



PLAN SNAPSHOT REPORT IIA-EXT-2025-00008 FOR CITY OF ALBUQUERQUE

Plan Type: IIA Extension	Project: PR-2020-004628 (PR-2020-004628)	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: CPN 566583 8th IIA Extension PR-2020-004628 Tracts 1, 2, 3, & 4 UNM Arena		

Parcel: 101505610431620320B1	Address: 1200 Avenida Cesar Chavez Se Albuquerque, NM 87106	Zone:
101505610431620320	1111 University Blvd Se Albuquerque, NM 87106	
101505619728820340 Main	1200 Avenida Cesar Chavez Se Albuquerque, NM 87106	
	1111 University Blvd Se Albuquerque, NM	
	1111 University Blvd Se Main Albuquerque, NM 87106	

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
--	--	--

Plan Custom Fields

Linked DRC Number	CPN 566583	Linked Preliminary/Final Plat or Site Plan	Recorded Plat: Tracts 1, 2, 3, & 4 UNM Arena Doc# 2010047251 Date: 05/26/2010 B: 2010C P:0064	Existing Project Number(s)	PR-2020-004628
Proposed Zoning	Extension	Number of Existing Lots4		Number of Proposed Lots	4
Total Area of Site in Acres	74.0571	Site Address/Street	ALBUQUERQUE NM 87106	Site Location Located Between Streets	University Blvd SE and Avenida Cesar Chavez SE
Case History	PR-2020-004628/SD-2020-00190, SD-2022-00155, 2010C064, and1008121,	New Construction Completion Deadline	Nov 18 2026 12:00AM	Do you request an interpreter for the hearing?	No

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kimberly_Legan_4/30/2025.j pg	04/30/2025 10:35	Legan, Kimberly		Uploaded via CSS

Note	Created By	Date and Time Created
1. Letter of authorization is required, thank you	Renee Zamora	05/05/2025 11:07
2. Submittal has been reviewed and is ready to be processed.	Renee Zamora	05/06/2025 11:52

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00020087	IIA Extension	\$350.00	\$350.00
	Technology Fee - Plan Review	\$24.50	\$24.50
Total for Invoice INV-00020087		\$374.50	\$374.50

PLAN SNAPSHOT REPORT (IIA-EXT-2025-00008)

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 11:52	05/06/2025 12:09
Associate Project Number v.1		Generic Action		05/06/2025 11:52
Screen for Completeness v.1		Generic Action		05/06/2025 11:52
Verify Payment v.1		Generic Action		05/06/2025 12:09
Application Review v.1			05/06/2025 12:09	
DFT Meeting v.1		Hold Meeting	05/06/2025 12:09	05/06/2025 12:10
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		

**7th EXTENSION AND AMENDMENT AGREEMENT TO****Procedure "B"****Project No. 566583**

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 25th day of May, 2010 which was recorded on May 26, 2010, as Documents No. 2010047054 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 3rd day of March 2012; and

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

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

WHEREAS, the Earlier Agreement was Amended by a 3rd Extension Agreement dated May 05, 2016, recorded on May 13, 2016, as Document No. 2016043380 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 4th Extension Agreement dated December 06, 2019, recorded on December 13, 2019, as Document No. 2018033990 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 5th Extension Agreement dated December 06, 2019, recorded on December 13, 2019, as Document No. 2019106583 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 **6th Extension Agreement** dated **April 15, 2021**, recorded on **April 21, 2021**, as Document No. **2021047227** 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: \$ 243,692.42

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 Constantinidis

Name [print]: Teresa Constantinidis

Title: Executive Vice President

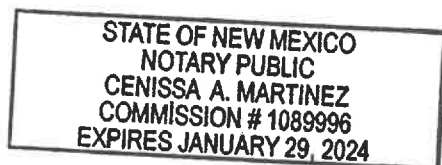
Dated: 7/20/2023

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 Costantino [title of capacity, for instance, "President" or "Owner"]
of EV for FA [Developer:] The Regents of the University of New Mexico.

(SEAL)




Notary Public

My Commission Expires: 1/29/24

CITY OF ALBUQUERQUE:

By: Shahab Biazar
C7E1CB5481E9486...
Shahab Biazar, P.E., City Engineer

Date: 7/21/2023 | 11:20 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 #: 566583

UNM Arena

Requested By: Mike Balaskovits

Approved Estimate Amount: \$ 151,633.91

Contingency Amount: 10.00% \$ 15,163.39

Subtotal: \$ 166,797.30

NMGRT: 7.625% \$ 12,718.29

Subtotal: \$ 179,515.60

Engineering Fee: 6.60% \$ 11,848.03

Testing Fee: 2.00% \$ 3,590.31

Subtotal: \$ 194,953.94

FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ 243,692.42

APPROVAL:



DATE:



Notes: Plans not yet approved.

Preliminary Engineers Opinion of Probable Cost for					
UNM Arena					
Public Infrastructure - CPN 566583					
June 29, 2023					
Item No.	Short Description	2022 Unit Price	Units	Estimate Quantity	Estimate Amount
	Cesar Chavez Sidewalk				
340.010	SDWK, 4", PCC	\$ 58.67	SY	587	\$ 34,422.60
340.025	WLCHR ACC RAMP, 4" PCC	\$ 2,452.61	EA	2	\$ 4,905.22
	SUBTOTAL Cesar Chavez				\$ 39,327.82
	West Road Sidewalk				
340.010	SDWK, 4", PCC	\$ 58.67	SY	370	\$ 21,709.71
340.025	WLCHR ACC RAMP, 4" PCC	\$ 2,452.61	EA	1	\$ 2,452.61
	SUBTOTAL West Road				\$ 24,162.32
	Multiuse Trail				
301.010	GRADING, <2'	\$ 6.60	SY	4,200	\$ 27,723.88
301.020	SUBGRADE PREP, 12"	\$ 3.67	SY	2,100	\$ 7,701.08
336.050	BIKE ASP CONC, TRAIL, 2"	\$ 19.07	SY	2,100	\$ 40,045.61
	SUBTOTAL Multiuse Trail				\$ 75,470.56
	Miscellaneous				
6.050	MOB	4.26	%	1	\$ 5,919.73
4.010	STAKING	1.43	%	1	\$ 1,987.14
19.010	TRAFF CONT & BARR	3.43	%	1	\$ 4,766.35
	SUBTOTAL Miscellaneous				\$ 12,673.22

SUBTOTAL PUBLIC IMPROVEMENTS

\$ 151,633.91

Approved as basis of financial guaranty,
July 7, 2023.



NOTE: SEE SHEETS A-4 & 5 FOR DETAILS

Current DRC
Project Number:

FIGURE 12

Date Submitted: 3-3-2010

Date Site Plan Approved: 03-03-10

Date Preliminary Plat Approved: 03-03-10

Date Preliminary Plat Expires: 03-03-11

DRB Project No.: 1008121

DRB Application No.:

INFRASTRUCTURE LIST

(Per 9-2-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

TRACTS 1, 2 & 3 UNIM. ARENA

PROPOSED NAME OF PLAT

UNIVERSITY OF NEW MEXICO SOUTH CAMPUS 3A & 3.5 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 additional items are required for the development, 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, these 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 unlisted 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	City Cost	
							Inspector	P.E.
PUBLIC ROADWAY IMPROVEMENTS								
		12' FC-EVFL	EAST BOUND RIGHT TURN LANE, PLUS TRANSITION (APPROX 150 LF); PAVING, STRIPING, CURB & GUTTER, 8' SIDEWALK	AVENIDA CESAR CHAVEZ AT MAIN ENTRY			/	/
		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			/	/
		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			/	/
			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			/	/
PRIVATE ROADWAY IMPROVEMENTS								
		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)	/	/
		25' 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 1,800FT SOUTH)	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Chief Engineer
SIDEWALK IMPROVEMENTS									
		6" SIDEWALK	1300LF SIDEWALK ALONG TRACT 3 ROADWAY FRONTAGE	WEST ROAD (EAST SIDE)	TRACT 2 - SOUTHERN BOUNDARY	END OF ACCESS EASEMENT	/	/	/
		6" SIDEWALK	450LF SIDEWALK ALONG TRACT 3 ROADWAY FRONTAGE	AVENIDA CESAR CHAVEZ (SOUTH SIDE)	TRACT 2 - EASTERN BOUNDARY	TRACT 3 - EASTERN BOUNDARY	/	/	/
		6" SIDEWALK	555LF SIDEWALK ALONG TRACT 2 ROADWAY FRONTAGE	WEST ROAD (EAST SIDE)	AVENIDA CESAR CHAVEZ	TRACT 2 - SOUTHERN BOUNDARY	/	/	/
		6" SIDEWALK	380LF SIDEWALK ALONG TRACT 2 ROADWAY FRONTAGE	AVENIDA CESAR CHAVEZ (SOUTH SIDE)	WEST ROAD	TRACT 2 - EASTERN BOUNDARY	/	/	/
		6" SIDEWALK	480LF SIDEWALK ALONG TRACT 1 ROADWAY FRONTAGE	AVENIDA CESAR CHAVEZ (SOUTH SIDE)	TRACT 3 EASTERN BOUNDARY	EXISTING SIDEWALK	/	/	/
PUBLIC WATERLINE IMPROVEMENTS									
		10" DIA	WATERLINE W/ NEC. VALVES, MJS & R/S	TRACT 3	AVENIDA CESAR CHAVEZ	SW CORNER OF TRACT 3	/	/	/
PUBLIC SANITARY SEWER LINE IMPROVEMENTS									
		8" DIA	APPROX. 110LF SANITARY SEWER LINE AS REQUIRED	WEST ROAD	EXISTING MH ALONG THE WEST SIDE OF THE WEST ROAD	EAST SIDE OF WEST ROAD	/	/	/
PUBLIC STORM DRAIN IMPROVEMENTS									
			NEW RETAINING WALL CONSTRUCTED ON THE EXISTING OUTFALL STRUCTURE IN ORDER TO CONSTRUCT EASTERN HALF OF WEST ROAD	EXISTING OUTFALL STRUCTURE INTO THE AMAFCA CHANNEL	APPROXIMATELY 380' SOUTHWEST OF AVENIDA CESAR CHAVEZ		/	/	/
		42" RCP SD	NEW STORM DRAIN PENETRATION INTO THE SOUTH DIVERSION CHANNEL (APPROX. 130LF EACH)	ALONG THE WEST ROAD	APPROX 800' SOUTH OF AVENIDA CESAR CHAVEZ		/	/	/
		36" RCP SD	NEW STORM DRAIN PENETRATION INTO THE SOUTH DIVERSION CHANNEL (APPROX. 120LF)	ALONG THE WEST ROAD	APPROX 1625' SOUTH OF AVENIDA CESAR CHAVEZ		/	/	/
		24" RCP SD	NEW STORM DRAIN TO SERVE TRACT 2 (APPROX. 80LF)	ALONG THE WEST ROAD	APPROX 585' SOUTH OF AVENIDA CESAR CHAVEZ		/	/	/
PUBLIC STORM DRAIN IMPROVEMENTS (CONT'D)									
		24" RCP SD	NEW STORM DRAIN TO SERVE TRACT 3 (APPROX. 80LF)	ALONG THE WEST ROAD	APPROX 840' SOUTH OF AVENIDA CESAR CHAVEZ		/	/	/

<input type="checkbox"/>	24" RCP SD	NEW STORM DRAIN TO SERVE TRACT 3 (APPROX. 80LF)	ALONG THE WEST ROAD	APPROX. 1,110 SOUTH OF AVENIDA CESAR CHAVEZ	<input type="checkbox"/>
<input type="checkbox"/>	24" RCP SD	NEW STORM DRAIN TO SERVE TRACT 3 (APPROX. 80LF)	ALONG THE WEST ROAD	APPROX. 840 SOUTH OF AVENIDA CESAR CHAVEZ	<input type="checkbox"/>
<input type="checkbox"/>	24" RCP SD	NEW STORM DRAIN TO SERVE TRACT 3 (APPROX. 80LF)	ALONG THE WEST ROAD	APPROX. 1,280 SOUTH OF AVENIDA CESAR CHAVEZ	<input type="checkbox"/>
<input type="checkbox"/>	10" ASPHALT TRAIL	10' MULTI-USE ASPHALT TRAIL WITH BUFFER PER DPM	WEST SIDE OF TRACT 1	SOUTHERN PROPERTY LINE OF TRACT 1	<input type="checkbox"/>

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT/OWNER	3-3-10	DATE	3-3-10	DATE
Michael Babin	3-3-10	DATE	3-3-10	DATE
BOHANNAN HUSTON INC.	3-3-10	DATE	3-3-10	DATE
PREPARED BY: PRINT NAME	3-3-10	DATE	3-3-10	DATE
FROM: <i>Michael Babin</i>	3-3-10	DATE	3-3-10	DATE
SIGNATURE	3-3-10	DATE	3-3-10	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION	3-3-10	DATE	3-3-10	DATE

DRB CHAIR	DATE	DATE
TRANSPORTATION DEVELOPMENT	03/03/10	DATE
UTILITY DEVELOPMENT	03/03/10	DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DATE	DATE	DATE	DATE	DATE	DATE
1	7/7/2023	7/7/2023	7/7/2023	7/7/2023	7/7/2023	7/7/2023	7/7/2023

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 5-20-05)

EXHIBIT "A"

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

Date Submitted: 3-3-2010

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 03-03-10

Date Preliminary Plat Expires: 03-03-11

DRB Project No.: 1008121

DRB Application No.: _____

ORIGINAL

**TRACTS 1, 2 & 3 UHM 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 guarantees. 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.

Administrative: All work must be completed by the City Engineer and approved by the City Engineer before 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 Const Engineer
<u>PUBLIC ROADWAY IMPROVEMENTS</u>									
<input type="text"/>	<input type="text"/>	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			/	/	/
<input type="text"/>	<input type="text"/>	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			/	/	/
<input type="text"/>	<input type="text"/>	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			/	/	/
<input type="text"/>	<input type="text"/>		150' WEST BOUND LEFT TURN LANE PLUS TRANSITION INTO WEST ROAD	WEST BOUND AVENIDA CESAR CHAVEZ MEDIAN	LANGHAM	210' EAST OF LANGHAM	/	/	/
<input type="text"/>	<input type="text"/>		MEDIAN MODIFICATIONS TO REMOVE EXISTING LEFT TURN LANES JUST NORTH OF PROPOSED TRACT 2	AVENIDA CESAR CHAVEZ MEDIAN			/	/	/
<u>PRIVATE ROADWAY IMPROVEMENTS</u>									
<input type="text"/>	<input type="text"/>	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)	/	/	/
<input type="text"/>	<input type="text"/>	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 Cret Engineer
							Inspector	P.E.	
<u>SIDEWALK IMPROVEMENTS</u>									
<input type="text"/>	<input type="text"/>	6' SIDEWALK	1300LF SIDEWALK ALONG TRACT 3 ROADWAY FRONTAGE	WEST ROAD (EAST SIDE)	TRACT 2 - SOUTHERN BOUNDARY	END OF ACCESS EASEMENT	/	/	/
<input type="text"/>	<input type="text"/>	6' SIDEWALK	450LF SIDEWALK ALONG TRACT 3 ROADWAY FRONTAGE	AVENIDA CESAR CHAVEZ (SOUTH SIDE)	TRACT 2 - EASTERN BOUNDARY	TRACT 3 - EASTERN BOUNDARY	/	/	/
<input type="text"/>	<input type="text"/>	6' SIDEWALK	555LF SIDEWALK ALONG TRACT 2 ROADWAY FRONTAGE	WEST ROAD (EAST SIDE)	AVENIDA CESAR CHAVEZ	TRACT 2 - SOUTHERN BOUNDARY	/	/	/
<input type="text"/>	<input type="text"/>	6' SIDEWALK	390LF SIDEWALK ALONG TRACT 2 ROADWAY FRONTAGE	AVENIDA CESAR CHAVEZ (SOUTH SIDE)	WEST ROAD	TRACT 2 - EASTERN BOUNDARY	/	/	/
<input type="text"/>	<input type="text"/>	6' SIDEWALK	490LF SIDEWALK ALONG TRACT 1 ROADWAY FRONTAGE	AVENIDA CESAR CHAVEZ (SOUTH SIDE)	TRACT 3 EASTERN BOUNDARY	EXISTING SIDEWALK	/	/	/
<u>PUBLIC WATERLINE IMPROVEMENTS</u>									
<input type="text"/>	<input type="text"/>	10" DIA	WATERLINE W/ NEC. VALVES, MJS & RJS	TRACT 3	AVENIDA CESAR CHAVEZ	SW CORNER OF TRACT 3	/	/	/
<u>PUBLIC SANITARY SEWER LINE IMPROVEMENTS</u>									
<input type="text"/>	<input type="text"/>	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	/	/	/
<u>PUBLIC STORM DRAIN IMPROVEMENTS</u>									
<input type="text"/>	<input type="text"/>		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		/	/	/
<input type="text"/>	<input type="text"/>	42" RCP SD	NEW STORM DRAIN PENTRATION INTO THE SOUTH DIVERSION CHANNEL (APPROX. 130LF EACH)	ALONG THE WEST ROAD	APPROX. 800' SOUTH OF AVENIDA CESAR CHAVEZ		/	/	/
<input type="text"/>	<input type="text"/>	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		/	/	/
<input type="text"/>	<input type="text"/>	24" RCP SD	NEW STORM DRAIN TO SERVE TRACT 2 (APPROX. 80LF)	ALONG THE WEST ROAD	APPROX. 585' SOUTH OF AVENIDA CESAR CHAVEZ		/	/	/
<u>PUBLIC STORM DRAIN IMPROVEMENTS (CONT'D)</u>									
<input type="text"/>	<input type="text"/>	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
ROADAPPROX. 1,110' SOUTH OF AVENIDA
CESAR CHAVEZ

24" RCP SD

NEW STORM DRAIN TO SERVE
TRACT 3 (APPROX. 80LF)ALONG THE WEST
ROADAPPROX. 840' SOUTH OF AVENIDA
CESAR CHAVEZ

24" RCP SD

NEW STORM DRAIN TO SERVE
TRACT 3 (APPROX. 80LF)ALONG THE WEST
ROADAPPROX. 1,290' SOUTH OF AVENIDA
CESAR CHAVEZ

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

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Michael Balaskovits

3/3/2010

PREPARED BY: PRINT NAME

DATE

DRB CHAIR

DATE

PARKS & GENERAL SERVICES

DATE

BOHANNAN HUSTON INC.

FIRM:

TRANSPORTATION DEVELOPMENT

DATE

AMAFCA

DATE

SIGNATURE

UTILITY DEVELOPMENT

DATE

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

April 30, 2025

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

Re: Submittal for IIA Extension – Plat of Tracts, 1, 2, 3, & 4 UNM Arena (CPN 566583) PR-2020-004628

Dear DRC,

Bohannon Huston Inc. is submitting for an extension of an Infrastructure Improvement Agreement for the above-mentioned site. The majority of the original improvements have been built with the exception of infrastructure along the frontage of a few vacant lots which are actively being marketed. As soon as new developments are identified these items will be constructed as necessary. At this time, we are requesting a two-year extension of the IIA in anticipation of these future developments.

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:

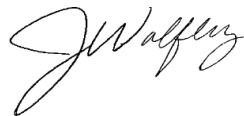
1. This is a request to extend the Infrastructure Improvements Agreement (IIA). It is a request for a 2-year extension.
2. Pursuant to 14-16-6-4(X)(4)(a) of the IDO the DRB, the original approving body, has made a decision using the same procedure required for the initial approval.
3. The applicant must 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.

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

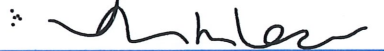
May 5, 2025

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

SP-2010061774



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

SUBDIVISION DATA

1. DNB No.
2. Zone Atlas Index No. L-15
3. Zoning: Parcel 3-A is SU-1; Parcel 4 is C-1, Lot 2 is C-3.
4. Gross Subdivision Acres: 74.0571 Acres.
5. Total number of tracts created: Four (4) tracts.
6. No streets were dedicated.
7. Date of Survey: December, 2009.
8. Plat is located within the Town of Albuquerque Land Grant, within projected Section 28, Township 10 North, Range 3 East, New Mexico.

DISCLOSURE STATEMENT

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

PUBLIC UTILITY EASEMENTS

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

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

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

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

Disclaimer

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

DESCRIPTION

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

BEGINNING at a found 1-1/2" Aluminum Cap Stamped "LS 4071" at the northwest corner of said Parcel 4, said corner also being a point on the southerly right-of-way line of Avenida Cesar Chavez, WHENCE the City of Albuquerque monument 1-25-26" brass disk in concrete having New Mexico State Plane Grid Coordinates, (Central Zone NAD 1983): X=1,523,645.276 and Y=1,482,436.194 bears N38°01'55"W a distance of 2589.84 feet;

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

304.96 feet along the arc of a curve to the left having a radius of 871.51 feet, a central angle of 20°05'07", and a chord bearing S81°14'59"E, a distance of 303.41 feet to a found rebar and 0.6" survey cap stamped "NM PS 11164" at a point of tangency;

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

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

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

S00°00'24"E a distance of 894.16 feet;
S00°24'24"E a distance of 5.40 feet to a found nail and shiner at a point of curvature;
660.97 feet along the arc of a curve to the right having a radius of 1379.40 feet, a central angle of 23°18'04", and a chord bearing S11°16'09"W, a distance of 557.12 feet to a found rebar and 1.25" survey cap "unretrievable" at the southeast corner of the tract herein described, identical to the southeast corner of said Parcel 4;

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

THENCE continuing along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Parcel 3-A, N86°42'31"W a distance of 905.22 feet to the southwest corner of the tract herein described, identical to the southwest corner of said Parcel 3-A, also being a point on the easterly right-of-way of the A.M.A.F.C.A. South Division Channel;

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

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

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

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

M47°28'23"E a distance of 172.85 feet to a found chiseled mark in concrete at a point of curvature;
194.95 feet along the arc of a curve to the left having a radius of 332.32 feet, a central angle of 33°35'29", and a chord bearing N57°38'42"E, a distance of 192.17 feet to a found 3" brass cap stamped "MAAFCA S1-12-18" at a point of tangency;
N13°50'57"E a distance of 168.52 feet to a found 3" brass cap stamped "MAAFCA S1-12-17";
N19°22'30"E a distance of 23.93 feet to a point of curvature (non-tangent) marked by a found 3" brass cap stamped "MAAFCA S1-12-16" at the northwest corner of the tract herein described, identical to the northwest corner of said Tract 2, also being a point on the southerly right-of-way of Avenida Cesar Chavez;

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

393.90 feet along the arc of a curve to the right having a radius of 765.51 feet, a central angle of 29°28'59" and a chord bearing S57°48'38"E, a distance of 399.57 feet to a found #5 rebar and 1.25" survey cap stamped "BENHAM LS 15700" at a point of tangency;
542°58'31"E a distance of 14.00 feet to a found #5 rebar and 1.25" survey cap stamped "BENHAM LS 15700" at a point of curvature;
426.14 feet along the arc of a curve to the right having a radius of 871.51 feet, a central angle of 28°05'05", and a chord bearing S57°02'00"E, a distance of 421.90 feet to the POINT OF BEGINNING.

This tract contains 74.0571 acres, more or less.

SURVEYOR'S CERTIFICATION

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

Alan R. Benham
Alan Benham
New Mexico Professional Surveyor 15700

Date: May 13, 2010



FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within Section 28, Township 10 North, Range 3 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Parcel 3-A and Parcel 4 of the Plat of Parcels 3-A and 4, University of New Mexico South Campus filed in the office of the County Clerk of Bernalillo County, New Mexico on November 13, 1987 in Volume C35, Page 27 as document number 87116520 together with all of Lot 2, Tract "C", C.R. Davis Property filed in the office of the County Clerk of Bernalillo County, New Mexico on August 15, 1972 in Volume C8, Page 170, now comprising Tracts 1, 2, 3 & 4 UNM Arena, is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby grant: All Access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities thereon; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantee's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("work") it deems appropriate without liability to the City, if the work effects any improvements or encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments. Said owner(s) and/or proprietor(s) affirm that the property described does lie within the platting jurisdiction of Bernalillo County and do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

UNIVERSITY OF NEW MEXICO:

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

State of New Mexico)
County of Bernalillo)

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

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

NOTES

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

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

PROJECT NUMBER 1008121

APPLICATION NUMBER 10 DBE-70139

PLAT APPROVAL

UTILITY APPROVALS:

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

CITY APPROVALS:

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

TAX CERTIFICATION

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

101506106337420316-1015060403000320-1015062003200340

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

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

DOCH 2010047251

05/26/2010 11:00:00 Page: 1 of 8
15:44:20 5/26/2010 11:00:00 Toulous Olivera, Bernalillo Co.
15:34
15:34

Bohannon & Huston

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

SHEET 1 OF 5

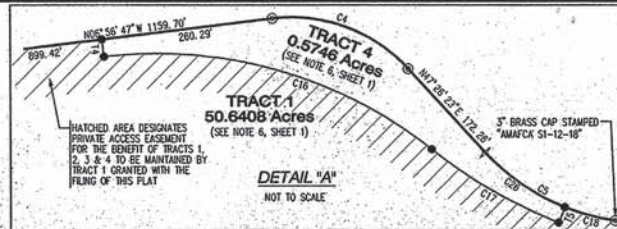
P:\20100227\UNM\UNM\PLAT\20100227\unm.plt

JOB NO. 20100227

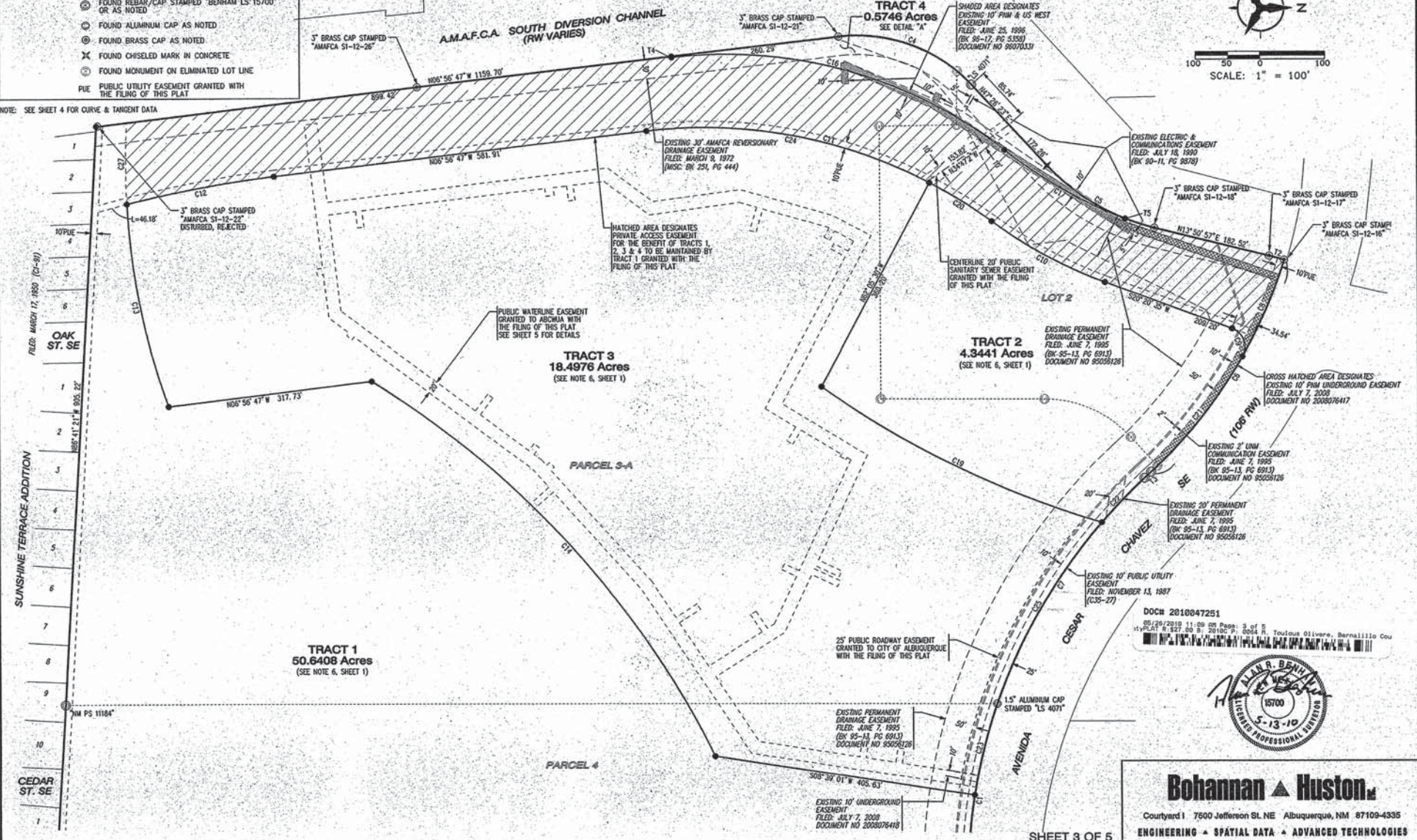
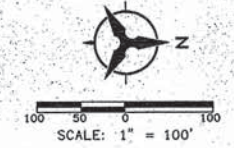
LEGEND

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

NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA



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



DOCS 2010047251
05/29/2010 11:09 AM Page: 3 of 5
PLAT # 0-527-00-B-2010C-P-0054-R Toulous Olivera, Bernalillo Co
[Barcode]



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



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

SCALE: 1" = 100'

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

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

PARCEL 3-A

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

PARCEL 4

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

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

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

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

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

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

AVENIDA CESAR CHAVEZ SE (106 RW)

UNIVERSITY BOULEVARD SE (106 RW)

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

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

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

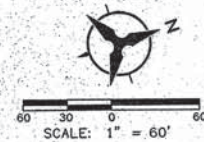
- LEGEND
- SUBDIVISION BOUNDARY LINE
 - EXISTING ZONE BOUNDARY AND OLD (EXISTING) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
 - NEW LOT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - ADJOINING PROPERTY LINE
 - ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
 - SET #5 REBAR WITH YELLOW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



SHEET 4 OF 5

Bohannon & Huston
Courtney | 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
 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



TRACT 2
 4.3441 Acres

TRACT 3
 18.4976 Acres

PARCEL 3-A

TRACT 1
 50.6408 Acres

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEG
C28	00°50'03"	6.34'	12.69'	871.51'	12.69'	N89°29'57"W
C29	00°24'19"	5.01'	10.02'	1417.00'	10.02'	S44°33'24"E
C30	01°18'56"	10.01'	20.01'	871.51'	20.01'	S79°25'28"E
C31	12°33'47"	155.98'	310.70'	1417.00'	310.08'	N38°04'21"E

ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T6	S41°47'44"E	38.88'	T36	N83°02'02"E	23.98'
T7	N41°47'44"W	39.51'	T37	N08°57'58"W	48.14'
T8	S48°12'16"W	36.70'	T38	N15°54'30"E	27.82'
T9	S53°08'37"E	5.50'	T39	S14°05'30"E	38.31'
T10	S39°53'23"W	10.00'	T40	N07°00'00"E	10.12'
T11	S36°53'23"W	38.88'	T41	N04°05'30"W	36.75'
T12	S00°58'47"E	9.52'	T42	N27°54'30"E	3.76'
T13	S83°03'13"W	10.00'	T43	S62°05'30"E	15.95'
T14	N08°58'47"W	20.00'	T44	N27°54'30"E	10.00'
T15	N83°03'13"E	50.12'	T45	N27°54'30"E	33.00'
T16	N24°59'44"E	38.51'	T46	S62°05'30"E	17.60'
T17	S68°00'16"E	10.00'	T47	S27°54'30"W	25.00'
T18	S69°00'16"E	5.12'	T48	S62°05'30"E	10.00'
T19	N24°59'44"E	44.01'	T49	N31°11'22"E	54.77'
T20	N81°19'08"W	32.00'	T50	S58°48'38"E	25.76'
T21	N08°40'52"E	10.00'	T51	N31°11'22"E	10.00'
T22	N08°40'52"E	46.42'	T52	S68°48'38"E	3.94'
T23	N81°19'08"W	23.00'	T53	N31°11'22"E	6.95'
T24	N32°12'47"E	38.93'	T54	S24°59'44"W	25.01'
T25	S58°47'13"W	10.00'	T55	S33°12'47"E	13.04'
T26	S48°12'16"W	10.00'	T56	S56°47'13"W	32.35'
T27	S36°53'23"W	14.81'	T57	S33°12'47"E	10.00'
T28	N53°06'37"W	13.15'	T58	S41°47'44"E	2.82'
T29	N53°06'37"W	31.96'	T59	N45°32'32"E	10.00'
T30	N08°57'58"W	41.72'	T60	N41°47'44"W	3.17'
T31	N83°02'02"E	25.90'	T61	N50°56'47"W	33.22'
T32	N08°57'58"W	10.00'	T62	N11°47'44"W	6.60'
T33	N83°02'02"E	12.29'	T63	S48°12'16"W	11.11'
T34	N08°57'58"W	13.00'			
T35	N08°57'58"W	21.10'			

LEGEND

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



PUBLIC WATERLINE EASEMENT
 GRANTED TO ABOCMIA WITH THE
 FILING OF THIS PLAT

SHEET 5 OF 5

Bohannon & Huston
 Courtyard I 7600 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

PLAT000222 SURVEY/PLAT000222 PLAT000222.dwg J08.MD 20100222
 23-MAY-2010 12:17
 model

DOCH 2010047251
 05/26/2010 11:09:08 Page: 8 of 8
 Toulous Oliver, Bernalillo Co.

