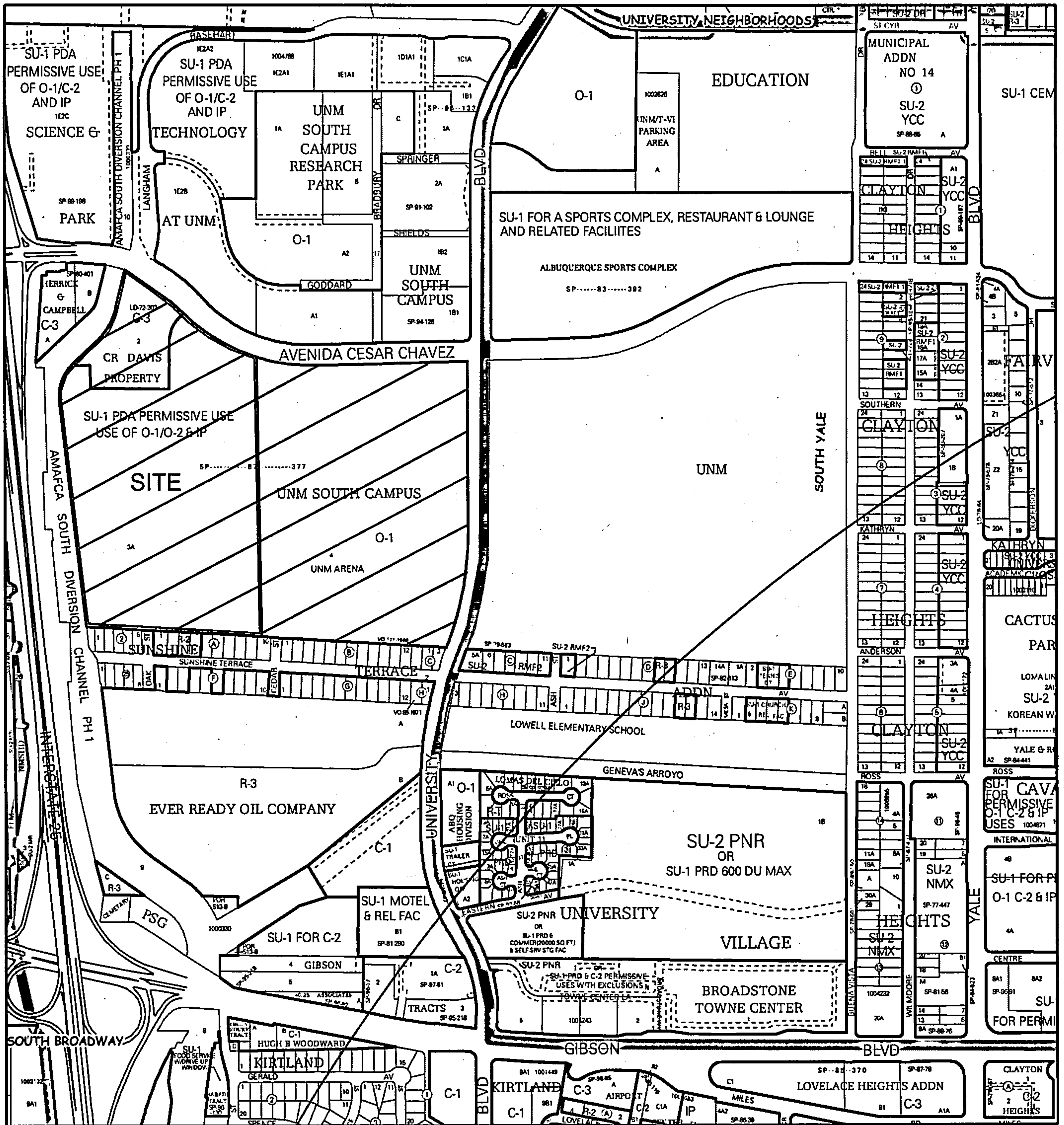


Form revised **October 2007**


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

Application case numbers  
10.DRB - 70139  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handley 05/18/10  
 Planner signature / date  
 Project # 1008121

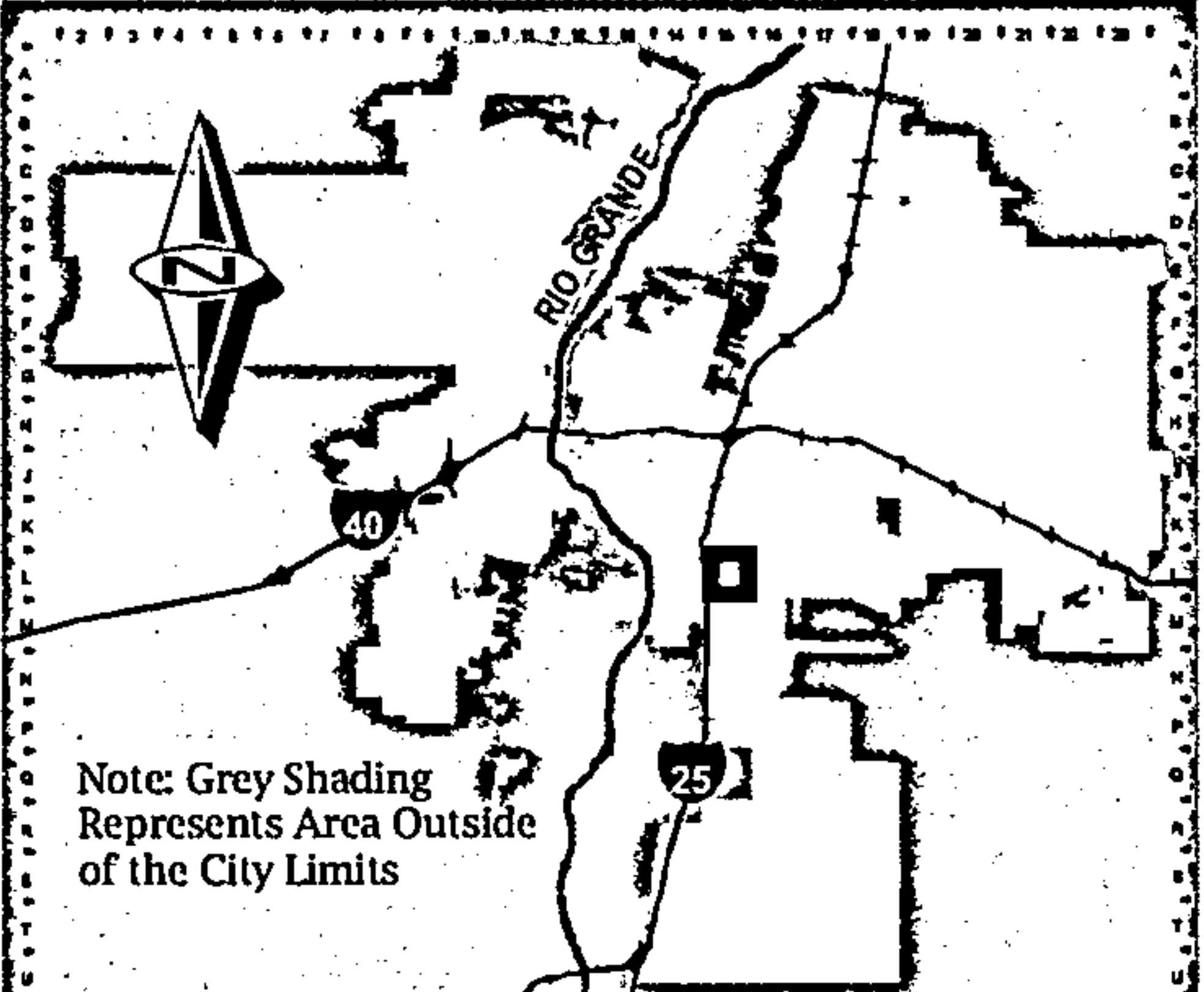


For more current information and more details visit: <http://www.cabq.gov/gis>



**AGIS**  
Albuquerque Geographic Information System

Map amended through: 3/10/2009



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**L-15-Z**

Selected Symbols

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

0 750 1,500 Feet

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

May 18, 2010

Jack Cloud, DRB Chair  
Development Review Board  
City of Albuquerque  
600 Second Street, NW  
Albuquerque, NM 87102

Re: Amendment to Preliminary Plat and Final Plat Approval (DRB# 1008121)  
Plat of Tracts 1, 2, 3 & 4, UNM Arena

Dear Mr. Cloud:

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

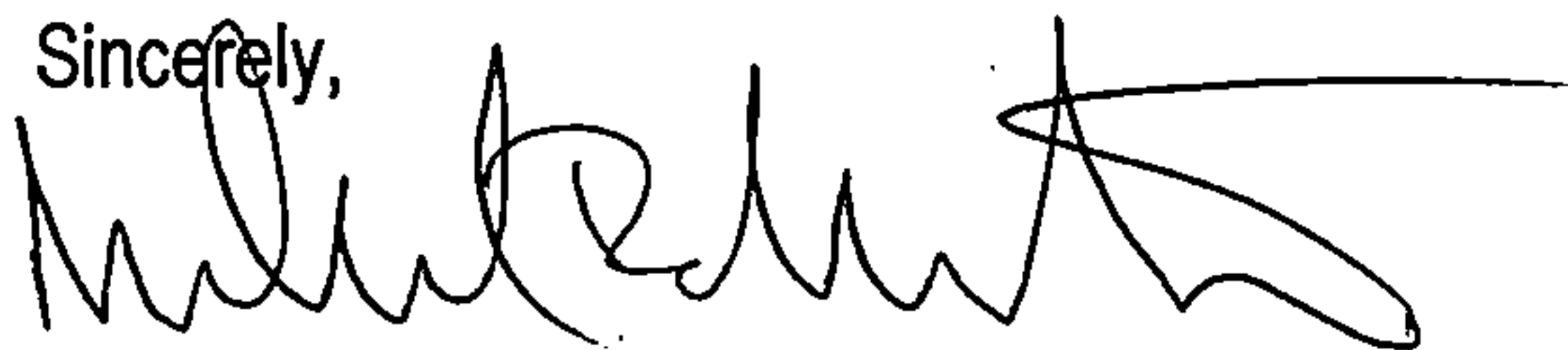
- Letter justifying and describing request
- Development Review Application
- Six (6) copies of the original plat
- Six (6) copies of the final plat
- Zone Atlas Map L-15 showing the location of the property

The Preliminary Plat and Infrastructure List have been approved on February 24, 2010. Since then, there was a meeting with AMAFCA and UNM concerning the portion of land in between the Private Access Road and the south diversion channel. This portion of land is now shown as a separate tract (Tract 4) in order to facilitate future conveyance to AMAFCA.

This request is to amend the approved Preliminary Plat, and request Final Plat approval for the replat of three (3) existing parcels into four (4) tracts.

Please place this item on the DRB Agenda to be heard on May 26th, 2010. If you have any questions or require additional information, please contact me.

Sincerely,



Michael J. Balaskovits, PE  
Project Engineer  
Community Development and Planning Group

MJB/cc  
Enclosures

**ENGINEERING** ▲

**SPATIAL DATA** ▲

**ADVANCED TECHNOLOGIES** ▲



**CONTRACT CONTROL FORM**

Contact: Felicia M. Giron  
 Phone: 768-3000

Req. Num.: \_\_\_\_\_  
 Acct. Num.: \_\_\_\_\_  
 Act. Num.: \_\_\_\_\_

CCN: 201000551

**PRELIMINARY**

Type of Agreement: Memorandum of Understanding

For Grants Only:  
 Indirect Costs for General Fund  
 Services

Description: University of New Mexico South Campus Student Housing  
 Development

% \_\_\_\_\_

Dept/Div: MAYOR / CAO OFFICE / CHIEF ADMINISTRATIVE OFFICER \$ \_\_\_\_\_

Vendor: Regents of the University of New Mexico

Contract Term: 06/01/2010 to: 05/30/2011

Contract Amount: \$0.00 Payable

FY Aggregate: \$0.00

Contract Total:

Fed Tax: 85-6000642 St Tax No.: 01-50447-005

Date Submitted: 02/17/2010

**PROCUREMENT:**

**WAIVERS REQUIRED:**

RFP: No

Waiver Letter Attached: \_\_\_\_\_

Approved: \_\_\_\_\_

Ins: \_\_\_\_\_

Waiver Letter Attached: \_\_\_\_\_

Approved: \_\_\_\_\_

**DRAFT CONTRACT:**

Recd by Legal: \_\_\_\_\_ Rejected/Returned to Dept: \_\_\_\_\_ / \_\_\_\_\_

Returned to Legal: \_\_\_\_\_ / \_\_\_\_\_ Approved: \_\_\_\_\_ Initials: \_\_\_\_\_

**INSURANCE AND BONDS REQUIRED:**

Bonds Required: NONE

Attached: \_\_\_\_\_

Insurance Required: NONE

Attached: \_\_\_\_\_

\*\*\*\*\*

**FINAL CONTRACT REVIEW**

APPROVALS REQUIRED:	Date Delivered	Returned to Dept.	Approved by (Electronic Signature)	Approval Date (Electronic)	Approved by (Written Initials)	Approval Date (Written)
Purchasing:						
Asst. City Attorney:						
CIP:						
City Attorney:						
CAO:						
Department:						
Budget:						
Others:						

Council: \_\_\_\_\_ EC/Bill: \_\_\_\_\_ Date: \_\_\_\_\_

**DISTRIBUTION:** Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Vendor: \_\_\_\_\_  
 User Dept: \_\_\_\_\_  
 Purchasing: \_\_\_\_\_  
 City Clerk: \_\_\_\_\_  
 Other: \_\_\_\_\_

*received from Felicia Giron*

**MEMORANDUM OF UNDERSTANDING  
PERTAINING TO THE UNIVERSITY OF NEW MEXICO  
SOUTH CAMPUS STUDENT HOUSING DEVELOPMENT**

This Memorandum of Understanding Pertaining to the University of New Mexico South Campus Student Housing Development ("Memorandum of Understanding") is entered into by and between the City of Albuquerque, a New Mexico municipal corporation (the "City") and the Regents of the University of New Mexico, a constitutionally created educational institution of the State of New Mexico (the "University" or "UNM") (collectively, the "Parties").

**RECITALS**

WHEREAS, the University owns approximately 18 acres of land (the "University South Campus Site") located within the City limits and more generally shown on Exhibit A attached hereto, upon which the University intends that housing be developed for students of the University (the "South Campus Student Housing Development"); and

WHEREAS, the University has contracted with a private student housing developer/manager ("Developer") for the leasing, development, construction and subsequent management of the South Campus Student Housing Development; and

WHEREAS, the City wishes to make available to the University South Campus Site certain infrastructure and services so that Developer can commence development of the University's South Campus Student Housing Development in the year 2010; and

WHEREAS, the Parties wish to reach an agreement regarding the design, approval, permitting, construction, and installation of the infrastructure necessary to access and service the South Campus Student Housing Development, including, but not limited to, access to City streets, paving, curbs, gutters, sidewalks and storm drainage.

NOW, THEREFORE, the Parties agree that:

**UNDERSTANDING**

1. The Recitals are hereby restated and incorporated herein as part of this Memorandum of Understanding.
2. The University will take the necessary steps, in conjunction with Developer, for Developer to commence the development of the South Campus Student Housing Development in June 2010, or as soon thereafter as possible.
3. The University will bind Developer and its successors, assigns and/or replacement parties, if any, to the terms of this Memorandum of Understanding, except those that necessarily remain with the University.

4. Developer's lease agreement will provide that Developer will construct the South Campus Student Housing Development and convey title to all improvements to the University.
5. The University will retain title to the land comprising the University South Campus Site and the improvements constituting the South Campus Student Housing Development, which will be constructed on the University South Campus Site, subject to Developer's leasehold interest in the land and improvements.
6. Developer will operate, lease and manage the South Campus Student Housing Development pursuant to the terms of a lease by and between the University and Developer and any other necessary and/or related agreements.
7. The University South Campus Site and the South Campus Student Housing Development, which will be constructed on the University South Campus Site, are or will be property of the University, a constitutionally created educational institution of the State of New Mexico, and are therefore not subject to the land use, zoning or permitting jurisdiction of the City. Consequently:
  - a. No change in zoning or other land use approval is necessary for development on the University South Campus Site.
  - b. No City building permits are necessary.
8. UNM agrees to employ the City subdivision approval process Section 14-14-1-1 et seq. ROA 1994 overseen by the City Development Review Board (the "DRB") to subdivide University lands to create a single parcel for the University South Campus Site and arrange for the construction of infrastructure, and if necessary the dedication of right of way and easements, as may be reasonably required by the DRB to serve the South Campus Student Housing Development. The City subdivision approval process shall include, but not be limited to the following:
  - a. The City sketch plat review process will be pursued prior to a formal submittal.
  - b. A City approved grading and drainage plan for the development.
  - c. UNM will employ the City Design Review Committee work order process and the City Development Process Manual for the construction of infrastructure, to be dedicated to the City of Albuquerque, as reasonably required by DRB.
  - d. An access study as prescribed by the City's Development Process Manual, analyzing the impacts of the South Campus Student Housing Development on area traffic flows will be provided. The access study will be subject to the review and approval of the City's traffic engineer, which approval shall not be unreasonably withheld. Approval of the access study and the

infrastructure specified in the access study will be required prior to the DRB approval of the final plat.

- e. The Parties will agree on the responsibility for procurement, construction and installation of necessary infrastructure pursuant to a Subdivision Improvement Agreement (SIA) substantially in the form attached hereto as **Exhibit B** and entered into by the Parties subsequent to execution of this Memorandum of Understanding. That infrastructure may include, but is not limited to:
  - 1) curb cuts
  - 2) curbs
  - 3) gutters
  - 4) sidewalks
  - 5) lane expansions, changes or additions
  - 6) median cuts or additions
  - 7) traffic signals or signage
  - 8) storm drainage
  - 9) landscaping
  
- f. UNM will consult with and reach an understanding with the City Fire Department regarding access to and hydrant placement within the lands comprising the University South Campus Site.
  - 1) UNM will obtain inspection and certification of fire code compliance, as necessary, from the New Mexico Construction Industries Division, the State Fire Marshal and, possibly, the Governor's Commission on Disability regarding the improvements constituting the South Campus Student Housing Development.
  
- g. UNM will provide, or cause other(s) authorized by UNM to provide, the City with a financial guaranty in an amount approved by the City's Design Review Committee covering the cost of the infrastructure as reasonably required by the DRB to serve the South Campus Student Housing Development.
  - 1) That guaranty may take the form of a bond, municipal lien approved, if and as necessary, by the appropriate approval authority to the satisfaction of the City, irrevocable letter of credit or other security instrument acceptable to the City.

- h. The subdivision of University lands to create a single parcel for the University South Campus Site will necessarily create another parcel(s), which shall not be subject to the agreements set forth in this Memorandum of Understanding. UNM and the City may seek to reach a separate understanding regarding the other parcel(s) if and when UNM undertakes the development of the other parcel(s).
  - i. UNM agrees to be subject to the City's administrative appeal process as prescribed by the City's Subdivision Ordinance.
9. The University will reach a separate understanding with the Albuquerque Bernalillo County Water Utility Authority (the "Water Authority") regarding the provision of water and wastewater services to the South Campus Student Housing Development.
10. This Memorandum of Understanding shall expire one (1) year after the City engineer signs the letter of completion and acceptance of infrastructure to be dedicated to the City, unless the parties agree in writing to extend this Memorandum of Understanding to remain in effect thereafter.
11. Nothing in this Memorandum of Understanding shall be construed to waive any rights, claims or defenses asserted heretofore or hereafter by any of the Parties.
12. All notices and other communications under this Memorandum of Understanding shall be in writing and shall be deemed duly given: (i) when delivered personally or by prepaid overnight courier, with a record of receipt, (ii) the third day after mailing if mailed by certified mail, return receipt requested, (iii) the day of transmission, if sent by facsimile or telecopy during regular business hours or the day after transmission, if sent after regular business hours, provided that, in either event, the completed transmission is electronically verified, or (iv) the day of transmission, if sent electronically, if there is proof of receipt on the day of transmission or the first day thereafter on which receipt can be verified, to the Parties at the following addresses, telecopy numbers, or e-mail addresses (or to such other address, telecopy number, or e-mail address as a Party may have specified by notice given to the other Party pursuant to this provision):

**If to the City:**

David S. Campbell  
Chief Administrative Officer  
City of Albuquerque  
City / County Bldg. - 11th Floor  
Albuquerque, NM 87102  
Facsimile: (505) 768-3019  
Telephone: (505) 768-3000  
E-mail: davidcampbell@cabq.gov

**With a copy to:**

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

**If to the University:**

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

**With a copy to:**

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

*and*

Rodey, Dickason, Sloan, Akin & Robb, P.A.

**Street Address:**

Attention: John P. Salazar, Esq.  
201 Third Street NW, Suite 2200  
Albuquerque, NM 87102

**Mailing Address:**

P.O. Box 1888  
Albuquerque, NM 87103-1888  
Facsimile: (505) 768-7395  
Telephone: (505) 765-5900  
E-mail: jsalazar@rodey.com

13. This Memorandum of Understanding may be executed in one or more counterparts, including facsimile counterparts, each of which shall be a fully

binding and enforceable contract and agreement against the party signing such counterpart, but all such counterparts shall together constitute but one agreement.

14. This Memorandum of Understanding may be amended, upon mutual agreement of the Parties, by written agreement executed by each of the Parties.
15. The Parties agree to hereafter negotiate and enter into such further and more definitive agreements, as may be necessary, to effectuate the transactions contemplated by this Memorandum of Understanding.
16. This Memorandum of Understanding is signed, sealed, executed and delivered by the Parties as of the date indicated next to the respective signatures below, with the Effective Date to be the date of the last signature affixed hereto.

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

By:

  
David S. Campbell  
Chief Administrative Officer

Date:

2/4/10

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

By:

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

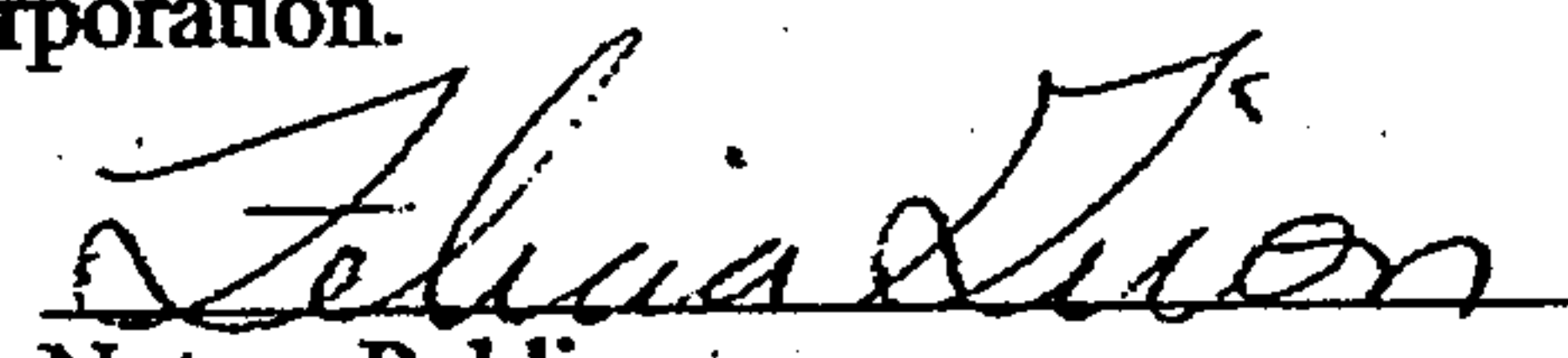
Date:

2/19/10

**ACKNOWLEDGEMENT OF THE CITY OF ALBUQUERQUE**

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

This instrument was acknowledged before me this 9<sup>th</sup> day of February, 2010, by David S. Campbell, Chief Administrative Officer, City of Albuquerque, a New Mexico municipal corporation, on behalf of said corporation.

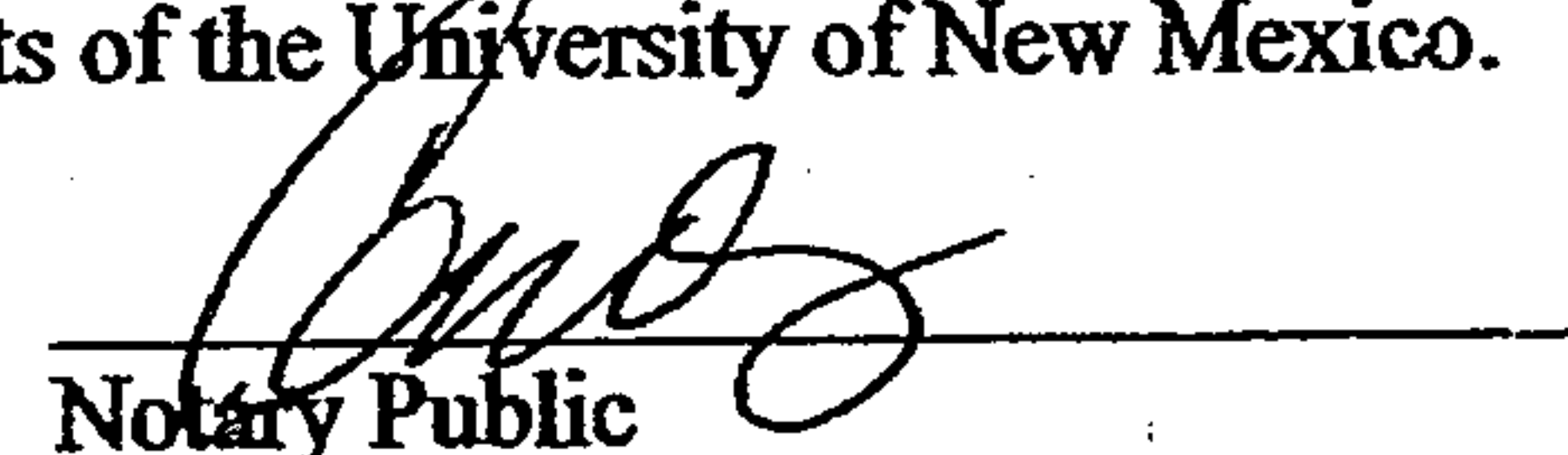
  
\_\_\_\_\_  
Notary Public

My commission expires:  
1-27-2014

**ACKNOWLEDGEMENT OF THE UNIVERSITY**

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

This instrument was acknowledged before me this 9 day of February, 2010, 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.

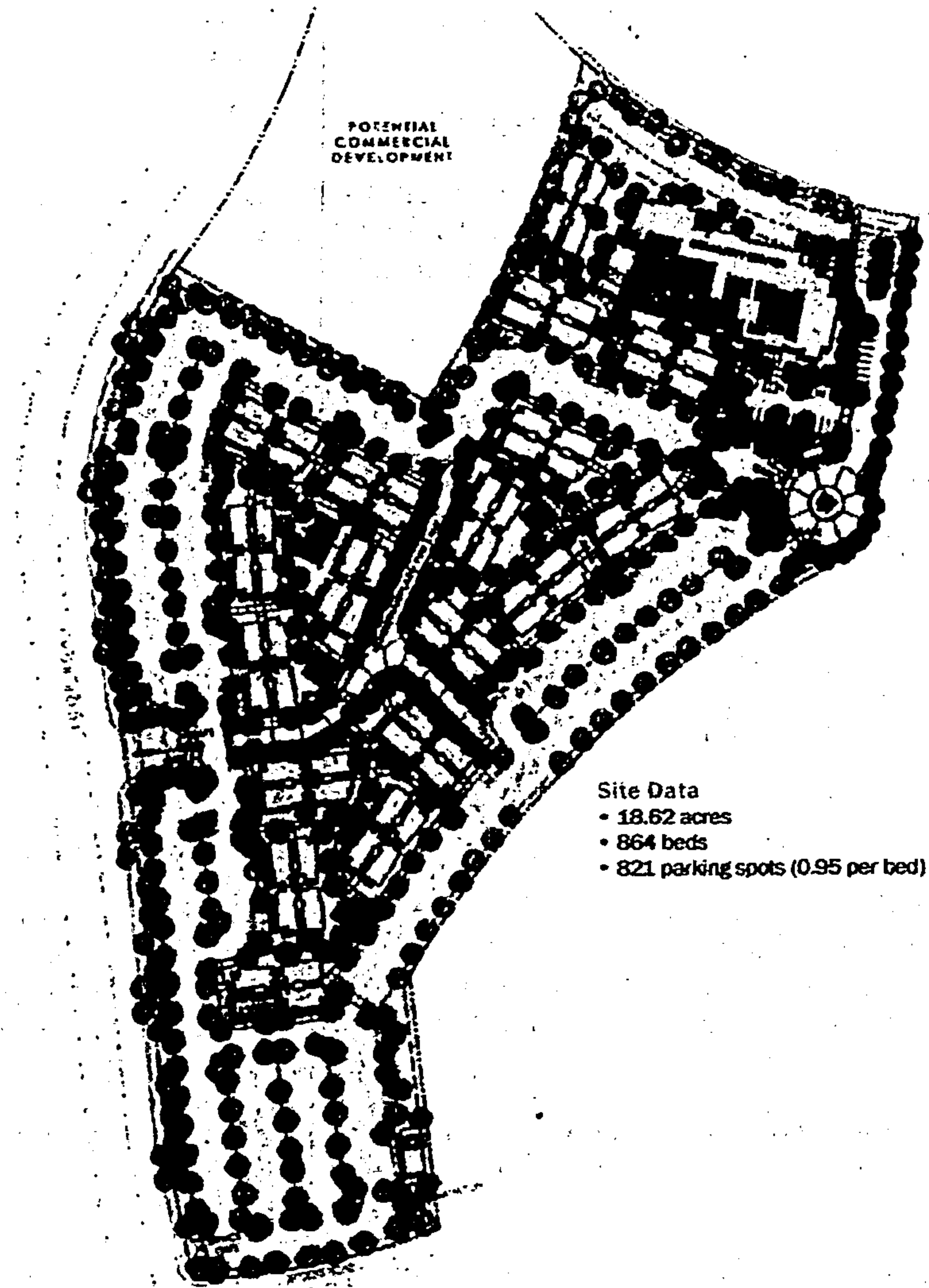
  
\_\_\_\_\_  
Notary Public

My commission expires:  
12/20/11



# University South Campus Site

## SITE PLAN, COMPONENT I



- Site Data
- 18.62 acres
  - 864 beds
  - 821 parking spots (0.95 per bed)

AMERICAN CAMPUS COMMUNITIES  
October 7, 2009

PLANNING & DEVELOPMENT OF NEW STUDENT HOUSING COMPONENT I  
Preliminary Materials - 4

No. of Lots: \_\_\_\_\_  
Nearest Major Streets: \_\_\_\_\_  
\_\_\_\_\_

FIGURE 12

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

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and \_\_\_\_\_ ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] \_\_\_\_\_, whose address is \_\_\_\_\_ and whose telephone number is \_\_\_\_\_, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] \_\_\_\_\_, recorded on \_\_\_\_\_ in the records of the Bernalillo County Clerk at Book \_\_\_\_\_, pages \_\_\_ through \_\_\_\_\_ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] \_\_\_\_\_ ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as \_\_\_\_\_ 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, building permit or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described **Exhibit A**, the required infrastructure listing ("Improvements"), to the reasonable satisfaction of the City, on or before the \_\_\_ day of \_\_\_\_\_, 20\_\_\_ ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. \_\_\_\_\_.

**EXHIBIT B**

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

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

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

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

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

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

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by \_\_\_\_\_, and construction surveying of the private Improvements shall be performed by \_\_\_\_\_. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City at Subdivider's request or as reasonably deemed necessary by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by \_\_\_\_\_, and inspection of the private Improvements shall be performed by \_\_\_\_\_, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City at Subdivider's request or as reasonably deemed necessary by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by \_\_\_\_\_, and field testing of the private Improvements shall be performed by \_\_\_\_\_, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City at Subdivider's request or as reasonably deemed necessary by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested prior to construction of the Subdivision, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated remaining cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be

able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following Financial Guaranty:

Type of Financial Guaranty: \_\_\_\_\_  
Amount: \$ \_\_\_\_\_  
Name of Financial Institution or Surety providing Guaranty: \_\_\_\_\_  
Date City first able to call Guaranty: \_\_\_\_\_  
[Construction Completion Deadline]: \_\_\_\_\_ 20\_\_  
If Guaranty other than a Bond, last day City able to call Guaranty is: \_\_\_\_\_, 20\_\_  
Additional information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City reasonably deems associated with the public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed

## EXHIBIT B

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. 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

## **EXHIBIT B**

this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, and such failure continues for thirty (30) days after written notice of such failure from City to Subdivider, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the actual cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential which the City may incur as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty. Notwithstanding anything set forth or implied herein to the contrary, in no event shall either the City or the Subdivider be liable under this Agreement for (and each party hereby waives the right to claim or sue for) any indirect, speculative or punitive damages.

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

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

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

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

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

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

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City 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.

22. Force Majeure. For the purposes of any of the provisions of this Agreement, in the event of any delay in the performance of such obligations due to causes beyond the control of, and without the fault or negligence of, such party, including without limitation acts of God, acts of the public enemy, acts of war or terrorism, acts of the federal, state or local government, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, severe or inclement weather, shortages in labor, supplies or materials, or delays due to such causes; it being the purpose and intent of this Section 22 that in the event of the occurrence of any such delay, the City will reasonably consider granting an extension of the time or times for performance of the obligations of the party suffering such delay hereunder for the period of the delay.

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

SUBDIVIDER: CITY OF ALBUQUERQUE

By [Signature]: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

City Engineer

Dated:

SUBDIVIDER'S NOTARY

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by [name of person:] \_\_\_\_\_, [title or capacity, for instance, "President" or "Owner":] \_\_\_\_\_ of [Subdivider:] \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

CITY'S NOTARY

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





Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

The foregoing Power of Attorney was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by [name of person:] \_\_\_\_\_, [title or capacity, for instance "President":] \_\_\_\_\_ of [Owner:] \_\_\_\_\_ on behalf of the Owner.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**FIGURE 12**

D.R.B. Case No.  
D.R.C. Project No.  
Date Submitted:

**EXHIBIT "A"**  
**to Subdivision Improvements Agreement**

Subdivision Improvements Agreement for:  
Preliminary Plat Approval  
Site Development Plan Approval

DEVELOPMENT REVIEW BOARD (D.R.B.)  
REQUIRED INFRASTRUCTURE LISTING  
for  
(name of project)

Following is a summary of Public/Private Infrastructure required to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City reasonably determines that appurtenant items have not been included in the summary, those items will be included in the listing if the items normally are Subdivider responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

<u>Size</u>	<u>*Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

**THIS INSTRUCTIONAL INFORMATION MAY BE DELETED FROM OFFICIAL LISTINGS.**



JUR: 02 PARCEL ID: 1-015-056-200300-2-03-40 ALT ID: L1520340 TAX YEAR: 2009

Owner: REGENTS OF UNM REAL ESTATE OFFICE

LOCATION and LEGAL DESCRIPTION: N/A

ALBUQUERQUE NM 87106

PARCEL 4 (REPL OF PARCEL 3) UNIVERSITY OF NEW MEXICO SOUTH C AMPUS CONT 37.8147 AC +/-

MAILING ADDRESS: SCHOLES HALL 252

ALBUQUERQUE NM 87131 3181

Owner Type  
 BK/PG  
 Dist: A1A Rate: 46.587  
 Class: NR DivClass  
 MTG No.  
 Company  
 Fees: .00

Index Taxes Details Notes Projected ASR Values

Assessor's Valuation		Tax and Payment History						
	Tax Year	Year	Tax	Int	Pen	Fees	Paid	Due
	2009	2009	.00	.00	.00	.00	.00	.00
		2008	.00	.00	.00	.00	.00	.00
		2007	.00	.00	.00	.00	.00	.00
		2006	.00	.00	.00	.00	.00	.00
		2005	.00	.00	.00	.00	.00	.00
		1st half due	.00	.00	.00	.00	.00	.00

GoTo BC 16

JUR: 02 PARCEL ID: 1-015-056-090300-2-03-20 ALT ID: L1520320 TAX YEAR: 2009

Owner: REGENTS OF UNM REAL ESTATE OFFICE

LOCATION and LEGAL DESCRIPTION: N/A

ALBUQUERQUE NM 87106

PARCEL 3-A (REPL OF PARCEL 3) UNIVERSITY OF NEW MEXICO SOUTH  
CAMPUS CONT 31.4334 AC M/L

MAILING ADDRESS:  
SCHOLLES HALL 252  
ALBUQUERQUE NM 87131 3181

BK/PG: [ ] [ ] [ ] [ ]  
Dist: A1A Rate: 46.587  
Class: NR DivClass: [ ]  
MTG No: [ ]  
Company: [ ]

Fees: .00

Index Taxes Details Notes Projected ASR Values

### Tax and Payment History

Assessor's Valuation	Year	Tax	Int	Pen	Fees	Paid	Due
	2009	.00	.00	.00	.00	.00	.00
	2008	.00	.00	.00	.00	.00	.00
	2007	.00	.00	.00	.00	.00	.00
	2006	.00	.00	.00	.00	.00	.00
	2005	.00	.00	.00	.00	.00	.00
	1st half due	.00	.00	.00	.00	.00	.00

Tax Year: 2009  
Appraised: 3,449,000  
Assessed: 1,149,552

EXEMPTIONS:

JUR: 02 PARCEL ID: 1-015-056-083374-2-03-16 ALT ID: L1520316 TAX YEAR: 2009

Owner: REGENTS OF UNM REAL ESTATE OFFICE

LOCATION and LEGAL DESCRIPTION: 1110 AVENIDA CESAR CHAVEZ SE ALBUQUERQUE NM 87106

Owner Type

LT 2 TR C C R DAVIS PROPERTY CONT 5.5590 AC

Mailing Address: SCHOLES HALL 252 ALBUQUERQUE NM 87131 3181

BK/PG Dist: A1A Rate: 46.587

Class: NR OvrClass

MTG No. Company

Fees: .00

Index Taxes Details Notes Projected ASR Values

### Tax and Payment History

Year	Tax	Int	Pen	Fees	Paid	Due
2009	.00	.00	.00	.00	.00	.00
2008	.00	.00	.00	.00	.00	.00
2007	.00	.00	.00	.00	.00	.00
2006	.00	.00	.00	.00	.00	.00
2005	.00	.00	.00	.00	.00	.00
1st half due	.00	.00	.00	.00	.00	.00

### Assessor's Valuation

Tax Year: 2009

Appraised: 1,138,700

Assessed: 379,529

EXEMPTIONS:

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

www.bhinc.com

voice: 505.823.1000

facsimile: 505.798.7988

toll free: 800.877.5332

## CLIENT/COURIER TRANSMITTAL

**To:** Jack Cloud  
Development Review Board Chair  
City of Albuquerque  
Planning Department  
601 Plaza Del Sol, 1<sup>st</sup> floor

**Requested by:** Mike Balaskovits

**Date:** 5.27.10

**Time Due:**  This A.M.  
 This P.M.  
 Rush \_\_\_\_\_  
 By Tomorrow

**Phone:** 924.3880

**Job No.:** 20100122.023.01

**Job Name:** UNM Arena Plat

### DELIVERY VIA

- Courier     Federal Express  
 Mail         UPS  
 Other

### PICK UP

Item: \_\_\_\_\_

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Copy of Recorded Final Plat 18x24 five (5) sheets
1	1	COA Blue Sheet
1	1	Copy of taxes to date from Treasurer's office

### COMMENTS / INSTRUCTIONS

**REC'D BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_ **TIME:** \_\_\_\_\_

**ENGINEERING **

**SPATIAL DATA **

**ADVANCED TECHNOLOGIES **

**Metro, Kristal D.**

---

**From:** Michael Balaskovits [mbalaskovits@bhinc.com]  
**Sent:** Tuesday, February 23, 2010 7:34 PM  
**To:** Metro, Kristal D.  
**Cc:** Jeff Mulbery; Bruce Stidworthy  
**Subject:** UNM ARENA Additional exhibit and revised Infrastructure List (DRB#)  
**Attachments:** Infrastructure List2-23-2010.pdf; CESAR CHAVEZ INFRASTRUCTURE Exhibit 2010-02-23 Layout1 (1).pdf

Hi Kristal, Thanks for meeting with us this morning. Based on our conversation, please see the attached exhibit detailing the Avenida Cesar Chavez right turn lane into the site along with dimensions as requested. At first glance, it looks like we might need to revise our easement along Cesar Chavez's frontage to allow for the 6' sidewalk and a 4' separation from the curb. Lastly we updated the Infrastructure List per your comments.

In addition Lynn Mazur (AMAFCA) requested that the Median Water Quality Swale be added to our West Road description. We've also broken out the sidewalk altogether. We contacted UNM today and they will financially guarantee the portion of sidewalk associated with Tract 2 under a separate SIA. Lastly, we deleted the left turn lane median closures as previously noted on the list. These left turn lane are not directly affected by our replatting efforts and could be addressed in the future. We've left room to add this back into the infrastructure list if need be.

Please let us know if you have any additional comments or questions.

Mike Balaskovits, PE, LEED AP  
*Community Development and Planning*

***Bohannon & Huston, Inc.***

Courtyard One, 7500 Jefferson NE  
Albuquerque, NM 87109-4335

Phone: (505) 823-1000 Fax: (505) 798-7988

2/24/2010



Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 2-16-2010

Date Site Plan Approved: \_\_\_\_\_

**INFRASTRUCTURE LIST**

Date Preliminary Plat Approved: \_\_\_\_\_

(Rev. 8-20-05)

Date Preliminary Plat Expires: \_\_\_\_\_

**EXHIBIT "A"**

DRB Project No.: \_\_\_\_\_

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

DRB Application No.: \_\_\_\_\_

**TRACTS 1, 2 & 3 UNM ARENA**

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

**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 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
<b>PUBLIC ROADWAY IMPROVEMENTS</b>									
		12' FC-EXFL	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 &	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	210' EAST OF LANGHAM	/	/	/
							/	/	/
<b>PRIVATE ROADWAY IMPROVEMENTS</b>									
		30' FC-FC	2-12' VEHICULAR LANES, 1-6' BIKE LANE, 1 MEDIAN WATER QUALITY SWALE, STD C&G (EAST SIDE), MEDIAN C&G (WEST SIDE)	WEST ROAD (PRIVATE)	AVENIDA CESAR CHAVEZ	END OF ACCESS EASEMENT (APPROX. 1,800FT SOUTH)	/	/	/



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 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

<b>AGENT / OWNER</b>	<b>DEVELOPMENT REVIEW BOARD MEMBER APPROVALS</b>
----------------------	--

\_\_\_\_\_  
NAME (print)

\_\_\_\_\_  
FIRM

\_\_\_\_\_  
SIGNATURE - date

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

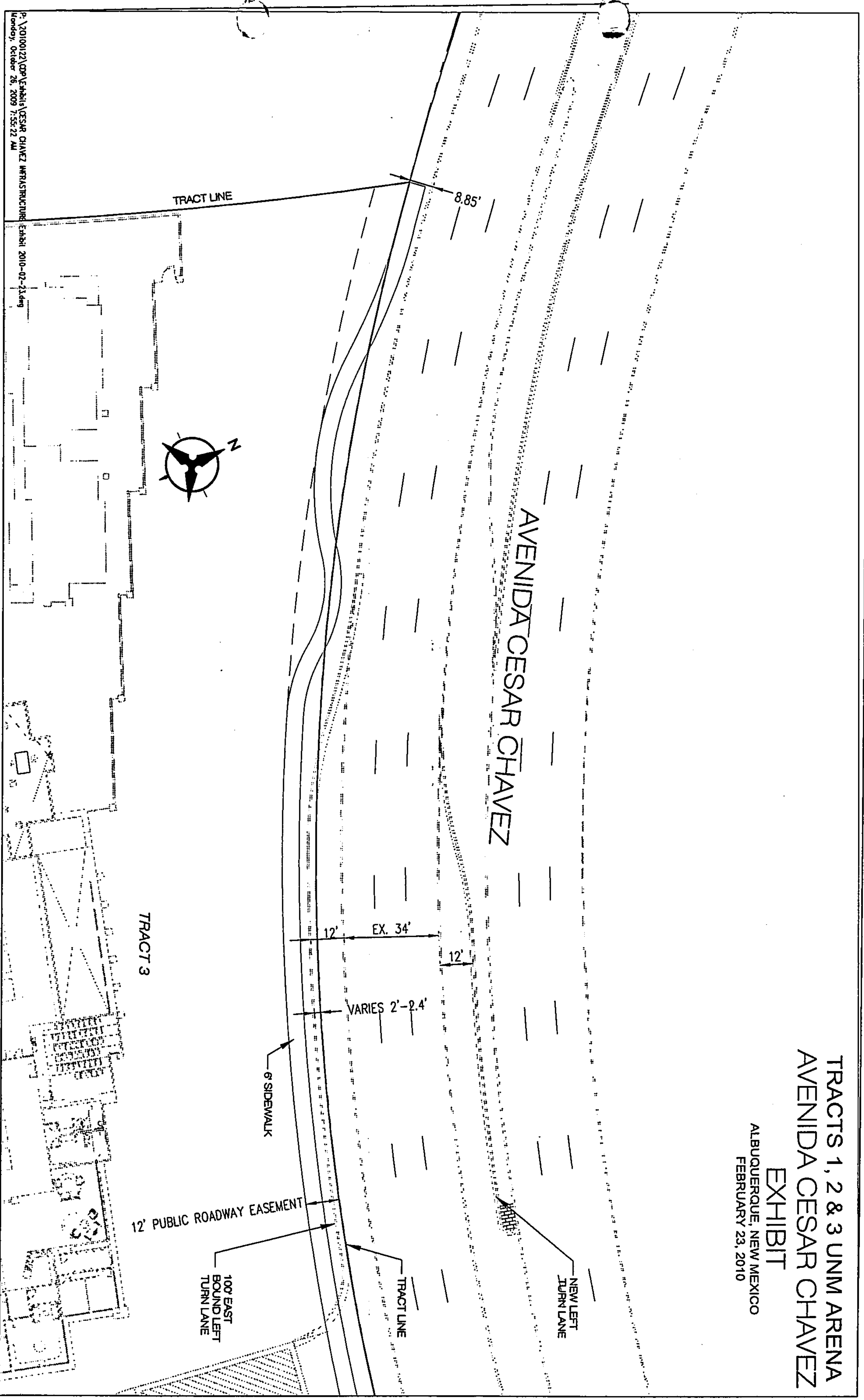
\_\_\_\_\_  
- date

<b>DESIGN REVIEW COMMITTEE REVISIONS</b>
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

TRACTS 1, 2 & 3 UNIM ARENA  
AVENIDA CESAR CHAVEZ

EXHIBIT  
ALBUQUERQUE, NEW MEXICO  
FEBRUARY 23, 2010



P:\20100121\DP\Exhibit\CESAR CHAVEZ INFRASTRUCTURE Exhibit 2010-02-23.dwg  
Monday, October 26, 2009 7:55:22 AM

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

02/16/2010 Issued By: PLNSDH 68210

**Permit Number: 2010 070 053**

**Category Code 910**

**Application Number: 10DRB-70053, Minor - Preliminary/ Final Plat Approval**

**Address:**

**Location Description: AVNIDA CESAR CHAVEZ SE BETWEEN UNIVERSITY BLVD SE AND AMAFCA SOUTH DIVERSION CHANNEL**

**Project Number: 1008121**

**Applicant**  
Acc Op Development Llc

805 Las Cimas Pkwy, Ste 400  
Austin TX 78748  
512-732-1000

**Agent / Contact**  
Bohannon Huston Inc  
Michael Balaskovits  
7500 Jefferson Ne  
Albuquerque NM 87109

kpatton@bhinc.com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$355.00
<b>TOTAL:</b>		<b>\$375.00</b>

City Of Albuquerque  
Treasury Division

2/16/2010 11:20AM LOC: ANNX  
WS# 006 TRANS# 0022  
RECEIPT# 00115984-00115984  
PERMIT# 2010070053 TRSCXG  
Trans Amt \$375.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$355.00  
VI \$375.00  
CHANGE \$0.00

Thank You

# A 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: ACC OP Development LLC PHONE: 512-732-1000  
 ADDRESS: 805 Las Cimas Pkwy, Ste 400 FAX: 512-732-2944  
 CITY: Austin STATE TX ZIP 78746 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Developer List all owners: UNM

DESCRIPTION OF REQUEST: Preliminary/Final Plat Review and Comments

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 of Tract No. 3-A & 4 Lot 2, Tract "C" Block: \_\_\_\_\_  
 Subdiv/Addn/TBKA: University of New Mexico South Campus C.R. Davis Property TBKA: TR 1, 2, & 3  
 Existing Zoning: SU-1, O-1, C-3 Proposed zoning: SU-1, O-1, C-3 MRGCD Map No UNM ARENA  
 Zone Atlas page(s): L-15 UPC Code: 101505609030020320 Parcel 3-A, 101505620030020340 Parcel 4, 101505608337420316 Tract "C"

### 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: 3 No. of proposed lots: 3 Total area of site (acres): 74.1  
 LOCATION PROPERTY BY STREETS: On or Near: Avenida Cesar Chavez SE  
 Between: AMAFCA South Diversion Channel and University Blvd. SE  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 (Print) Michael Balaskovits, P.E. Applicant  Agent

### FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10 DRB</u>	<u>P&amp;F</u>	<u>5(3)</u>	<u>\$ 355.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>70053</u>	<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 checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>02/24/10</u>	<u>E = 2-27-10</u>		Total <u>\$ 375.00</u>

Sandy Handley 02/16/10  
 Planner signature / date

Project # 1008121

**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
  - ~~NA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
  - ~~NA~~ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
  - ~~NA~~ 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
  - ~~NA~~ 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.

MICHAEL BARASKOVITS  
Applicant name (print)  
Michael Baraskovits 2/16/2010  
Applicant signature / date

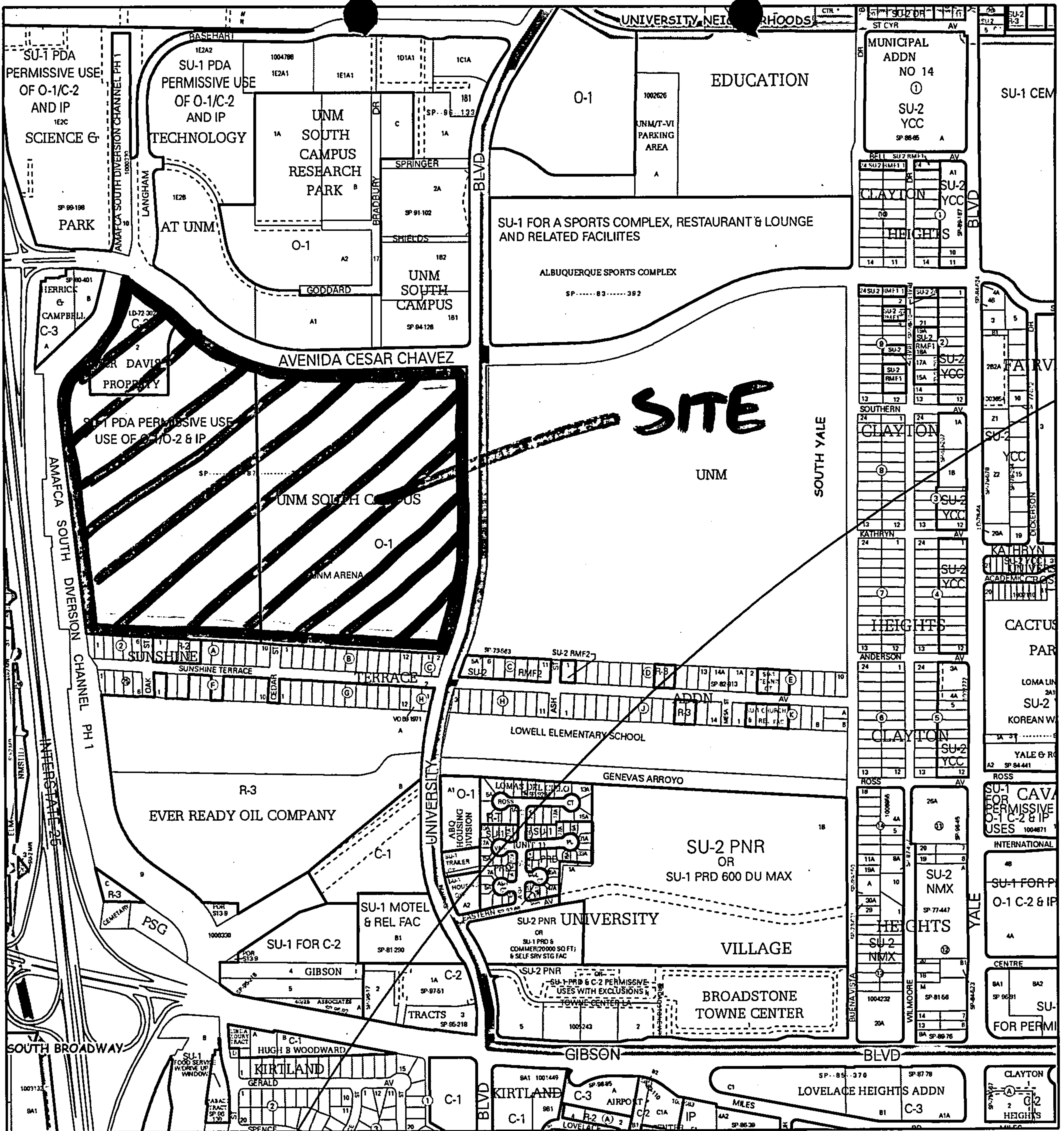


Form revised October 2007

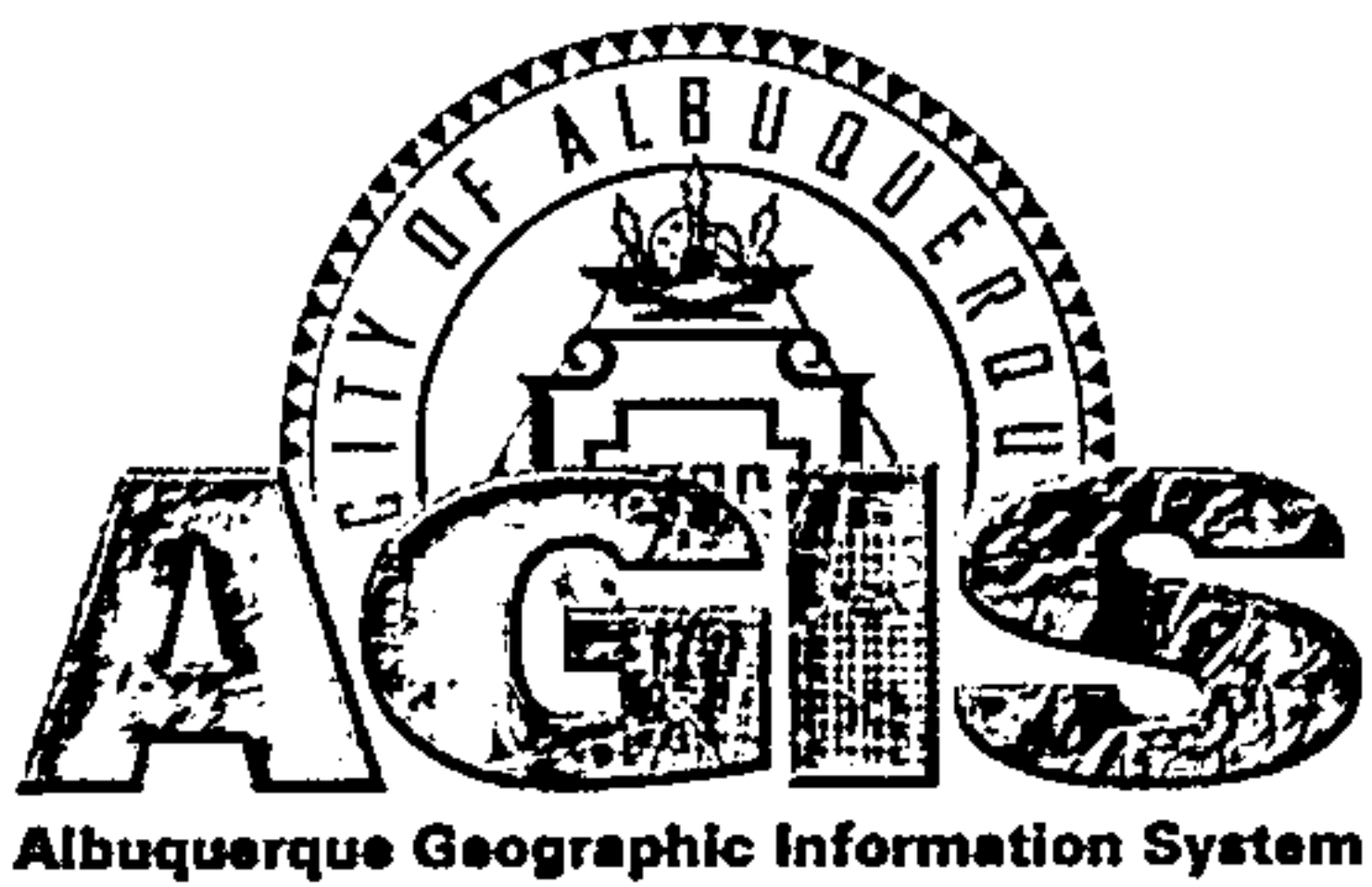
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
10DRB - 70053

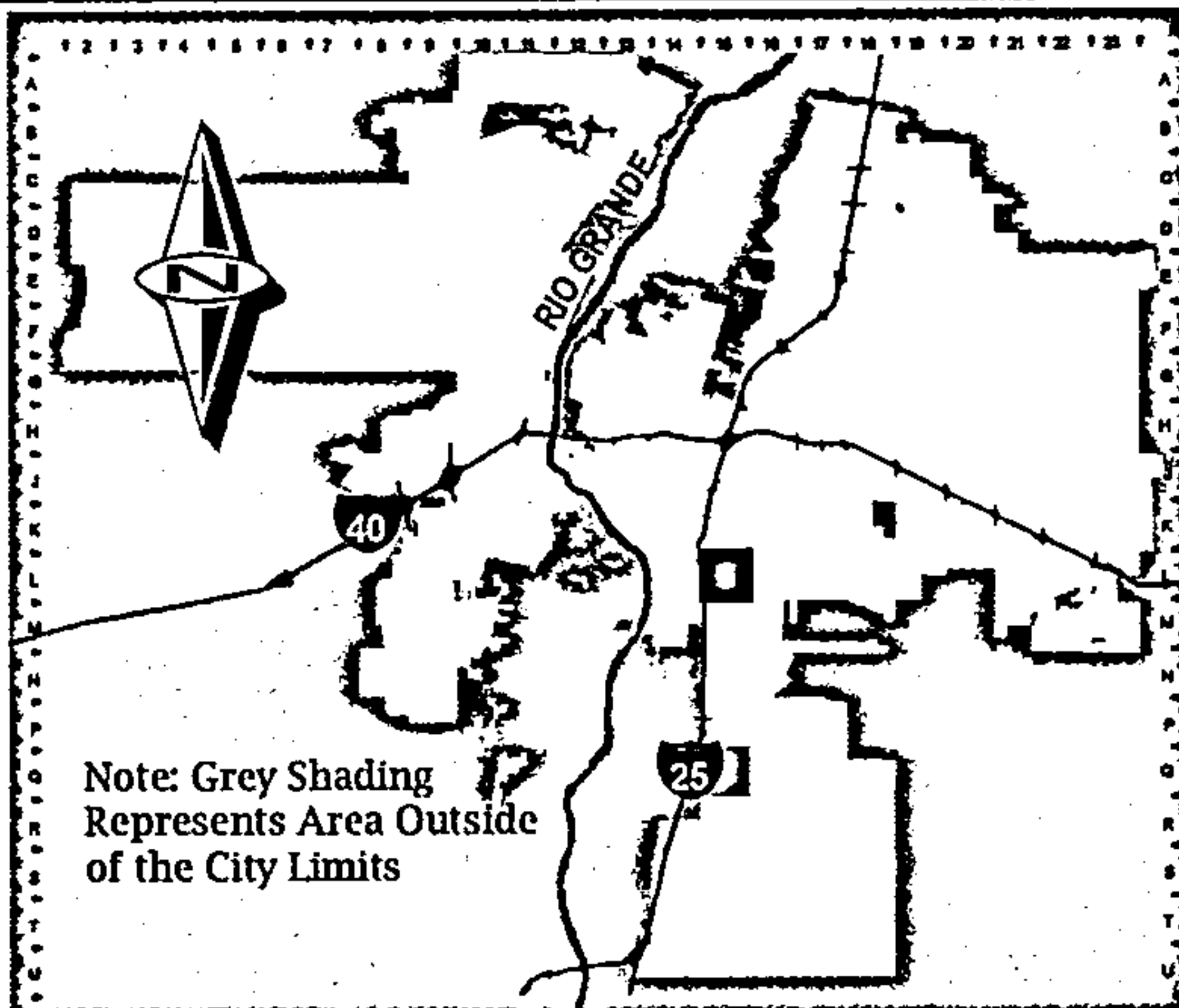
Sandy Handley 02/16/10  
Planner signature / date  
Project # 1008121



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



Map amended through: 3/10/2009



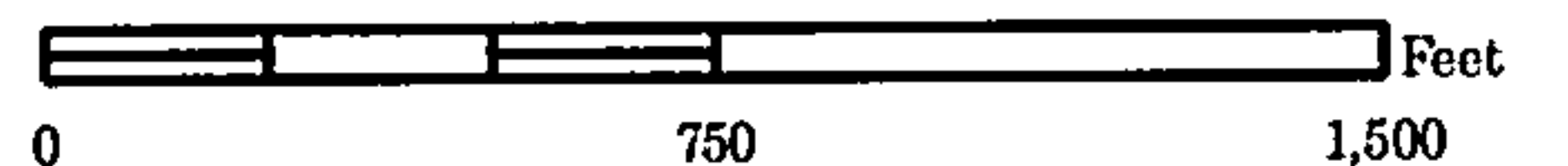
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**L-15-Z**

Selected Symbols

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





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 16, 2009

Jack Cloud, DRB Chair  
Development Review Board  
City of Albuquerque  
600 Second Street, NW  
Albuquerque, NM 87102

Re: Preliminary/ Final Plat Approval (DRB# 1008121)  
Plat of Tracts 1, 2 & 3, UNM Arena

Dear Mr. Cloud:

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

- Development Review Application
- Six (6) copies of the final plat
- Six (6) copies of the Infrastructure List
- Certificate of No Effect
- Zone Atlas Map L-15 showing the location of the property
- Letter justifying and describing request
- DRB fee

The tracts are located between South Diversion Channel and University Boulevard SE. This request is to replat three (3) existing parcels into three (3) tracts for the purpose of conveying proposed Tracts 1, 2 & 3.

Please place this item on the DRB Agenda to be heard on February 24, 2010. If you have any questions or require additional information, please contact me.

Sincerely,



Michael J. Balaskovits, PE  
Project Engineer  
Community Development and Planning Group

MJB/cc  
Enclosures

**ENGINEERING ▲**

**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**



# City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

## Planning Department

Deborah Stover, Director

**Richard J. Berry, Mayor**  
**CAO**

**David S. Campbell,**

February 16, 2010

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**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation**

**Project Number(s):**

**Case Number(s):**

**Agent:** Bohannon-Huston, Inc.

**Applicant:** ACC OP Development LLC

**Legal Description:** Tracts 2 and 3A, CR Davis Property

**Zoning:** C-3; SU-1 PDA for O-1, O-2, and IP

**Acreage:** 27.21 acres

**Zone Atlas Page:** L-15

**CERTIFICATE OF NO EFFECT:** Yes  No

**CERTIFICATE OF APPROVAL:** Yes  No

**SUPPORTING DOCUMENTATION:** A Cultural Resource Survey of 27.21 Acres for University of New Mexico Student Housing Project, Albuquerque, Bernalillo County, NM. by Maria Hroncich (Marron and Associates, Toni Goar, PI).  
NMCRIS #115796.

**SITE VISIT:** n/a

**RECOMMENDATION(S):**

- **CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)**

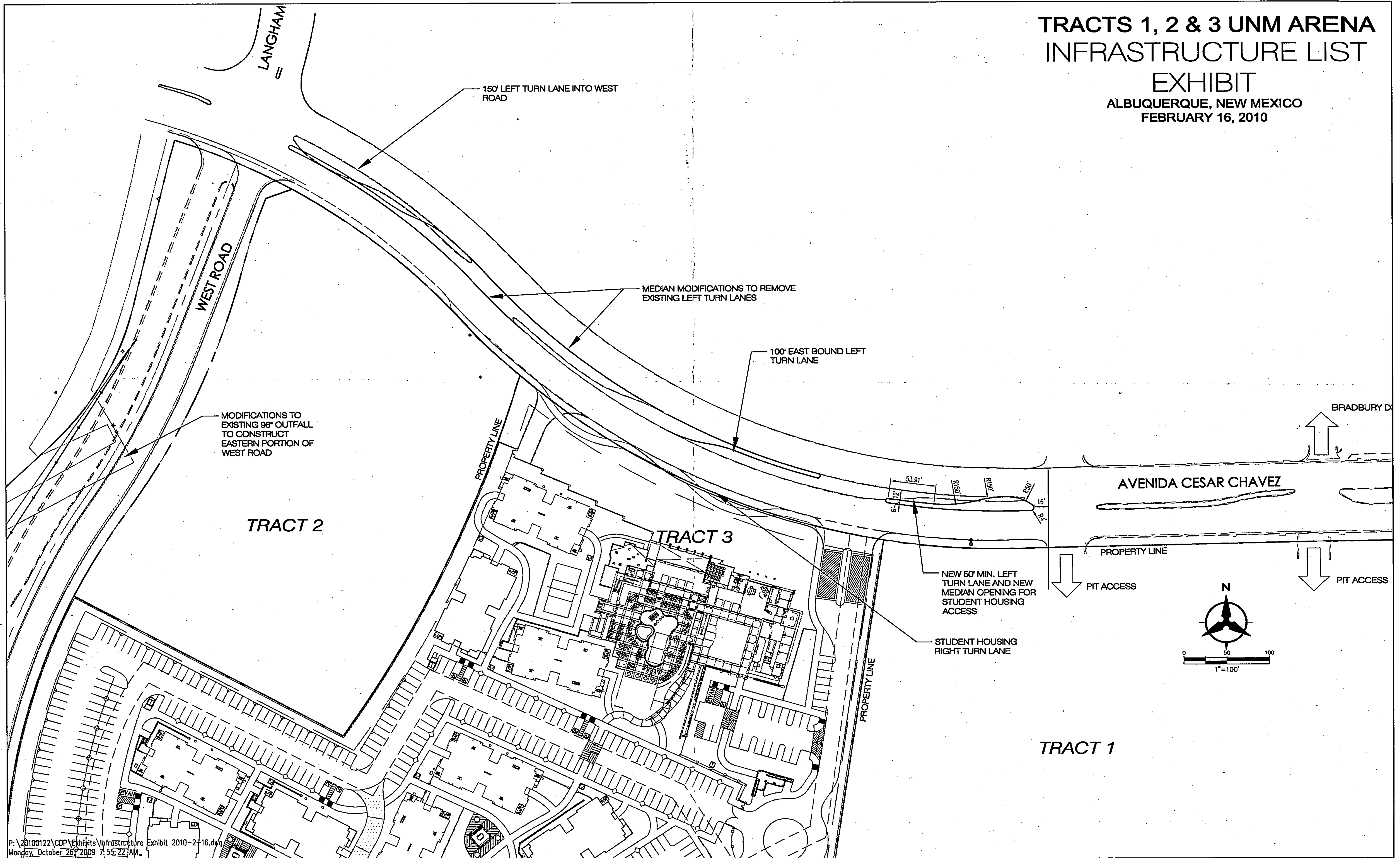
**NOTE:** Please provide additional documentation that area was platted by 1941 but that no structures were ever built on the property.

**SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
City Archaeologist

# TRACTS 1, 2 & 3 UNM ARENA INFRASTRUCTURE LIST EXHIBIT

ALBUQUERQUE, NEW MEXICO  
FEBRUARY 16, 2010



# 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: ACC OP Development LLC PHONE: 512-732-1000  
 ADDRESS: 805 Las Cimas Pkwy, Ste 400 FAX: 512-732-2944  
 CITY: Austin STATE TX ZIP 78746 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Developer List all owners: UNM

DESCRIPTION OF REQUEST: Sketch Plat Review and Comments

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. 3-A & 4 Lot 2, Tract "C" \_\_\_\_\_ Block: \_\_\_\_\_  
 Subdiv/Addn/TBKA: University of New Mexico South Campus C.R. Davis Property  
 Existing Zoning: SU-1, O-1, C-3 Proposed zoning: SU-1, O-1, C-3 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): L-15 UPC Code: 101505609030020320 Parcel 3-A, 101505620030020340 Parcel 4, 101505608337420316 Tract "C"

#### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): \_\_\_\_\_

#### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 3 No. of proposed lots: 3 Total area of site (acres): 74.1

LOCATION PROPERTY BY STREETS: On or Near: Avenida Cesar Chavez

Between: AMAFCA South Diversion Channel and University Blvd.

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

SIGNATURE Michael Balaskovits DATE \_\_\_\_\_  
 (Print) Michael Balaskovits, P.E. Applicant  Agent

#### FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>09DR13</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 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				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ <u>0</u>

Hearing date 12/23/09

Sandy Handley 12/15/09  
 Planner signature / date

Project # 1008121

**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
  - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
  - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Scaled site plan and related drawings (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
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Completed Site Plan for Subdivision Checklist
  - Infrastructure List, if relevant to the site plan
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
  - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - Copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
  - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - DRB signed Site Plan being amended (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
  - Letter of authorization from the property owner if application is submitted by an agent
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Solid Waste Management Department signature on Site Plan for Building Permit
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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 BALASOVITS  
 Applicant name (print)  
Michael Balasovits / 12-15-09  
 Applicant signature / date

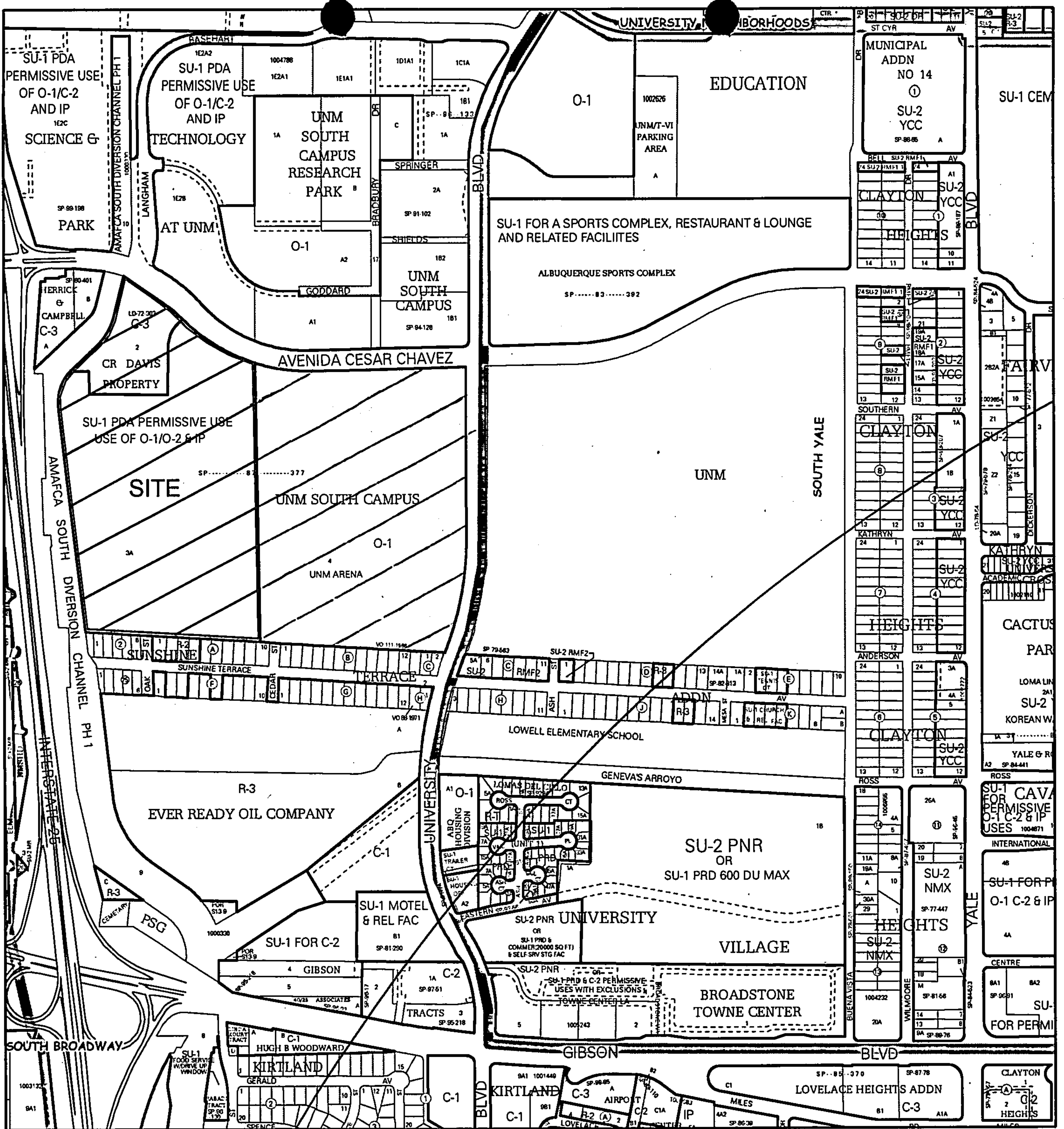


Form revised October 2007

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

Application case numbers  
09DRB - 70388  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handley 12/15/09  
 Planner signature / date  
 Project # 1008121



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**L-15-Z**

Selected Symbols


0 750 1,500 Feet

December 15, 2009

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

Re: Sketch Plat Review and Comment for UNM Student Housing  
Tract 1, 2, & 3, UNM South Campus

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) sketch plat review and comment are copies of the following information:

- Development Review Application
- Six (6) copies of the Sketch Plat
- Zone Atlas Map

This sketch plat is being presented to the Development Review Board (DRB) for the purpose of obtaining City input and comment. Proposed is an apartment style student housing development consisting of approximately 19 buildings on approximately 18.5 acres. The site is located just west of the University of New Mexico Arena known as "The Pit" and can be accessed off of Avenida Cesar Chavez. The land is owned by UNM.

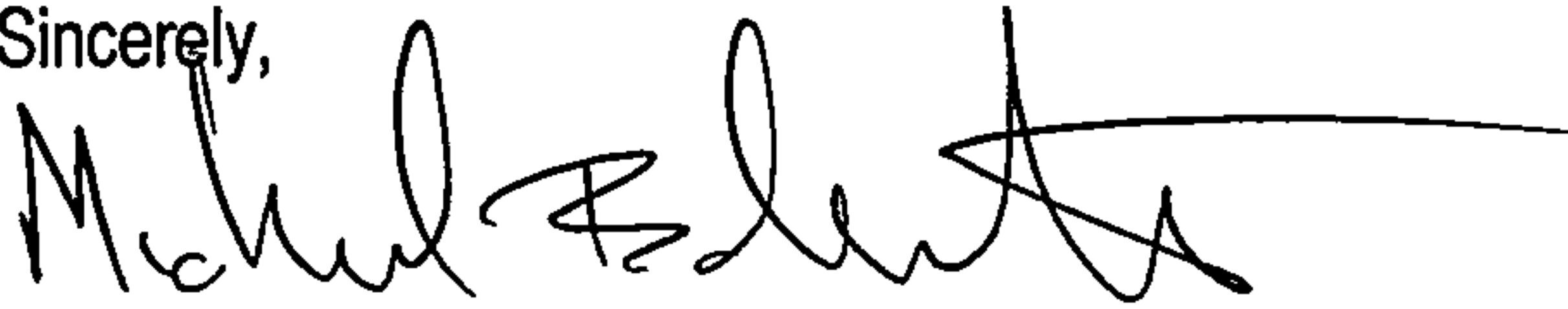
The grading and drainage for this tract will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. A water/sewer availability letter has been requested and received. A public water line will be brought from existing lines in Avenida Cesar Chavez onto the site to serve each building with domestic and fire protection. Additional onsite public fire hydrants will be added as needed. Sanitary sewer will be brought from existing line west of the site beneath the existing South Diversion Channel. Storm water will drain directly to the existing South Diversion Channel with AMAFCA coordination.

The project will be served by a shuttle to and from the main campus. For this reason, the proposed UNM student housing project does not meet the threshold for requiring a full traffic impact study. However, when the project was discussed with Tony Loyd, he requested that we prepare a simplified site access study. The access study has been completed and will be submitted to the Traffic Department upon final review by UNM. The study recommends median modifications within Cesar Chavez as well as the new 100' private access easement along the west side of Tract 1, parallel with the South Diversion Channel to serve Tracts 1, 2 and 3 with access from Cesar Chavez. No other roadway improvements or modifications are recommended by the study.

Jack Cloud, Chair  
City of Albuquerque  
December 15, 2009  
Page 2

I would appreciate any comments you may have on the enclosed sketch plat. In addition we would like the DRB members to consider whether the proposed plat would be considered a major subdivision or a minor subdivision. With regard to this question, the issue deciding is whether or not "major" infrastructure is required to serve the project. Please place this item on the DRB Agenda to be heard on December 23, 2009.

Sincerely,



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

MJB/bw/cc  
Enclosures