



PLAN SNAPSHOT REPORT IIA-EXT-2025-00007 FOR CITY OF ALBUQUERQUE

Plan Type: IIA Extension	Project: PR-2020-004622 (PR-2020-004622)	App Date: 04/30/2025
Work Class: IIA Extension	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: Fees Due	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:
Description: UNM Gibson Commercial District 7th IIA Extension CPN 566587 PR-2020-004628		

Parcel:	Address:	Zone:
101505612310032705	99999 Varsity Ave Se Albuquerque, NM 87106	
101505619803730903		
101505616704232703	2401 Alumni Dr Se Albuquerque, NM 87106	
101505615304532702		
101505617515930202	99999 Alumni Dr Se Albuquerque, NM 87106	
101505611816030201		
101505621110930901	99999 Alumni Dr Se Albuquerque, NM 87106	
101505619806830902		
101505616906232704	99999 Gibson Blvd Se Albuquerque, NM 87106	
101505622015830203	99999 University Blvd Se Albuquerque, NM 87106	
	9999 Alumni Dr Se Albuquerque, NM 87106	
	99999 Alumni Dr Se Albuquerque, NM 87106	
	1401 Gibson Blvd Se Albuquerque, NM 87106	
	99999 University Blvd Se Albuquerque, NM 87106	Main

Agent MICHAEL BALASKOVITS 7500 JEFFERSON ST NE ALBUQUERQUE, NM 87109 Business: (505) 798-7891 Mobile: (505) 440-2799	Owner/Developer Petra Morris Business: (505) 925-1610	Applicant Kimberly Legan 7500 Jefferson St. NE Albuquerque, NM 87109 Business: (505) 823-1000
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Plan Custom Fields

Linked DRC Number	CPN 566587	Linked Preliminary/Final Plat or Site Plan	UNM Gibson Commercial District Recording Information: DOC # 2011119138 B: 2011C P: 038 Date: 12/22/2011	Existing Project Number(s)	PR-2020-004628
Proposed Zoning	Extension	Number of Existing Lots	10	Number of Proposed Lots	10
Total Area of Site in Acres	45.4403	Site Address/Street	ALBUQUERQUE NM 87106	Site Location Located Between Streets	University Blvd SE and Gibson Blvd SE
Case History	PR-2020-004622/SD-2020 -00188, SD-2022-00156, and 1001725	New Construction Completion Deadline	Nov 18 2026 12:00AM	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	6, 10, 9, 1A, 5, 8, 3, 7, 2, 1, B1, 2, 4	Block Number	0000	Subdivision Name and/or Unit Number	UNM GIBSON COMMERCIAL DISTRICT,

PLAN SNAPSHOT REPORT (IIA-EXT-2025-00007)

UNM GIBSON COMMERCIAL DISTRICT, UNM GIBSON COMMERCIAL DISTRICT, GIBSON TRACTS, UNM GIBSON COMMERCIAL DISTRICT, UNM GIBSON COMMERCIAL DISTRICT, UNM GIBSON COMMERCIAL DISTRICT, UNM GIBSON COMMERCIAL DISTRICT, UNM GIBSON COMMERCIAL DISTRICT, UNM GIBSON COMMERCIAL DISTRICT, EVER READY OIL COMPANY, GIBSON TRACTS, UNM GIBSON COMMERCIAL DISTRICT	Legal Description	TR 3 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TR: A & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25 ASSOCIATES SUBD) CONT 1.2968 AC, TR 1 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25ASSOCIATES SUBD) CONT 1.1891 AC, TR 4 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25ASSOCIATES SUBD) CONT .8735 AC, TR 5 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25ASSOCIATES SUBD) CONT 1.5330 AC, TR 7 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25ASSOCIATES SUBD) CONT 7.1413 AC, TR 10 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TR: A & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25 ASSOCIATES SUBD) CONT 3.9446 AC, TR 9 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25ASSOCIATES SUBD) CONT 6.7917 AC, TR 2 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25ASSOCIATES SUBD) CONT 1.2720 AC, TR 6 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY	SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25ASSOCIATES SUBD) CONT 5.8704 AC, TR 8 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25ASSOCIATES SUBD) CONT 10.4051 AC
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PLAN SNAPSHOT REPORT (IIA-EXT-2025-00007)

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Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kimberly_Legan_4/30/2025.jpg	04/30/2025 9:57	Legan, Kimberly		Uploaded via CSS

Note	Created By	Date and Time Created
1. We are unable to open the Infrastructure List, please re-send. Letter of authorization is required.	Renee Zamora	05/05/2025 9:45
2. Submittal has been reviewed and is ready to be processed.	Renee Zamora	05/06/2025 10:39

PLAN SNAPSHOT REPORT (IIA-EXT-2025-00007)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00020055	IIA Extension	\$350.00	\$350.00
	Technology Fee - Plan Review	\$24.50	\$24.50
Total for Invoice INV-00020055		\$374.50	\$374.50
Grand Total for Plan		\$374.50	\$374.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	05/14/2025	DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		05/06/2025 10:50	05/06/2025 11:13
Associate Project Number v.1	Generic Action		05/06/2025 10:50
Screen for Completeness v.1	Generic Action		05/06/2025 10:50
Verify Payment v.1	Generic Action		05/06/2025 11:12
Application Review v.1		05/06/2025 11:19	
DFT Meeting v.1	Hold Meeting	05/06/2025 11:19	05/06/2025 11:20
IIA Extension v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		

**6th EXTENSION AND AMENDMENT AGREEMENT TO****Procedure "B"****Project No. 566587**

This Amendment and Extension Agreement made this 21st day of July, 2023, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of Developer:) **The Regents of the University of New Mexico** ("Developer"), whose address is **2811 Campus Blvd., MSC 3595, Albuquerque, NM 87131** whose telephone number is **(505)277-4620** and whose email address is kellyward@unm.edu is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the parties agree that the word "Subdivider" used in any previous Agreements is replaced with the word "Developer" for this Agreement. This change has no substantive effect on any other provision of the agreement.

WHEREAS, the City and the Developer enter into an Agreement on the 14th day of **December, 2011** which was recorded on **December 15, 2011**, as Documents No. **2011116006** in the records of Bernalillo County Clerk, State of New Mexico ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 9th day of **November 2013** and

WHEREAS, the Earlier Agreement was Amended by a **1st Extension Agreement** dated **December 27, 2013**, recorded on **January 03, 2014**, pages 1 through 4, as Document No. **2014000602** in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to **December 09, 2015**; and

WHEREAS, the Earlier Agreement was Amended by a **2nd Extension Agreement** dated **May 05, 2016**, recorded on **May 13, 2016**, pages 1 through 4, as Document No. **2016043381** in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to **December 09, 2017**; and

WHEREAS, the Earlier Agreement was Amended by a **3rd Extension Agreement** dated **April 6, 2018**, recorded on **April 19, 2018**, pages 1 through 4, as Document No. **2018033993** in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to **December 09, 2019**; and

WHEREAS, the Earlier Agreement was Amended by a **4th Extension Agreement** dated **December 06, 2019**, recorded on **December 13, 2019**, pages 1 through 4, as Document No. **2019106584** in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to **December 09, 2020**; and

WHEREAS, the Earlier Agreement was Amended by a **5th Extension Agreement** dated **April 15, 2021**, recorded on **April 21, 2021**, pages 1 through 5, as Document No. **2021047226** in the

records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to **December 09, 2022**; and

THEREFORE, the Developer and the City agree to amend the Original Agreement as follows:

1. Amending paragraph 4. Work Order Requirements: Paragraph 4 in the original

Agreement is deleted and replaced by the following amended paragraph 4:

The Developer must procure a New Mexico licensed Contractor to construct the improvements per the specifications contained in the City-approved construction drawings. The Contractor shall provide proof of proper licensure to complete the improvements. If the Contractor that has been identified by the Developer does not possess all of the proper licenses for the improvements then proof of proper licensure of the subcontractors must be provided. The Developer's Contractor shall obtain a Performance & Warranty bond and a Labor & Materials bond utilizing the bond templates provided and approved by the City. The mandatory bonds obtained by the Contractor are independent of, and in addition to, the Financial Guaranty provided by the

Developer. If the Developer or the City determines that the Contractor failed to faithfully construct or maintain the specified and warranted work, the Developer and the City shall each have standing to make claim on the applicable bonds.

2. Extension of Agreement:

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

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

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

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

3. The required completion date for construction of the improvements, is extended

(Complete either A or B:)

A. For all improvements, the **18th** day of **November, 2024**.

B. On portions of the improvements as follows:

IMPROVEMENTS

COMPLETION DATE

B. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Municipal Lien

Amount: \$ 8,373,392.07

Name of Financial Institution or Surety providing Guaranty: _____

Date City first able to call Guaranty (Construction Completion Deadline): November 18th, 2024

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

Additional information: _____

4. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

DEVELOPER: The Regents of the University of New Mexico

A body corporate, on half of the University of New Mexico, a constitutionally operated Educational institution of the State of New Mexico.

By [signature]: Teresa Costantini

Name [print]: Teresa Costantini

Title: Executive Vice President

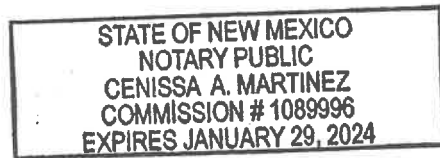
Dated: 7/20/2023

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on this 20 day of July, 2023 by
[name of person] Teresa Cosmopolis, [title of capacity, for instance, "President" or "Owner"]
of Enlisa FA [Developer:] _____.

(SEAL)



Cel
Notary Public

My Commission Expires: 1/29/24

CITY OF ALBUQUERQUE: ^{DS}
KV
By: ^{DocuSigned by:} Shahab Biazar ^{DS}
C7E1CB5481E9486... BMR
Shahab Biazar, P.E., City Engineer

Date: 7/21/2023 | 10:06 AM MDT

CITY'S NOTARY

STATE OF NEW MEXICO)

) ss.

COUNTY OF Bernalillo)

This instrument was acknowledged before me on 21st day of July, 2023, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

STATE OF NEW MEXICO
NOTARY PUBLIC
Rachael Miranda
Commission No. 1119740
November 09, 2025

Rachael Miranda
Notary Public

My Commission Expires: 11-9-2025

CITY OF ALBUQUERQUE



FINANCIAL GUARANTY AMOUNT

July 6, 2023

Type of Estimate: I.I.A. Procedure B with FG -- Extension

Project Description:

Project ID #: 566587 UNM Gibson Commercial District

Requested By: Mike Balaskovits

Approved Estimate Amount: \$ 5,210,216.13

Contingency Amount: 10.00% \$ 521,021.61

Subtotal: \$ 5,731,237.74

PO Box 1293

NMGRT: 7.625% \$ 437,006.88

Subtotal: \$ 6,168,244.62

Albuquerque, NM

Engineering Fee: 6.60% \$ 407,104.14

New Mexico 87103

Testing Fee: 2.00% \$ 123,364.89


Subtotal: \$ 6,698,713.66

www.cabq.gov

FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ 8,373,392.07

APPROVAL:



Notes: Plans not yet approved. IIA Extension

DATE:

July 7, 2023

Preliminary Engineers Opinion of Probable Cost for
UNM Gibson Commercial District
Public Infrastructure - CPN 566587

July 5, 2023

Item No.	Short Description	2022 Unit Price	Units	Estimate Quantity	Estimate Amount
	PAVING				
	Alumni Drive				
301.020	SUBGRADE PREP, 12"	\$ 3.67	SY	11,381	\$ 41,736.18
302.010	ABS, 6"	\$ 10.27	SY	13,592	\$ 139,564.07
336.024	ASP CONC, 3" (2 LIFTS)	\$ 24.94	SY	22,762	\$ 567,611.99
336.120	TK CT	\$ 0.44	SY	11,381	\$ 5,008.34
340.300	4" MED PVMT, PCC	\$ 85.08	SY	189	\$ 16,079.85
340.060	C & G, MDN, PCC	\$ 20.54	LF	2,949	\$ 60,561.28
340.050	C & G, STD, PCC	\$ 26.33	LF	4,834	\$ 127,280.92
340.010	SDWK, 4", PCC	\$ 58.67	SY	3,110	\$ 182,478.88
340.025	WLCHR ACC RAMP, 4" PCC	\$ 2,452.61	EA	8	\$ 19,620.88
343.030	AC PVMT, >4", SAW, R&D	\$ 12.84	SY	9	\$ 115.52
343.080	CURB & GUT, PCC, R&D	\$ 8.63	LF	80	\$ 690.02
346.100	TXT PVMT, 4" CLOR, PCC	\$ 10.71	SY	36	\$ 385.49
441.001	REF PLAS MRK 4"	\$ 1.11	LF	7,508	\$ 8,370.09
441.010	REF PLAS ARW RT	\$ 190.31	EA	4	\$ 761.25
441.011	REF PLAS ARW LT	\$ 177.11	EA	5	\$ 885.55
441.012	REF PLAS ARW TH	\$ 124.68	EA	2	\$ 249.37
441.020	REF PLAS WD ONLY	\$ 199.49	EA	5	\$ 997.47
XXX.XXX	BIKE SYMBOL, WORD AND ARROW	\$ 308.04	EA	10	\$ 3,080.43
450.001	ALM PNL SGN	\$ 27.87	SF	90	\$ 2,508.35
450.010	SQ TB POST	\$ 14.67	LF	130	\$ 1,906.93
	SUBTOTAL Alumni Drive				\$ 1,179,892.85
	Varsity Avenue				
301.020	SUBGRADE PREP, 12"	\$ 3.67	SY	2,853	\$ 10,462.46
302.010	ABS, 6"	\$ 10.27	SY	3,398	\$ 34,891.02
336.024	ASP CONC, 3" (2 LIFTS)	\$ 24.94	SY	5,706	\$ 142,289.52
336.120	TK CT	\$ 0.44	SY	2,853	\$ 1,255.50
340.050	C & G, STD, PCC	\$ 26.33	LF	1,634	\$ 43,023.80
340.010	SDWK, 4", PCC	\$ 58.67	SY	1,047	\$ 61,432.60
340.025	WLCHR ACC RAMP, 4" PCC	\$ 2,452.61	EA	4	\$ 9,810.44
441.001	REF PLAS MRK 4"	\$ 1.11	LF	3,194	\$ 3,560.74
441.010	REF PLAS ARW RT	\$ 190.31	EA	2	\$ 380.62
441.011	REF PLAS ARW LT	\$ 177.11	EA	2	\$ 354.22
441.020	REF PLAS WD ONLY	\$ 199.49	EA	2	\$ 398.99
XXX.XXX	BIKE SYMBOL, WORD AND ARROW	\$ 308.04	EA	4	\$ 1,232.17
450.001	ALM PNL SGN	\$ 27.87	SF	54	\$ 1,505.01
450.010	SQ TB POST	\$ 14.67	LF	78	\$ 1,144.16
	SUBTOTAL Varsity Avenue				\$ 311,741.25
	Offsite Roadway Improvements				
301.020	SUBGRADE PREP, 12"	\$ 3.67	SY	1,806	\$ 6,622.93
302.010	ABS, 6"	\$ 10.27	SY	2,287	\$ 23,483.15
336.022	ASP CONC, Superpave, 2", M	\$ 17.82	SY	3,612	\$ 64,374.85
336.024	ASP CONC, Superpave, 3", M	\$ 24.94	SY	1,806	\$ 45,035.90
336.120	TK CT	\$ 0.44	SY	1,806	\$ 794.75
340.300	4" MED PVMT, PCC	\$ 85.08	SY	42	\$ 3,573.30
340.010	SDWK, 4", PCC	\$ 58.67	SY	1,026	\$ 60,200.43
340.030	VLV GUT & CURB, PCC	\$ 88.01	SY	187	\$ 16,458.30
340.050	C & G, STD, PCC	\$ 26.33	LF	854	\$ 22,486.12
340.060	C & G, MDN, PCC	\$ 20.54	LF	965	\$ 19,817.44
343.030	AC PVMT, >4", SAW, R&D	\$ 12.84	SY	427	\$ 5,480.60

343.080	CURB & GUT, PCC, R&D	\$ 8.63	LF	1,941	\$ 16,741.53
343.085	SDWK, 4" PCC, R & D	\$ 11.73	SY	703	\$ 8,249.69
441.001	REF PLAS MRK 4"	\$ 1.11	LF	961	\$ 1,071.34
441.010	REF PLAS ARW RT	\$ 190.31	EA	6	\$ 1,141.87
441.011	REF PLAS ARW LT	\$ 177.11	EA	4	\$ 708.44
441.020	REF PLAS WD ONLY	\$ 199.49	EA	5	\$ 997.47
443.101	REM PAV STRP	\$ 1.17	LF	550	\$ 645.42
XXX.XXX	TRAFFIC SIGNAL (GIBSON & WEST RD)	\$ 250,000.00	EA	1	\$ 250,000.00
	SUBTOTAL Offsite Road Paving				\$ 547,883.55
	Roundabout				
301.020	SUBGRADE PREP, 12"	\$ 3.67	SY	1,313	\$ 4,815.01
302.010	ABS, 6"	\$ 10.27	SY	1,611	\$ 16,541.92
336.024	ASP CONC, Superpave, 3", M	\$ 24.94	SY	1,594	\$ 39,749.30
336.120	TK CT	\$ 0.44	SY	797	\$ 350.73
340.300	4" MED PVMT, PCC	\$ 85.08	SY	236	\$ 20,078.54
337.040	8" PCC PVMT	\$ 110.02	SY	298	\$ 32,784.59
340.010	SDWK, 4", PCC	\$ 58.67	SY	244	\$ 14,316.67
340.050	C & G, STD, PCC	\$ 26.33	LF	396	\$ 10,426.82
340.060	C & G, MDN, PCC	\$ 20.54	LF	421	\$ 8,645.74
340.061	C & G, MOUNT, MDN	\$ 39.21	LF	289	\$ 11,331.54
441.001	REF PLAS MRK 4"	\$ 1.11	LF	150	\$ 167.22
450.001	ALM PNL SGN	\$ 27.87	SF	81	\$ 2,257.52
450.010	SQ TB POST	\$ 14.67	LF	117	\$ 1,716.24
	SUBTOTAL Roundabout				\$ 163,181.84
	SUBTOTAL PAVING				\$ 2,202,699.49
	Public Waterline Improvements				
801.002	6" WL PIPE, w/o FIT	\$ 39.28	LF	92	\$ 3,614.02
801.003	8" WL PIPE, w/o FIT	\$ 52.37	LF	867	\$ 45,402.48
801.005	12" WL PIPE, w/o FIT	\$ 54.71	LF	2,680	\$ 146,634.39
801.059	NON PRESS CONN, w/FIT, WL	\$ 2,200.31	EA	3	\$ 6,600.92
801.065	DI FIT, MJ, 4"-14", WL	\$ 4.40	LB	2,500	\$ 11,001.54
801.081	6" GATE VLV	\$ 1,371.53	EA	5	\$ 6,857.63
801.082	8" GATE VLV	\$ 1,768.75	EA	5	\$ 8,843.77
801.084	12" GATE VLV	\$ 4,791.01	EA	7	\$ 33,537.07
801.105	VLV BOX A	\$ 761.31	EA	17	\$ 12,942.21
801.114	FH, 4 1/2'	\$ 4,484.27	EA	5	\$ 22,421.36
801.150	MJ REST GLND, 4"-8"	\$ 159.96	EA	32	\$ 5,118.80
801.151	MJ REST GLND, 10"-12"	\$ 337.38	EA	26	\$ 8,771.89
801.155	JNT REST HRNSS, 4"-8"	\$ 114.05	EA	44	\$ 5,018.17
801.157	JNT REST HRNSS, 10"-12"	\$ 308.04	EA	50	\$ 15,402.16
802.650	2" WTR SVC, SS	\$ 780.24	EA	10	\$ 7,802.44
	SUBTOTAL Public Waterline Improvements				\$ 339,968.84
	Public Sanitary Sewer Line Improvements				
701.010	TRCH, BF, 4-15" SAS, <8'	\$ 24.45	LF	1,080	\$ 26,408.98
701.020	TRCH, BF, 4-15" SAS, 8-12'	\$ 35.13	LF	540	\$ 18,971.06
701.030	TRCH, BF, 4-15" SAS, 12-16'	\$ 57.35	LF	540	\$ 30,971.54
901.030	8" SAS PIPE	\$ 23.66	LF	1,700	\$ 40,223.10
901.040	10" SAS PIPE	\$ 25.77	LF	460	\$ 11,855.55
905.050	4" NEW SAS SVC	\$ 1,466.87	EA	10	\$ 14,668.72
920.070	MH, 4' DIA, C or E	\$ 5,720.80	EA	6	\$ 34,324.80
920.080	MH, 4' DIA, C or E, >10'-14'D	\$ 5,867.49	EA	6	\$ 35,204.93
	SUBTOTAL Public Sanitary Improvements				\$ 212,628.67
	Public Storm Drain Improvements				
603.010	WIRE-ENCL RIPRAP	\$ 69.85	CY	67	\$ 4,680.11
603.050	FILTER CLOTH	\$ 0.07	SF	900	\$ 66.01
701.100	TRCHG BF, 18-36" SWR, <8'	\$ 34.47	LF	316	\$ 10,892.99
701.110	TRCH, BF, 18-36" SWR, 8-12'	\$ 40.34	LF	632	\$ 25,494.24
701.120	TRCH, BF, 18-36" SWR >12-16'	\$ 51.34	LF	316	\$ 16,223.60
701.150	TRCH, BF, 42"-60" SWR, <8'	\$ 36.67	LF	77	\$ 2,823.73

701.160	TRCH, BF, 42"-60" SWR, 8'-12'	\$ 41.07	LF	145	\$ 5,955.50
701.170	TRCH, BF, 42"-60" SWR, 12'-16'	\$ 69.97	LF	77	\$ 5,387.67
701.200	TRCH, BF, > 60" SWR, 8'-12'	\$ 63.08	LF	538	\$ 33,934.62
701.210	TRCH, BF, > 60" SWR, 12'-16'	\$ 70.41	LF	527	\$ 37,105.99
910.005	18" RCP, III	\$ 40.91	LF	108	\$ 4,418.02
901.080	21" SAS PIPE	\$ 66.74	LF	99	\$ 6,607.52
910.009	24" RCP, III	\$ 60.58	LF	258	\$ 15,629.15
910.013	30" RCP, III	\$ 91.22	LF	238	\$ 21,709.24
910.017	36" RCP, III	\$ 129.35	LF	561	\$ 72,564.97
910.019	42" RCP, III	\$ 177.56	LF	135	\$ 23,970.13
910.021	48" RCP, III	\$ 243.47	LF	154	\$ 37,494.83
910.031	78" RCP, III	\$ 596.93	LF	1,075	\$ 641,702.10
910.XXX	78" RCP END SECTION	\$ 4,000.00	EA	1	\$ 4,000.00
915.020	CTH BSN, A, DG	\$ 8,617.87	EA	8	\$ 68,942.98
915.030	CTH BSN, C, SG	\$ 5,127.77	EA	4	\$ 20,511.10
920.140	MH, 6' DIA, C or E, 6-10' D	\$ 7,481.05	EA	2	\$ 14,962.09
920.150	MH, 6' DIA, C or E, 10-14' D	\$ 10,355.12	EA	2	\$ 20,710.24
920.220	MH, 8'DIA, C or E, 10'-14' D	\$ 16,135.59	EA	8	\$ 129,084.74
920.230	MH, 8'DIA, XTRA D, 14'-18' D	\$ 917.09	VF	16	\$ 14,673.41
XXX.XXX	WATER QUALITY MANHOLE	\$ 15,000.00	EA	2	\$ 30,000.00
XXX.XXX	JUNCTION BOX	\$ 25,000.00	EA	1	\$ 25,000.00
XXX.XXX	CONCRETE CHANNEL REMOVAL	\$ 20.00	CY	834	\$ 16,680.00
910.105	DRNG LN REM, >48"	\$ 88.01	LF	968	\$ 85,195.93
XXX.XXX	TEMPORARY POND POND	\$ 50,000.00	LS	1	\$ 50,000.00
XXX.XXX	ENERGY DISSIPATOR	\$ 15,000.00	EA	1	\$ 15,000.00
	SUBTOTAL Public Storm Drain Improvements				\$ 1,461,420.92
	Earthwork				
301.010	GRADING, <2'	\$ 6.60	SY	53,000	\$ 349,848.97
201.010	SITE CLEAR & GRUB	\$ 2,126.96	AC	15.4	\$ 32,755.25
XXX.XXX	SWPPP IMPLEMENTATION	\$ 10,000.00	LS	1	\$ 10,000.00
	SUBTOTAL Earthwork				\$ 392,604.22
	Multiuse Trail				
301.010	GRADING, <2'	\$ 6.60	SY	7,167	\$ 47,306.62
301.020	SUBGRADE PREP, 12"	\$ 3.67	SY	3,583	\$ 13,140.73
336.050	BIKE ASP CONC, TRAIL, 2"	\$ 19.07	SY	3,583	\$ 68,331.79
	SUBTOTAL Multiuse Trail				\$ 128,779.14
	Miscellaneous				
XXX.XXX	LOMR	\$ 40,000.00	LS	1	\$ 40,000.00
6.050	MOB	4.26	%	1	\$ 201,843.11
4.010	STAKING	1.43	%	1	\$ 67,754.85
19.010	TRAFF CONT & BARR	3.43	%	1	\$ 162,516.87
	SUBTOTAL Miscellaneous				\$ 472,114.84

TOTAL IMPROVEMENTS

\$ 5,210,216.13

ASSUMPTIONS:

1. This estimate of construction costs is only an opinion. BHI cannot and does not guarantee that
2. Unit prices are from the City of Albuquerque Unit Price guide 2009. BHI has no control over the cost of materials or labor.
3. West road cross-section from COA # 566582 (UNM Student Housing Public Infrastructure)
4. Assumed PVMT section from COA #566582 (UNM Student Housing Public Infrastructure)
5. East road assumed 40' F-F with 6' sidewalk on both sides
6. Dry Utilities are not included.
7. Offsite roadway improvements:
Gibson- right turn lane and median improvements to include left turn lane and traffic signal
University- right turn land and median improvements to include left turn lane
8. This estimate has been prepared without the benefit of construction plans, design analysis
9. Mass grading calculations are assumed with no design analysis or geotechnical analysis

Approved as basis of financial guaranty,
July 7, 2023

James A. Harker

Current DRC
Project No.

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

Date Submitted: 11/8/11
Date Site Plan for Bluff Permits Approved: 11-7-11
Date Preliminary Plat Approved: 11-9-12
Date Preliminary Plat Expires: 100125
URB Project No.

Following is a summary of PUBLIC/PRIVATE infrastructure required to be maintained or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SRA process and/or in the review of the construction drawings, if the DRC Chair determines that additional items and/or subsection items have not been included in the infrastructure listing, the DRC Chair may include them in the listing. The listing is not intended to be a guarantee of the DRC Chair's approval. If the DRC Chair determines that additional items and/or subsection items have not been included in the listing, those items may be added as well as the related portions of the financial guarantee. All such additions require approval by the DRC Chair, the City Engineer and the City Council. If such additions are not approved, the listing will be considered administratively, in addition, any enforcement 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.

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Chair Engineer
		20' F-F EACH DIRECTION	1-1/2" LANE, 1-1/2" SIDE LANE IN EACH DIRECTION, MEDIAN C&G, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK (BOTH SIDES)	ALUMNI DRIVE	GIBSON BLVD	500' NORTH OF GIBSON PLUS TRANSITION	/	/	/
		18' F-F EACH DIRECTION	1-1/2" LANE, 1-1/2" SIDE LANE IN EACH DIRECTION, MEDIAN C&G, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK (BOTH SIDES)	ALUMNI DRIVE	400' SOUTH OF ROUNDABOUT	TRACT 8 ENTRANCE	/	/	/
		36' F-F	2-1/2" LANE, 2-1/2" SIDE LANE, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK (BOTH SIDES)	ALUMNI DRIVE	TRACT 8 ENTRANCE	EXISTING TERMINUS OF WEST ROAD	/	/	/
		36' F-F	2-1/2" LANE, 2-1/2" SIDE LANE, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK (BOTH SIDES)	VARSAITY AVENUE	ROUNDABOUT (ALUMNI DRIVE)	UNIVERSITY BLVD	/	/	/
		12' FACE TO EDGE	75' NB LEFT TURN LANE WITH TRANSITION, MEDIAN C&G	ALUMNI DRIVE	NORTH PL OF TRACT 2	APPROX. 75' SOUTH OF NORTH PL OF TRACT 2	/	/	/
		12' FACE TO EDGE	100' NB LEFT TURN LANE WITH TRANSITION, MEDIAN C&G	UNIVERSITY BLVD	VARSAITY AVENUE	APPROX. 100' SOUTH OF VARSAITY AVENUE	/	/	/
		12' FACE TO EDGE	150' SB RIGHT TURN LANE WITH TRANSITION, STANDARD C&G	UNIVERSITY BLVD	VARSAITY AVENUE	APPROX. 150' NORTH OF VARSAITY AVENUE	/	/	/
		12' FACE TO EDGE	115' (OR MAX POSSIBLE) WB RIGHT TURN LANE WITH TRANSITION, STANDARD C&G	GIBSON BLVD	ALUMNI DRIVE	APPROX. 115' EAST OF ALUMNI DRIVE	/	/	/
		12' FACE TO EDGE	200' EB LEFT TURN LANE WITH TRANSITION, MEDIAN C&G	GIBSON BLVD	ALUMNI DRIVE	APPROX. 200' WEST OF ALUMNI DRIVE	/	/	/
		12' FACE TO EDGE	150' WB RIGHT TURN LANE WITH TRANSITION, STANDARD C&G	GIBSON BLVD	MALBERRY STREET	APPROX. 150' EAST OF MALBERRY STREET	/	/	/
		12' FACE TO EDGE	50' WB LEFT TURN LANE WITH TRANSITION, MEDIAN C&G	GIBSON BLVD	MALBERRY STREET	APPROX. 50' EAST OF MALBERRY STREET	/	/	/
		12' EDGE TO EDGE	RESTRIPE TO PROVIDE 2ND SB LEFT TURN LANE	UNIVERSITY BLVD	GIBSON BLVD	APPROX. 120' NORTH OF GIBSON BLVD	/	/	/
			6' SIDEWALK	UNIVERSITY BLVD	NORTH PL	SOUTH PL	/	/	/
			6' SIDEWALK	GIBSON BLVD	WEST PL	EAST PL	/	/	/
		65,000 CY	CUT VOLUME APPROX 12,000 CY, FILL VOLUME APPROX 42,000 CY EARTHWORK ALONG ALUMNI DRIVE AND VARSAITY AVENUE				/	/	/

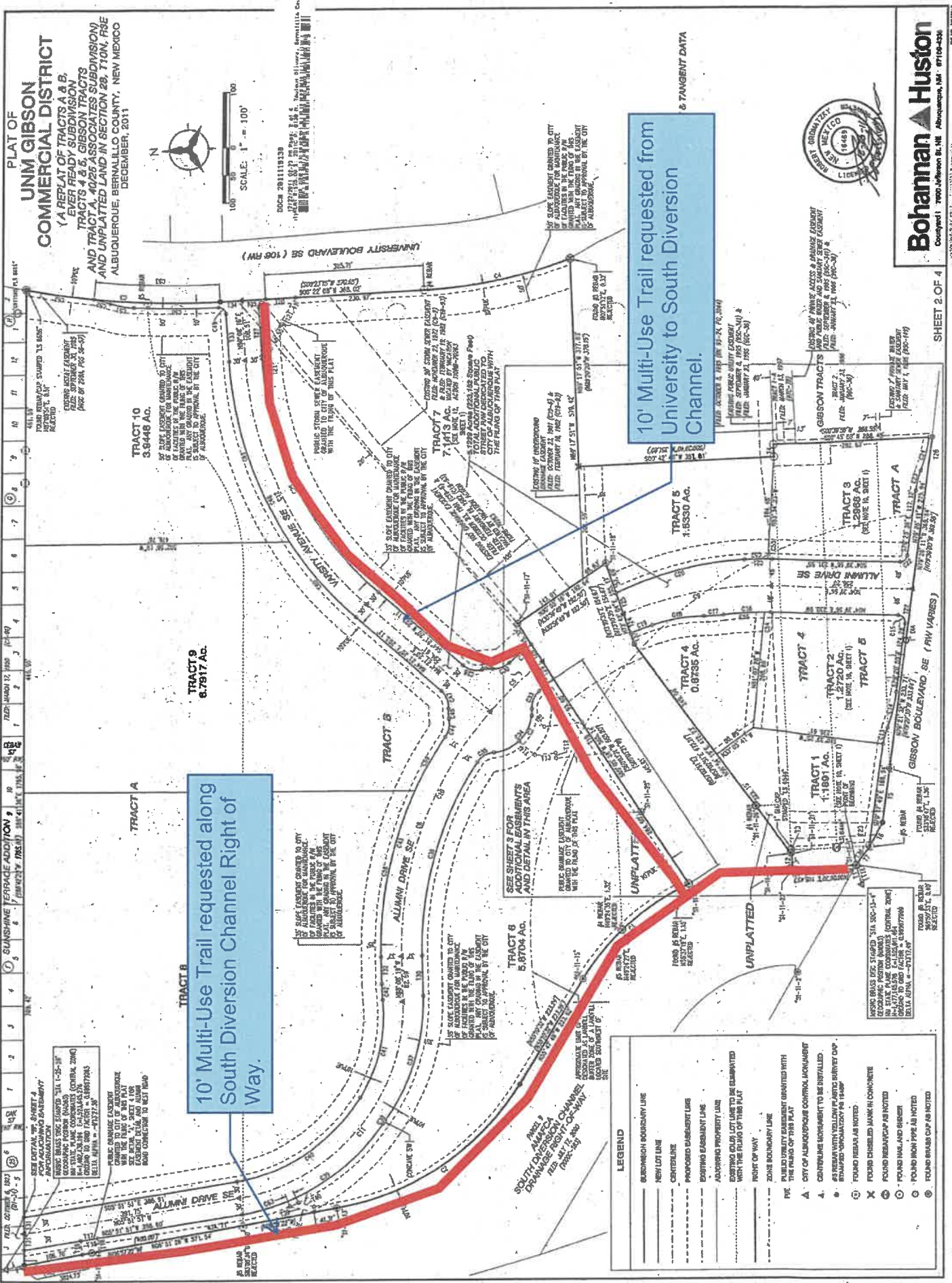
SIA Revisions #	COA DSC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Chief Engineer
1		10' ASPHALT TRAIL	10' MULTI-USE ASPHALT TRAIL WITH BUFFER PER DPM	THROUGH PLATTED AREA	UNIVERSITY BLVD	SOUTH DIVERSION CHANNEL	/	/	/
2		10' ASPHALT TRAIL	10' MULTI-USE ASPHALT TRAIL WITH BUFFER PER DPM	SOUTH DIVERSION CHANNEL RIGHT OF WAY	NORTH EDGE OF TRACT 8	GIBSON BLVD SE	/	/	/
3							/	/	/

AGENCY OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
BRIAN C. PATTERSON PREPARED BY:	11-09-11 DATE	Carl S. Dumont Parks & Recreation	11-09-11 DATE
BOHANNAN HUSTON INC FIRM	11-09-11 DATE	Cheryl Somerfeldt CITY ENGINEER	11-09-11 DATE
SIGNATURE		DATE	

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

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A LRS EXTENSION

DESIGN REVIEW COMMITTEE REVISIONS			
REVISION	DATE	DISCUSS	USER DEPARTMENT
1	7/17/2023	Cheryl Somerfeldt	Parks & Recreation



10' Multi-Use Trail requested from University to South Diversion Channel.

10' Multi-Use Trail requested along South Diversion Channel Right of Way.

- LEGEND**
- BOUNDARY BOUNDARY LINE
 - NEW LOT LINE
 - CENTERLINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - ADJOINING PROPERTY LINE
 - EASEMENT CLIP (NOT TO BE ELIMINATED WITH THE PLAT OF THIS PLAT)
 - POINT OF WAY
 - ZONE BOUNDARY LINE
 - PUBLIC UTILITY EASEMENT GRANTED WITH THE PLAT OF THIS PLAT
 - CITY OF ALBUQUERQUE CONTROL MONUMENT
 - CENTERLINE MONUMENT TO BE INSTALLED
 - AS SHOWN WITH YELLOW PLASTER SURVEY CIP STAMPED "UNAPPROVED" AS 11-11-11
 - FOUND REBAR AS NOTED
 - FOUND CHISELED JAW IN CONCRETE
 - FOUND REBAR/CLIP AS NOTED
 - FOUND NAIL AND SHEET
 - FOUND NAIL AND SHEET
 - FOUND IRON PIPE AS NOTED
 - FOUND BRASS CIP AS NOTED



Bohannon & Huston
Completed: 1/20/2011
Albuquerque, NM 87104-5306

Current DRC
Project No. _____

ORIGINAL

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

Date Submitted: 11/8/11
Date Site Plan for Bldg Permit Approved: 11-7-11
Date Site Plan for Sub. Approved: 11-9-12

Date Preliminary Plat Approved: 11-7-11

Date Preliminary Plat Expires: 11-9-12




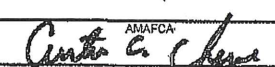

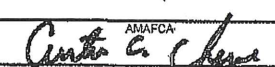
DRB Project No. 1001725

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

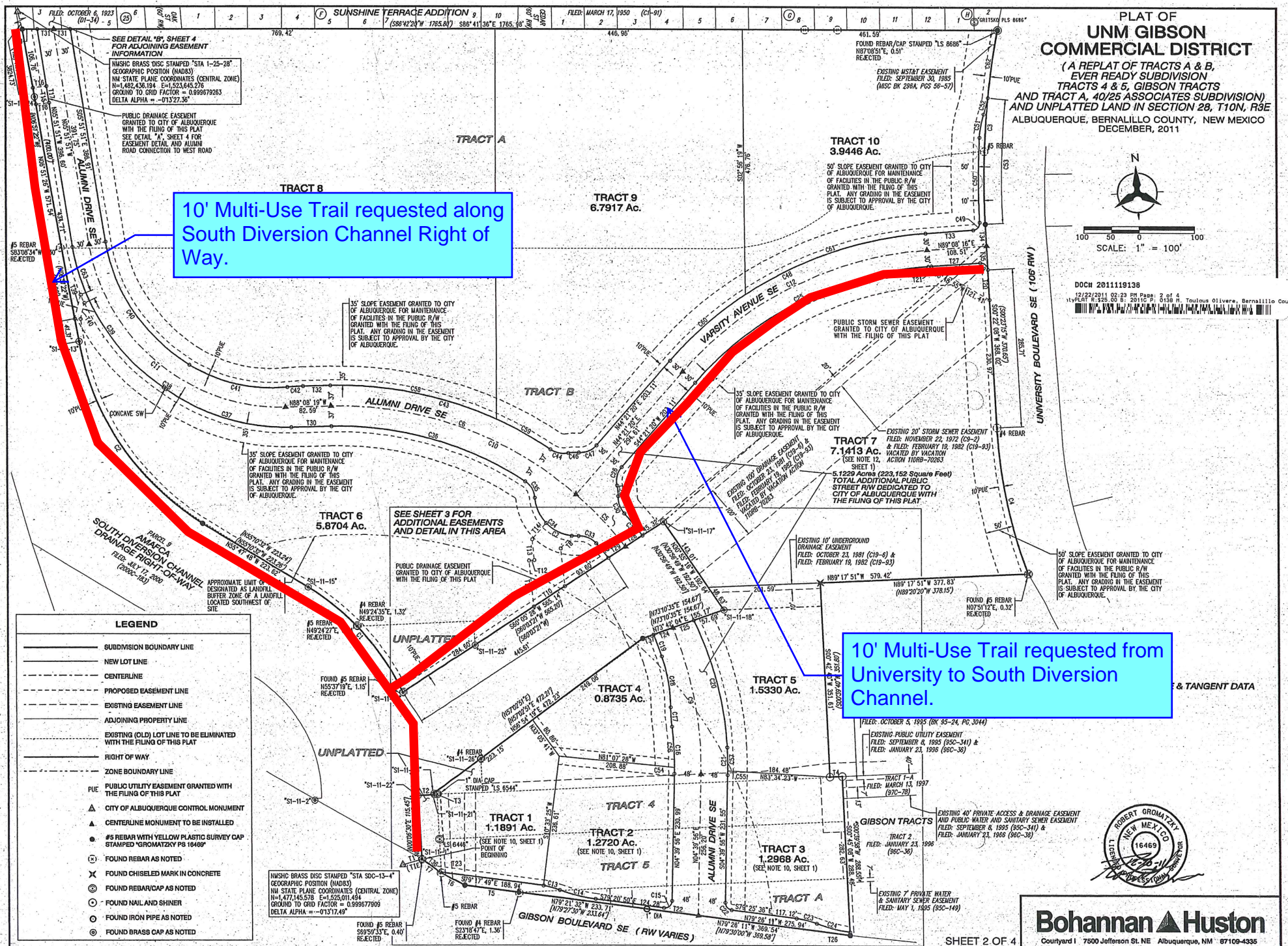
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
		20' F-F EACH DIRECTION	1-12' LANE, 1-11' LANE, 1-6' BIKE LANE, IN EACH DIRECTION, MEDIAN C&G, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK (BOTH SIDES)	ALUMNI DRIVE	GIBSON BLVD	300' NORTH OF GIBSON PLUS TRANSITION	/	/	/
			SINGLE LANE ROUNDABOUT	INTERSECTION OF ALUMNI DRIVE AND VARSITY AVENUE			/	/	/
		18' F-F EACH DIRECTION	1-12' LANE, 1-6' BIKE LANE, IN EACH DIRECTION, MOUNTABLE MEDIAN C&G, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK (BOTH SIDES)	ALUMNI DRIVE	300' SOUTH OF ROUNDABOUT	TRACT 8 ENTRANCE	/	/	/
		36' F-F	2-12' LANES, 2-6' BIKE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK (BOTH SIDES)	ALUMNI DRIVE	TRACT 8 ENTRANCE	EXISTING TERMINUS OF WEST ROAD	/	/	/
		36' F-F	2-12' LANES, 2-6' BIKE LANES, STANDARD C&G, ARTERIAL PAVEMENT, 6' SIDEWALK (BOTH SIDES)	Varsity Avenue	ROUNDABOUT (ALUMNI DRIVE)	UNIVERSITY BLVD	/	/	/
		12' FACE TO EDGE	75' NB LEFT TURN LANE WITH TRANSITION, MEDIAN C&G	ALUMNI DRIVE	NORTH PL OF TRACT 2	APPROX. 75' SOUTH OF NORTH PL OF TRACT 2	/	/	/
		12' FACE TO EDGE	100' NB LEFT TURN LANE WITH TRANSITION, MEDIAN C&G	UNIVERSITY BLVD	Varsity Avenue	APPROX. 100' SOUTH OF Varsity Avenue	/	/	/
		12' FACE TO EDGE	150' SB RIGHT TURN LANE WITH TRANSITION, STANDARD C&G	UNIVERSITY BLVD	Varsity Avenue	APPROX. 150' NORTH OF Varsity Avenue	/	/	/
		12' FACE TO EDGE	115' (OR MAX POSSIBLE) WB RIGHT TURN LANE WITH TRANSITION, STANDARD C&G	GIBSON BLVD	ALUMNI DRIVE	APPROX. 115' EAST OF ALUMNI DRIVE	/	/	/
		12' FACE TO EDGE	200' EB LEFT TURN LANE WITH TRANSITION, MEDIAN C&G	GIBSON BLVD	ALUMNI DRIVE	APPROX. 200' WEST OF ALUMNI DRIVE	/	/	/
		12' FACE TO EDGE	150' WB RIGHT TURN LANE WITH TRANSITION, STANDARD C&G	GIBSON BLVD	MULBERRY STREET	APPROX. 150' EAST OF MULBERRY STREET	/	/	/
		12' FACE TO EDGE	50' WB LEFT TURN LANE WITH TRANSITION, MEDIAN C&G	GIBSON BLVD	MULBERRY STREET	APPROX. 50' EAST OF MULBERRY STREET	/	/	/
		12' EDGE TO EDGE	RESTRIPE TO PROVIDE 2ND SB LEFT TURN LANE	UNIVERSITY BLVD	GIBSON BLVD	APPROX. 130' NORTH OF GIBSON BLVD	/	/	/
			6' SIDEWALK	UNIVERSITY BLVD	NORTH PL	SOUTH PL	/	/	/
			6' SIDEWALK	GIBSON BLVD	WEST PL	EAST PL	/	/	/
		53,000 CY	CUT VOLUME APPROX 12,000 CY, FILL VOLUME APPROX 42,000 CY EARTHWORK ALONG ALUMNI DRIVE AND VARSITY AVENUE				/	/	/

		PUBLIC WATER							
		12"	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	ALUMNI DRIVE	EXISTING WATER LINE IN GIBSON BLVD.	EXISTING WATER LINE IN LOBO VILLAGE (CPN #568582)	/	/	/
		8"-10"	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	VARSITY AVENUE	EXISTING WATER LINE IN UNIVERSITY BLVD.	100' EAST OF ALUMNI DRIVE	/	/	/
		SANITARY SEWER							
		8"-10"	SANITARY SEWER LINE W/ NEC. MHS & SERVICES	ALUMNI DRIVE	EXISTING SANITARY SEWER LINE IN GIBSON BLVD.	100' SOUTH OF ROUNDABOUT	/	/	/
		8"	SANITARY SEWER LINE W/ NEC. MHS & SERVICES	VARSITY AVENUE	100' WEST OF UNIVERSITY BLVD	ROUNDABOUT	/	/	/
		8"-10"	SANITARY SEWER LINE W/ NEC. MHS & SERVICES	ALUMNI DRIVE	ROUNDABOUT	800' NORTH TO EXISTING SANITARY SEWER MH	/	/	/
		STORM DRAIN							
		78"	RCP STORM DRAIN LINE W/ LATERALS, MH & INLETS	VARSITY AVENUE	UNIVERSITY BLVD	POINT OF CONNECTION TO EXISTING AT THE WEST SIDE OF ALUMNI DRIVE	/	/	/
		30"	RCP STORM DRAIN LINE W/ MH & INLETS	ALUMNI DRIVE	ROUNDABOUT	APPROX. 190' NORTH OF ROUNDABOUT	/	/	/
		36"	RCP STORM DRAIN LINE W/ MH & INLETS	ALUMNI DRIVE	ROUNDABOUT	APPROX. 225' SOUTH OF ROUNDABOUT	/	/	/
		42"	RCP STORM DRAIN LINE W/ MH & INLETS	ALUMNI DRIVE	20' NORTH OF THE NORTHWEST CORNER OF TRACT 8	APPROX. 120' SOUTH OF THE NORTHWEST CORNER OF TRACT 8	/	/	/
		36"	RCP STORM DRAIN LINE W/ LATERALS, MH & INLETS	ALUMNI DRIVE	APPROX. 120' SOUTH OF THE NORTHWEST CORNER OF TRACT 8	APPROX. 330' SOUTH OF THE NORTHWEST CORNER OF TRACT 8	/	/	/
		48"	RCP STORM DRAIN LINE W/ MH & INLETS	APPROX. 260' SOUTH OF SUNSHINE TERRACE AVENUE	ALUMNI DRIVE	SOUTH DIVERSION CHANNEL	/	/	/
			STORM DRAIN JUNCTION BOX OR MANIFOLD	WEST OF UNIVERSITY BLVD	APPROX. 80' SOUTH OF VARSITY AVENUE		/	/	/
			DEMO OF EXISTING CONCRETE CHANNEL	GENIEVA'S ARROYO	UNIVERSITY BLVD	TERMINUS OF CONCRETE CHANNEL APPROX. 740' WEST OF UNIVERSITY BLVD	/	/	/
			DEMO OF EXISTING 48" STORM DRAIN	NORTH SIDE OF GENIEVA'S ARROYO	UNIVERSITY BLVD	EXISTING AMAFCA CONCRETE BAFFLE RUNDOWN	/	/	/
			DEMO OF EXISTING 54" STORM DRAIN	EXIST. EASEMENT ON TRACT 1	EXISTING AMAFCA CONCRETE BAFFLE RUNDOWN	GIBSON BLVD	/	/	/
			WATER QUALITY MANHOLE	NEAR DOWNSTREAM TERMINUS OF 78" STORM DRAIN			/	/	/
			WATER QUALITY MANHOLE	NEAR DOWNSTREAM TERMINUS OF 48" STORM DRAIN			/	/	/
			ENERGY DISSIPATION DEVICE	AT DOWNSTREAM TERMINUS OF 78" STORM DRAIN			/	/	/
							/	/	/
		MISC							
			TRAFFIC SIGNAL	GIBSON BLVD AND ALUMNI DRIVE			/	/	/
			LOMR FOR GENIEVA'S ARROYO FLOODPLAIN (FINANCIAL GUARANTEE AMOUNT = \$40,000) THE FINANCIAL GUARANTEE WILL NOT BE RELEASED UNTIL THE LOMR IS APPROVED BY FEMA				/	/	/

SIA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
△		10' ASPHALT TRAIL	10' MULTI-USE ASPHALT TRAIL WITH BUFFER PER DPM	THROUGH PLATTED AREA	UNIVERSITY BLVD	SOUTH DIVERSION CHANNEL	/	/	/
△		10' ASPHALT TRAIL	10' MULTI-USE ASPHALT TRAIL WITH BUFFER PER DPM	SOUTH DIVERSION CHANNEL RIGHT OF WAY	NORTH EDGE OF TRACT 8	GIBSON BLVD SE	/	/	/
							/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
BRIAN C. PATTERSON PREPARED BY:	11/9/2011 DATE	 DRB CHAIR		 PARKS & RECREATION SERVICES Recreation	
BOHANNAN HUSTON INC FIRM:		 TRANSPORTATION DEVELOPMENT		 CITY ENGINEER	
SIGNATURE		 ABCWUA		 CITY ENGINEER	
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION		ENGINEER'S CERTIFICATION OF THE GRADING PLAN IS REQUIRED FOR RELEASE OF THE \$1K AND FINANCIAL GUARANTEE			
		DATE			

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT/OWNER
△	06/27/2023			



April 30, 2025

DRC
Planning Department
600 2nd St Suite 400
Albuquerque, NM 87102

Re: Submittal for IIA Extension – UNM Gibson Commercial District (CPN 566587) PR-2020-004628

Dear DRC,

Bohannon Huston Inc. is submitting for an extension of an Infrastructure Improvement Agreement for the above-mentioned site. Raising Cane's was recently completed an In-n-Out Burger has contemplated a site next to the fire station. In addition development north of the channel is also seeing activity. At this time, we are requesting a two-year extension in anticipation of this future development.

Sincerely,



Michael Balaskovits, PE
Senior Vice President
Community Development and Planning

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

University of New Mexico
Real Estate Office
2811 Campus Blvd., UNM MSC01 1030
Albuquerque, NM 87109

Project# PR-2020-004628
Application#
SD-2022-00155 EXTENSION OF INFRASTRUCTURE
IMPROVEMENTS AGREEMENT

LEGAL DESCRIPTION:

For all or a portion of:

TRACTS 1 THRU 4, UNM ARENA zoned
MX-M located at **AVENIDA CESAR CHAVEZ**
SE between AMAFCA S. DIVERSION
CHANNEL and UNIVERSITY containing
approximately **74.1** acre(s). **(L-15)**

On November 2, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. This is a request to extend the Infrastructure Improvements Agreement (IIA). It is a request for a 2-year extension.
2. Pursuant to 14-16-6-4(X)(4)(a) of the IDO the DRB, the original approving body, has made a decision using the same procedure required for the initial approval.
3. The applicant must coordinate with the City Engineer to add a 10-foot asphalt multi-use trail with buffers per the DPM to the Infrastructure List along the western property line within the AMAFCA right-of-way south diversion channel.
4. This action will extend the approval of the IIA to November 18, 2024.

Official Notice of Decision

Project # PR-2020-004628 Application# SD-2022-00155

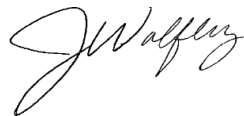
Page 2 of 2

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 18, 2022**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Wolfley', with a stylized, cursive script.

Jolene Wolfley
DRB Chair

JW/jr

Bohannon Huston, Inc., 7500 Jefferson Street NE, Albuquerque, NM 87109

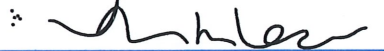
May 5, 2025

RE: Tracts 1, 2, 3, and 4 - UNM Arena
Tracts 1-10 - UNM Gibson Commercial District

To Whom it May Concern,

I hereby authorize Bohannon Huston, Inc. staff to act as our agent in all matters associated with applications for Infrastructure Improvements Agreement (IIA) Extensions for the above-referenced properties to the City of Albuquerque Development Facilitation Team (DFT) process.

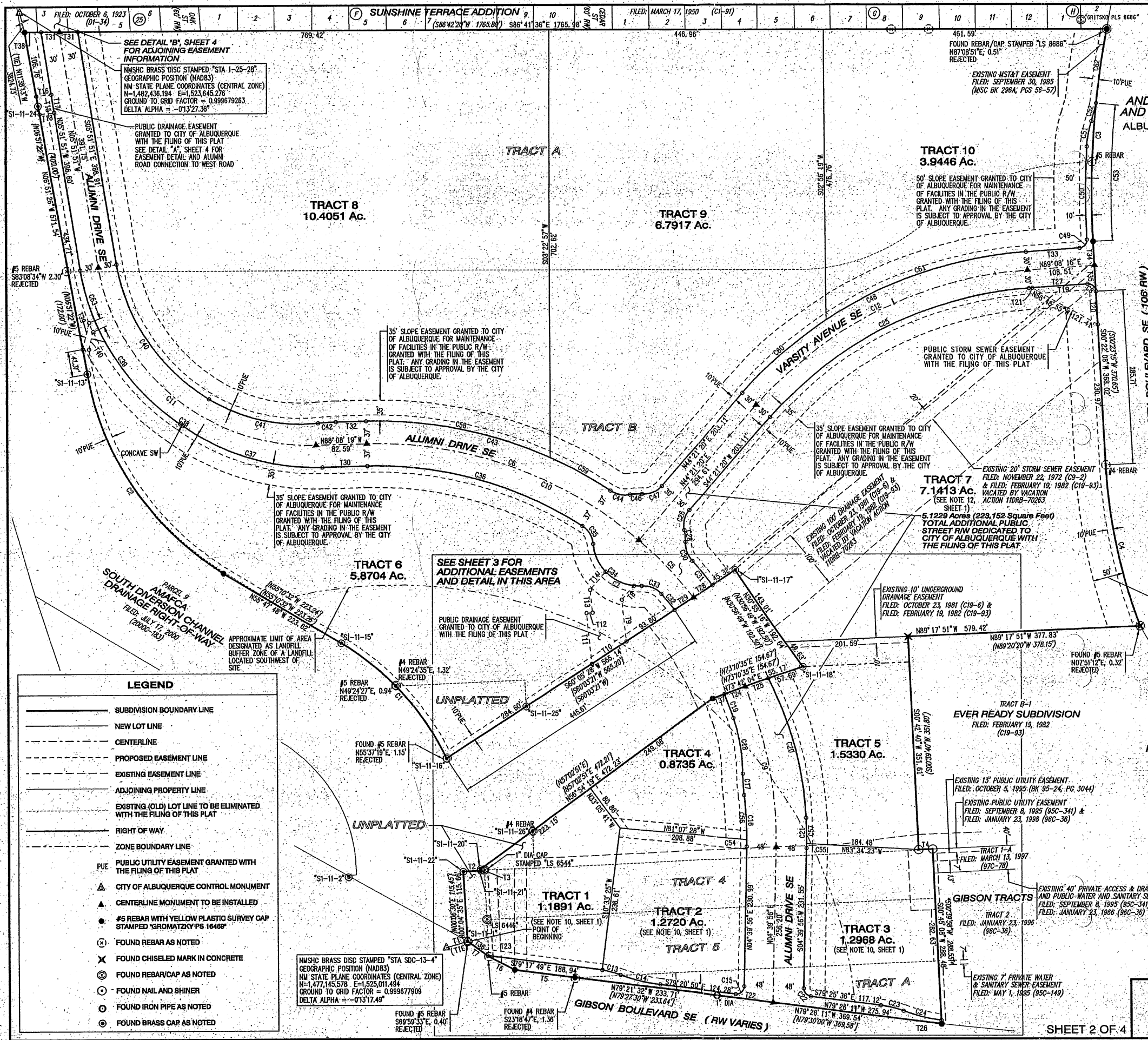
Sincerely,



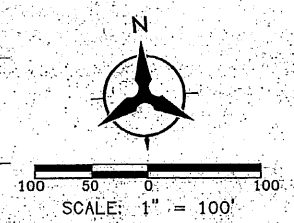
[Thomas Neale \(May 5, 2025 11:00 MDT\)](#)

Thomas Neale
Director, UNM Real Estate Dept.

cc: Mike Balaskovits, Bohannon Huston
Lobo Development Corporation



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, R8E
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011



DOCH 2011119138
12/22/2011 02:23 PM Page 2 of 4
City of Albuquerque, Bernalillo County, New Mexico
City of Albuquerque, Bernalillo County, New Mexico
City of Albuquerque, Bernalillo County, New Mexico

- 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 FILING OF THIS PLAT
 - RIGHT OF WAY
 - ZONE BOUNDARY LINE
 - PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
 - ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
 - ▲ CENTERLINE MONUMENT TO BE INSTALLED
 - #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16489"
 - ⊗ 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

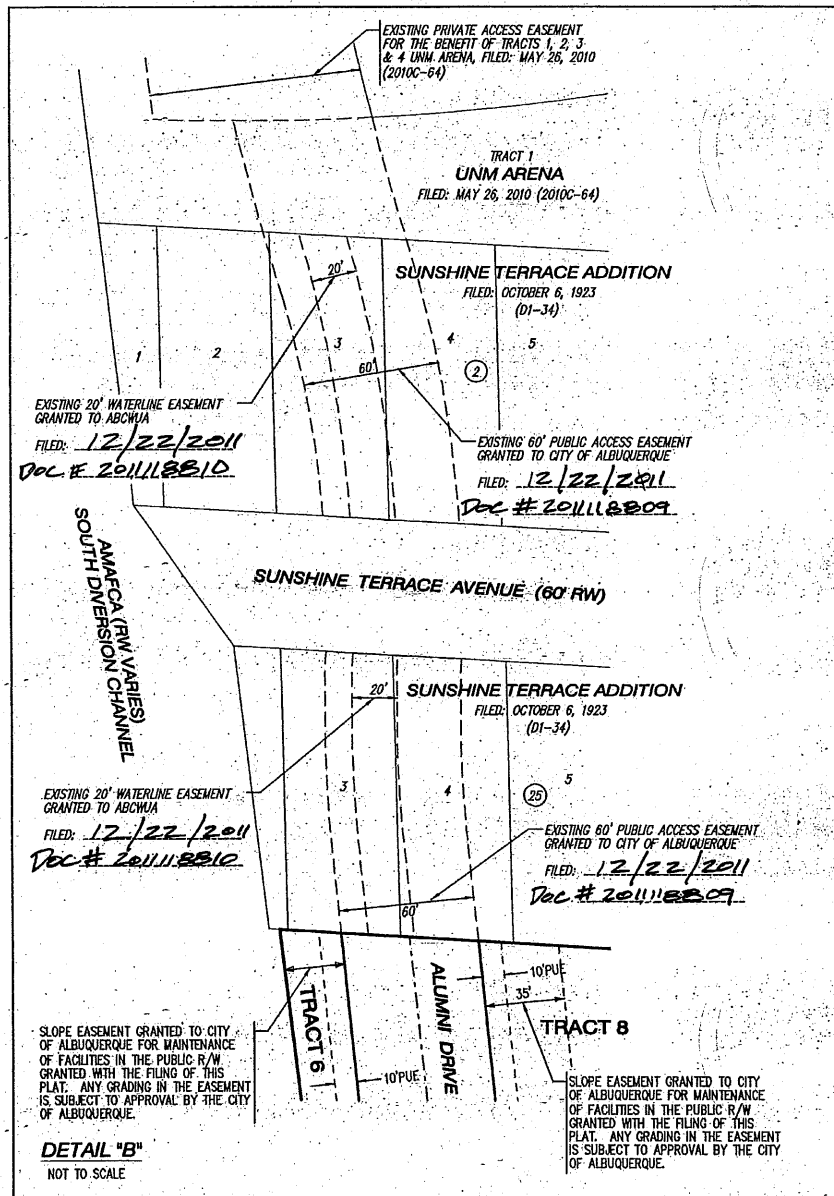
NMHC BRASS DISC STAMPED "STA SDC-13-4"
GEOGRAPHIC POSITION (NAD83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,477,145.578 E=1,525,011.494
GROUND TO GRID FACTOR = 0.999677905
DELTA ALPHA = -0°13'27.36"

NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA



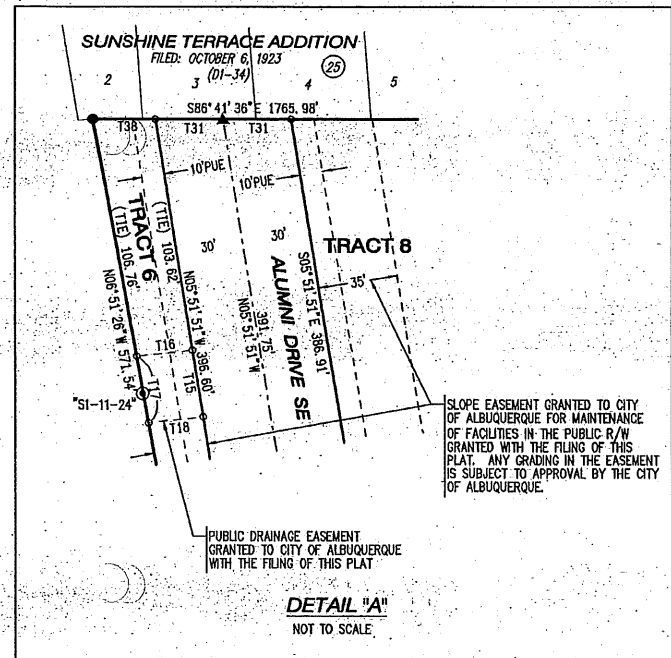
Bohannon & Huston
Surveyors
Courtney 1 7600 Jefferson St. NE Albuquerque, NM 87109-4335

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



Curve Data					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD
C1	33° 15' 30"	133.83	260.11	448.10'	256.47'
C2	48° 19' 08"	217.01	407.99	483.79'	398.01'
C3	13° 28' 49"	175.55	349.48	1485.40'	348.67'
C4	17° 47' 48"	136.45	270.70	871.51'	269.61'
C5	11° 24' 59"	64.97	129.51	650.00'	129.30'
C6	42° 29' 39"	262.73	482.08	650.00'	471.11'
C7	40° 19' 45"	27.54	52.79	75.00'	51.71'
C8	91° 13' 49"	13.28	20.70	13.00'	18.56'
C9	23° 52' 56"	137.48	270.93	650.00'	268.98'
C10	53° 54' 38"	330.55	611.59	650.00'	589.28'
C11	82° 16' 28"	305.73	502.59	350.00'	460.51'
C12	44° 46' 56"	267.79	508.04	650.00'	495.20'
C13	10° 53' 45"	15.45	30.81	162.00'	30.76'
C14	13° 15' 42"	33.48	66.66	288.00'	66.51'
C15	95° 50' 03"	14.40	21.74	13.00'	19.30'
C16	08° 03' 57"	42.44	84.75	602.00'	84.68'
C17	06° 29' 01"	17.61	35.19	311.00'	35.17'
C18	18° 33' 12"	47.21	93.58	288.00'	93.18'
C19	03° 55' 22"	20.99	41.97	613.00'	41.96'
C20	23° 18' 49"	120.88	238.44	586.00'	236.80'
C21	04° 04' 48"	24.66	49.70	698.00'	49.68'
C22	84° 05' 32"	11.72	19.08	13.00'	17.41'
C23	13° 15' 41"	18.83	37.50	162.00'	37.41'
C24	12° 33' 23"	31.68	63.11	288.00'	62.99'
C25	44° 46' 56"	265.43	484.59	620.00'	472.35'
C26	53° 22' 52"	19.10	35.40	38.00'	34.14'
C28	14° 43' 02"	9.81	19.52	76.00'	19.47'
C30	43° 58' 18"	17.76	33.77	44.00'	32.95'
C31	04° 17' 06"	25.70	51.38	687.00'	51.37'
C32	03° 10' 42"	17.01	34.00	613.00'	34.00'
C33	52° 18' 08"	19.15	35.60	39.00'	34.38'
C34	88° 39' 02"	73.25	116.04	75.00'	104.81'
C35	52° 18' 08"	19.15	35.60	39.00'	34.38'
C36	34° 31' 03"	190.44	369.30	613.00'	363.74'
C37	36° 33' 07"	125.50	242.42	380.00'	238.33'
C38	00° 56' 55"	2.80	5.60	338.00'	5.60'
C39	46° 40' 16"	163.93	309.54	380.00'	301.05'
C40	49° 32' 36"	147.67	276.70	320.00'	268.16'
C41	37° 04' 42"	96.58	186.38	288.00'	183.14'
C42	04° 20' 50"	14.39	28.76	379.00'	28.75'
C43	35° 07' 47"	217.47	421.22	687.00'	414.65'
C44	43° 58' 18"	17.76	33.77	44.00'	32.95'
C46	14° 43' 02"	9.81	19.52	76.00'	19.47'
C47	53° 22' 52"	19.10	35.40	38.00'	34.14'
C48	44° 46' 56"	280.15	531.48	680.00'	518.06'
C49	88° 38' 11"	12.69	25.11	13.00'	18.16'
C50	05° 52' 07"	76.65	153.17	1495.40'	153.10'
C51	14° 54' 38"	21.20	42.16	162.00'	42.04'
C52	06° 03' 21"	15.23	30.44	288.00'	30.43'
C53	08° 45' 31"	113.78	227.07	1485.40'	226.85'
C54	01° 02' 25"	5.47	10.93	602.00'	10.93'
C55	00° 36' 32"	3.71	7.42	698.00'	7.42'
C56	07° 01' 32"	36.95	73.82	602.00'	73.77'
C57	03° 28' 16"	21.15	42.28	688.00'	42.28'
C58	25° 47' 01"	157.24	309.16	687.00'	306.56'
C59	09° 20' 46"	56.16	112.06	687.00'	111.94'
C60	15° 20' 15"	91.56	182.03	680.00'	181.49'
C61	29° 26' 40"	178.68	349.46	680.00'	345.62'
C62	04° 43' 18"	61.24	122.41	1485.40'	122.37'
C63	02° 25' 07"	8.23	16.46	380.00'	16.46'

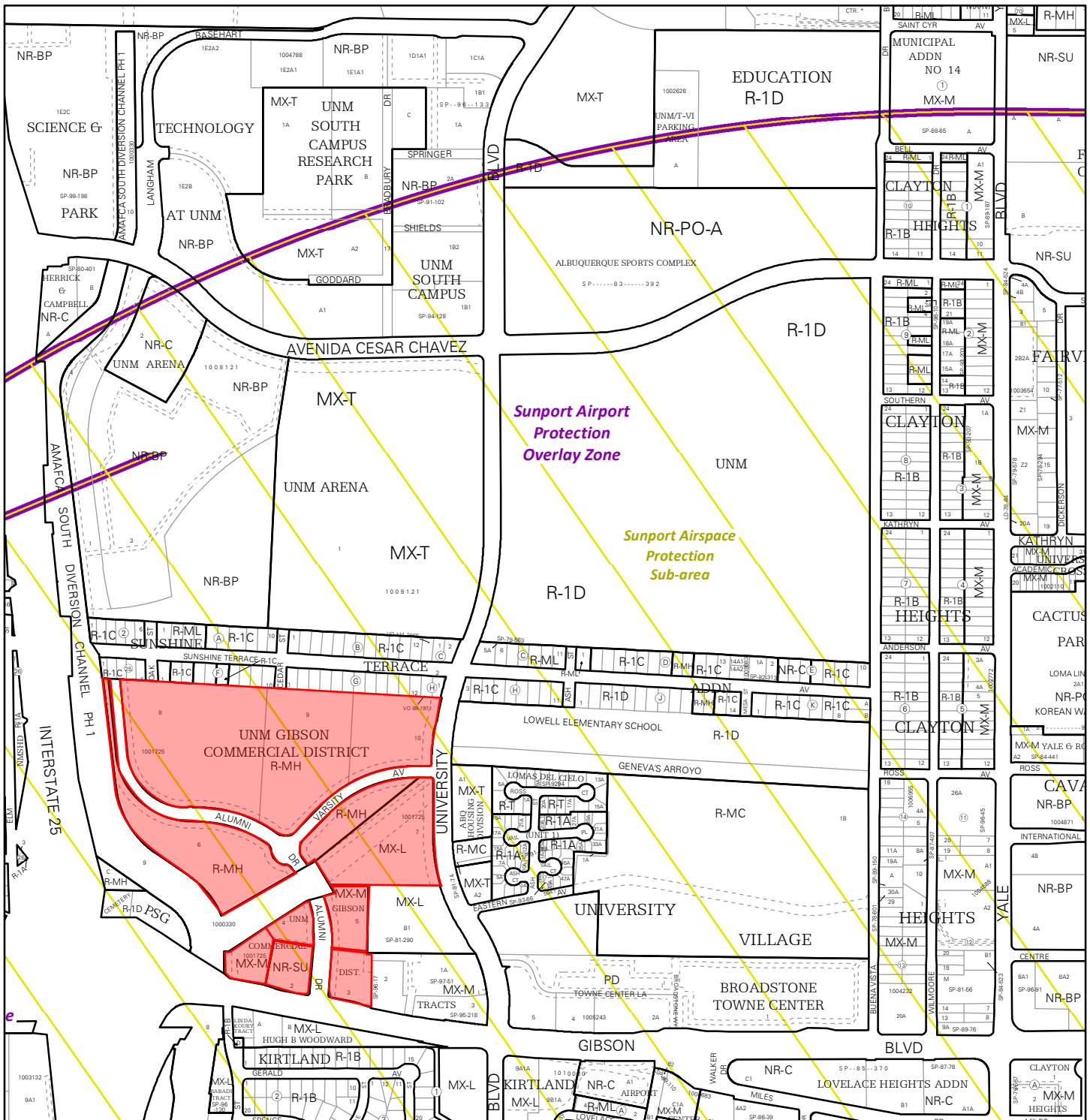
Tangent Data		
ID	BEARING	DISTANCE
T1	S76° 09' 56" W	36.32'
T2	S89° 15' 37" E	28.78'
T3	S89° 20' 20" E	128.78'
T4	S89° 10' 19" E	22.49'
T5	N79° 16' 41" W	98.67'
T6	N59° 06' 04" W	47.44'
T7	N50° 32' 39" W	42.79'
T8	S44° 21' 36" W	30.55'
T9	S02° 47' 52" E	68.57'
T10	S60° 05' 28" W	67.41'
T11	N02° 47' 52" E	83.71'
T12	N88° 50' 15" E	10.00'
T13	N02° 47' 52" W	37.68'
T14	N44° 21' 36" E	39.19'
T15	N06° 51' 26" W	30.07'
T16	N86° 55' 10" E	25.07'
T17	S05° 51' 51" E	30.04'
T18	S86° 55' 10" W	24.54'
T19	N89° 07' 13" E	88.78'
T20	S00° 22' 08" W	54.73'
T21	S89° 24' 22" W	5.81'
T22	N79° 26' 11" W	93.60'
T23	N50° 32' 39" W	2.89'
T24	N73° 42' 04" E	37.08'
T25	N73° 42' 04" E	40.33'
T26	S00° 45' 08" W	5.86'
T27	S89° 08' 16" W	94.58'
T28	S60° 05' 28" W	37.10'
T29	S60° 05' 28" W	37.10'
T30	N88° 08' 19" W	72.98'
T31	S86° 41' 36" E	30.39'
T32	S88° 08' 19" E	49.33'
T33	N89° 08' 16" E	86.43'
T34	S00° 22' 08" W	39.02'
T35	S00° 22' 08" W	43.29'
T36	N50° 32' 39" W	39.90'
T37	S73° 42' 04" W	20.10'
T38	N86° 41' 36" W	27.24'
T39	N17° 18' 10" E	45.08'
T40	S17° 18' 10" W	29.86'



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12/22/2011 02:23 PM Page: 4 of 4
City of Albuquerque, Bernalillo County, New Mexico
Toulious Oliveira, Bernalillo County

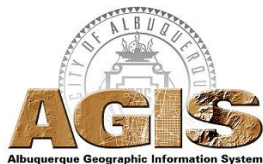


Bohannon & Huston
Courtney | 7500 Jefferson St. NE Albuquerque, NM 87109-4385

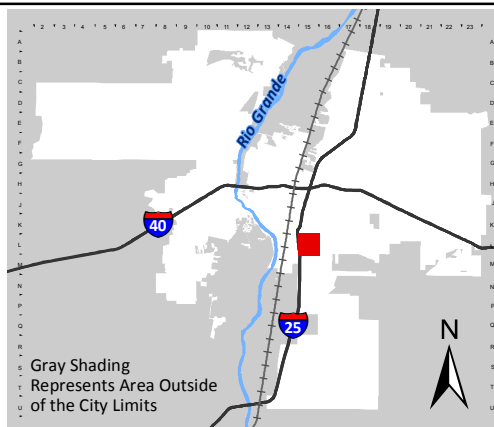


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
L-15-Z

- Easement
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone
- Escarpment
- Petroglyph National Monument

0 250 500 1,000 Feet

Approximate Site Location