



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place NE FAX: _____

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: Storage Systems LLC PHONE: 915-490-0979

ADDRESS: 4601 Hondo Pass Suite K FAX: _____

CITY: El Paso STATE TX ZIP 79904 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Bulk Land Variance

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

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

Lot or Tract No. 031/032 004TR A Block: _____ Unit: A & B

Subdiv/Addn/TBKA: North Albuquerque

Existing Zoning: SU-IP Proposed zoning: SU-IP MRGCD Map No _____

Zone Atlas page(s): B-18-Z UPC Code: 101806502522430902/ 101806501122330901

CASE HISTORY:

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

1001648

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A

No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 0.8872/ 0.6579

LOCATION OF PROPERTY BY STREETS: On or Near: Beverly Hills Ave NE

Between: San Mateo Blvd. NE and Pan American West Fwy

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

SIGNATURE [Signature] DATE _____

(Print Name) Ronald R. Bohannon Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

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

Hearing date _____

Project # _____

Staff signature & Date _____

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Ronald R. Bohannan

 Applicant name (print)
 09/09/2016

 Applicant signature / date



Form revised 4/07

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

Planner signature / date

Project # _____

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property, which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____.

5. REMOVAL

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

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

_____, 9/8/16
(Applicant or Agent) (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

gaw

TIERRA WEST, LLC

September 9, 2016

Mr. Jack Cloud
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: BULK LAND VARIANCE
LOTS 31 & 32 UNIT A & B NORTH ALBUQUERQUE
ZONE ATLAS B-19-Z**

Dear Mr. Cloud:

Tierra West LLC, on behalf of our client Storage Systems LLC, requests approval of a Bulk Land Variance for Lots 31 & 32 Unit A & B North Albuquerque. As we discussed at DRB the site is located in the North I-25 Sector Plan. The current zoning is SU-2 for IP or C which requires additional permitting and potentially more infrastructure to be built. We are only proposing a simple lot line adjustment and request that the infrastructure be waived at this time until the property comes back through for Site Development Plan approval.

Please accept this request for a Bulk Land Plat variance deferring the public infrastructure improvements in both the Beverly Hills Ave NE and San Mateo Blvd. NE until the property is ready to be developed.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2016052
RRB/jg

5571 Midway Park Place NE
(505) 858-3100
Albuquerque, NM 87109
1-800-245-3102
tierrawestllc.com

gaw

TIERRA WEST, LLC

September 9, 2016

Mr. Larry T. Caudill
Wildflower Area N.A.
4915 Watercress NE
Albuquerque, NM 87113

RE: **BULK LAND VARIANCE**
LOTS 31 & 32 UNIT A & B NORTH ALBUQUERQUE
ZONE ATLAS B-19-Z

Dear Mr. Caudill:

Attached for your use is our request to the DRB chair dated September 9, 2016. This request is for approval of a Bulk Land Variance for Lots 31 & 32 Unit A & B North Albuquerque. The current zoning is SU-2 for IP or C which requires additional permitting and potentially more infrastructure to be built. We are only proposing a simple lot line adjustment and request that the infrastructure be waived at this time until the property comes back through for Site Development Plan approval.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Jim Jansen, Wildflower Area N.A.

JN: 2016052
RRB/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

gall

TIERRA WEST, LLC

September 9, 2016

Mr. Jim Jansen
Wildflower Area N.A.
8812 Columbine NE
Albuquerque, NM 87113

RE: **BULK LAND VARIANCE**
LOTS 31 & 32 UNIT A & B NORTH ALBUQUERQUE
ZONE ATLAS B-19-Z

Dear Mr. Jansen:

Attached for your use is our request to the DRB chair dated September 9, 2016. This request is for approval of a Bulk Land Variance for Lots 31 & 32 Unit A & B North Albuquerque. The current zoning is SU-2 for IP or C which requires additional permitting and potentially more infrastructure to be built. We are only proposing a simple lot line adjustment and request that the infrastructure be waived at this time until the property comes back through for Site Development Plan approval.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Larry Caudill, Wildflower Area N.A.

JN: 2016052
RRB/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 440 (4th floor) of the Plaza Del Sol Building, 600 Second Street NW is where you obtain NA/HOA Information for your Planning Submittal.

You can submit your Developer Inquiry Sheet the following ways: 1) in person at the address listed above; 2) fax to - 505-924-3913; or 3) you can e-mail the Zone Map and Developer Inquiry Sheet to BOTH: Stephani Winklepleck at swinklepleck@cabq.gov -AND- Dalaina Carmona at dcarmona@cabq.gov and one of us will do for you.

ONC will need the following information **BEFORE** any NA/HOA Information will be released to the Applicant/Agent on any Planning Submittal being presented to the Planning Department. If you have any questions, please feel free to contact our office at 505-924-3914.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.

Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower

EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal

AA Submittal City Project Submittal ZHE Submittal (need address/zone map # only)

CONTACT NAME: Jaimie Garcia

COMPANY NAME: Tierra West LLC

ADDRESS/ZIP: 5571 Midway Park Place NE Albuquerque NM 87109

Phone: 505-858-3100 Fax: 505-858-1118 E-mail: jgarcia@tierrawestllc.com

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS

DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

Lot 031/032 004TR A North Albuquerque

LEGAL DESCRIPTION

LOCATED ON Beverly Hills Ave NE
STREET NAME (ex. - 123 Main St. NW) OR OTHER IDENTIFYING LANDMARK

BETWEEN San Mateo Blvd NE AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

Pan American West Fwy
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (B-18-Z).



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

September 8, 2016

Jaimie Garcia
Tierra West LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100 Fax: 505-858-1118
E-mail: jgarcia@tierrawestllc.com

Dear Jaimie:

Thank you for your inquiry of **September 8, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) LOT 031/032 004TR A NORTH ALBUQUERQUE LOCATED ON BEVERLY HILLS AVE NE BETWEEN SAN MATEO BLVD. NE AND PAN AMERICAN WEST FWY zone map B-18.**

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

WILDFLOWER AREA N.A. (WFA) "R"

***Larry T. Caudill**

4915 Watercress NE/87113 857-0596 (h)

Jim Jansen

8812 Columbine NE/87113 822-0523 (h)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at dlcarmona@cabq.gov.

Sincerely,

Dalaina L. Carmona

Dalaina L. Carmona

Senior Administrative Assistant

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

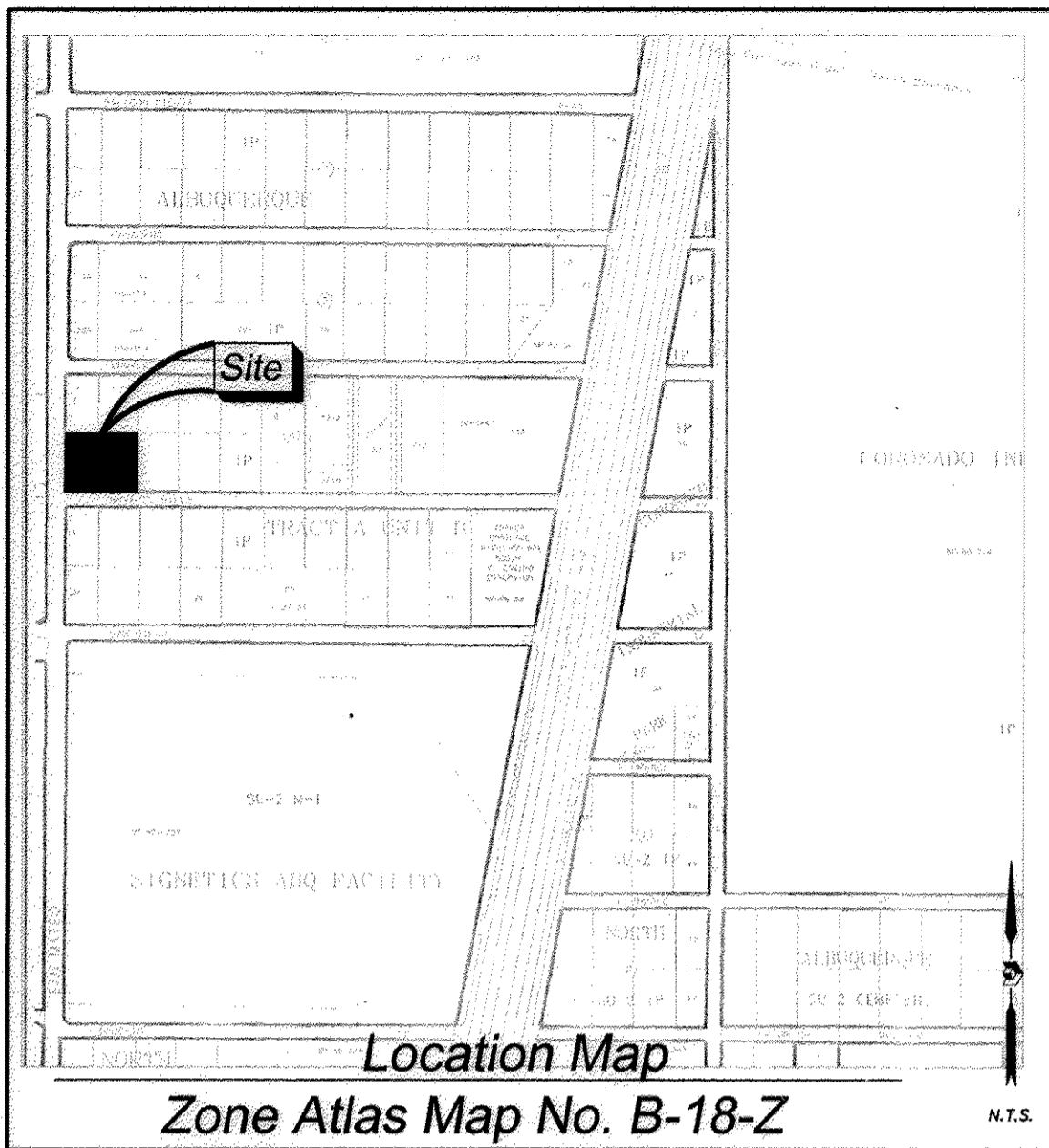
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **09/08/16** Time Entered: **9:44 a.m.** Rep. Initials: **DLC**



RECORDING STAMP

Plat of
 Lots 31-A and 32-A, Block 4
 Tract A, Unit B, North Albuquerque Acres
 Elena Gallegos Grant, Projected Section 12,
 Township 11 North, Range 3 East
 City of Albuquerque, Bernalillo County, New Mexico
 August 2016

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO COMPRISING OF LOTS NUMBERED THIRTY-ONE (31) AND THIRTY-TWO (32) IN BLOCK NUMBERED FOUR (4), TOGETHER WITH THE EAST HALF OF SAN MATEO BOULEVARD, N.E. AND THE NORTH HALF OF BEVERLY HILLS AVENUE, N.E. ADJACENT TO SAID LOTS, OF TRACT A, UNIT B OF NORTH ALBUQUERQUE ACRES, A SUBDIVISION IN BERNALILLO COUNTY, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILE IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936 IN VOLUME D, FOLIO 130, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATES GRID BEARINGS (CENTRAL ZONE-NAD 83) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT, FROM WHENCE A TIE TO A.G.R.S. MONUMENT "NMSHC L_25_11" BEARS S 82°54'59" E, A DISTANCE OF 2014.28 FEET.

THENCE FROM SAID POINT OF BEGINNING S 00°29'30" W, A DISTANCE OF 264.88 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE CENTERLINE OF BEVERLY HILLS AVENUE, N.E.;

THENCE ALONG SAID CENTERLINE, N 89°50'13" W, A DISTANCE OF 329.33 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE CENTERLINE OF BEVERLY HILLS AVENUE, N.E. AND THE CENTERLINE OF SAN MATEO BOULEVARD, N.E.;

THENCE CONTINUING ALONG SAID CENTERLINE, N 00°19'09" E, A DISTANCE OF 265.56 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT;

THENCE LEAVING SAID CENTERLINE, S 89°43'05" E, A DISTANCE OF 330.12 FEET TO THE POINT OF BEGINNING CONTAINING 2.0076 ACRES (87,449 SQUARE FEET) MORE OR LESS, NOW COMPRISING OF LOTS 31-A AND 32-A, BLOCK 4, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES.

Project No. _____

Application No. 16DRB-

Utility Approvals

| | |
|--|-----------|
| <i>Fernando Vigil</i> | 8-30-16 |
| PNM | DATE |
| <i>Elena Gallegos</i> | 8-30-16 |
| NEW MEXICO GAS COMPANY | DATE |
| <i>[Signature]</i> | 8/30/2016 |
| QWEST CORPORATION D/B/A CENTURYLINK QC | DATE |
| <i>[Signature]</i> | 8/30/16 |
| COMCAST | DATE |

City Approvals

| | |
|-------------------------------|---------|
| <i>Jaren N. Rishover</i> P.S. | 8/17/16 |
| CITY SURVEYOR | DATE |

| | |
|--|------|
| TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT | DATE |
| A.B.C.W.U.A. | DATE |
| PARKS AND RECREATION DEPARTMENT | DATE |
| AMAFCA | DATE |
| CITY ENGINEER | DATE |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | |

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO LOTS INTO TWO NEW LOTS, TO GRANT RIGHT OF WAY, AND TO GRANT AN EASEMENT.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 SERVICES.
- C. QWEST CORPORATION D/B/A CENTURYLINK QC 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 WITHIN THE EASEMENT 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHETHER SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

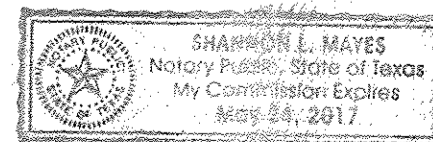
SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Steve Dyer 8-9-16
 STEVE DYER
 MEMBER
 STORAGE SYSTEMS, LLC
 DATE

Acknowledgment

STATE OF TEXAS)
 COUNTY OF El Paso) SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF August 2016 BY
 STEVE DYER, MEMBER, STORAGE SYSTEMS, LLC.
 BY *Jaren N. Rishover* MY COMMISSION EXPIRES: May 24, 2017
 NOTARY PUBLIC

TREASURER CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 8/9/16
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



PRECISION SURVEYS, INC.

OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

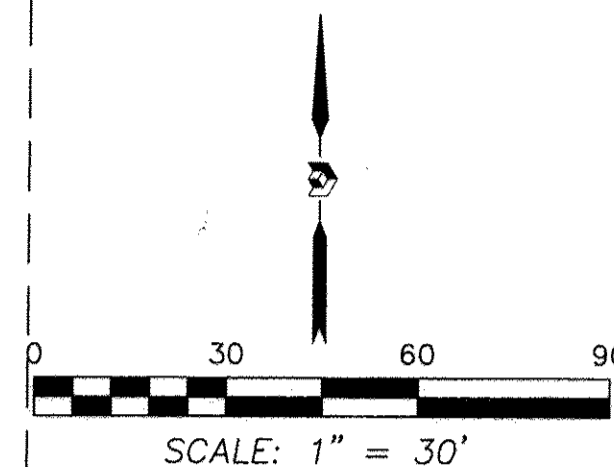
INDEXING INFORMATION FOR COUNTY CLERK
 OWNER STORAGE SYSTEMS, LLC.
 SECTION 12, TOWNSHIP 11 N, RANGE 3 E,
 SUBDIVISION TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
 UPC TRACT 32-A 101806501122330901
 UPC TRACT 31-A 101806502522430902

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- ((N 90°00'00" E)) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

RECORDING STAMP

Plat of
Lots 31-A and 32-A, Block 4
 Tract A, Unit B, North Albuquerque Acres
 Elena Gallegos Grant, Projected Section 12,
 Township 11 North, Range 3 East
 City of Albuquerque, Bernalillo County, New Mexico
 August 2016

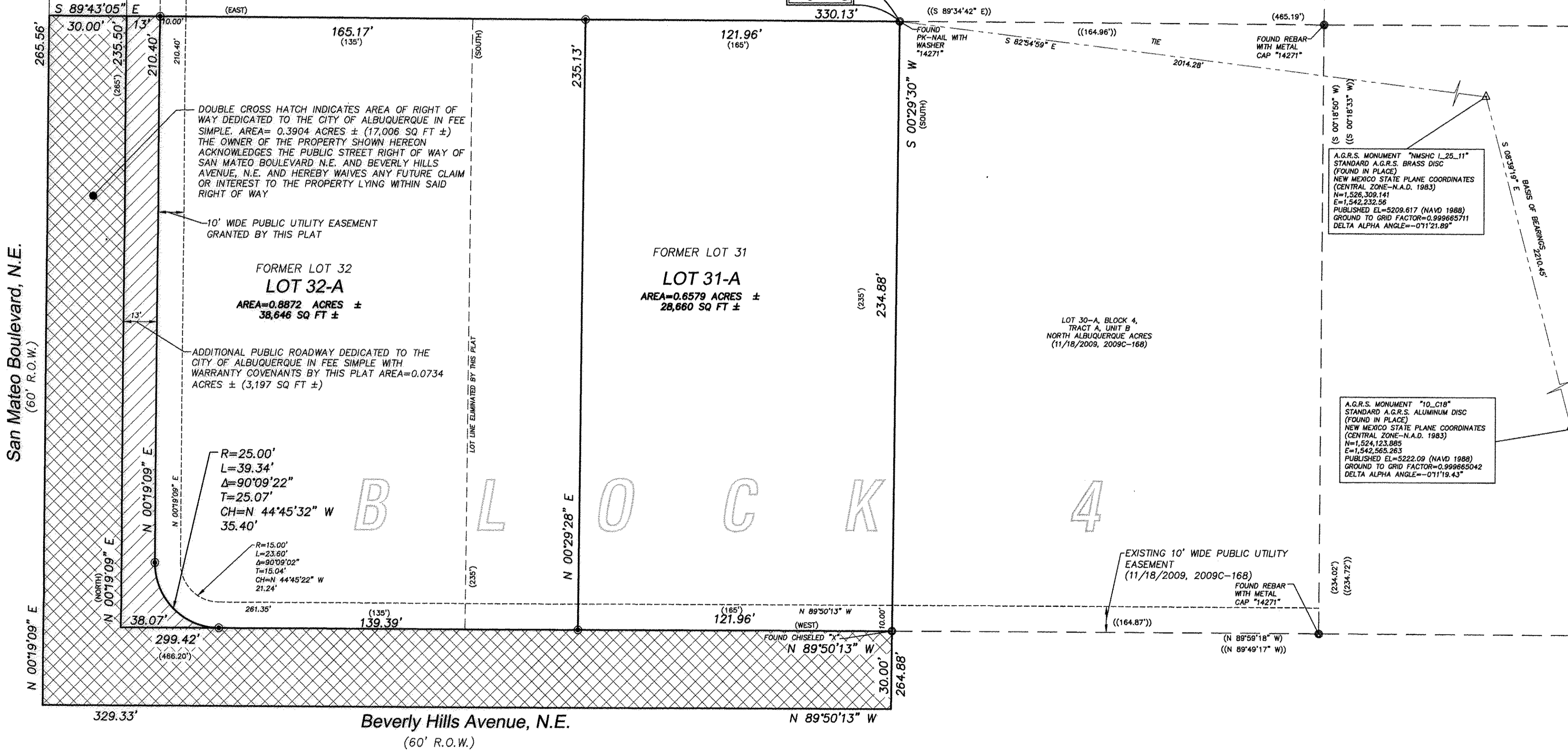


LOT 3-A-1, BLOCK 4,
 TRACT A, UNIT B
 NORTH ALBUQUERQUE ACRES
 (09/12/2011, 2011C-89)

EXISTING 10' WIDE PNM AND QUEST
 UNDERGROUND EASEMENT
 (03/18/2004, A74-4077)

EXISTING 13' WIDE PREEMINENT
 EASEMENT GRANTED TO THE CITY
 OF ALBUQUERQUE
 (02/11/2005, A92-682)

Point of
 Beginning



DOUBLE CROSS HATCH INDICATES AREA OF RIGHT OF
 WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE
 SIMPLE. AREA= 0.3904 ACRES ± (17,006 SQ FT ±)
 THE OWNER OF THE PROPERTY SHOWN HEREON
 ACKNOWLEDGES THE PUBLIC STREET RIGHT OF WAY OF
 SAN MATEO BOULEVARD N.E. AND BEVERLY HILLS
 AVENUE, N.E. AND HEREBY WAIVES ANY FUTURE CLAIM
 OR INTEREST TO THE PROPERTY LYING WITHIN SAID
 RIGHT OF WAY

10' WIDE PUBLIC UTILITY EASEMENT
 GRANTED BY THIS PLAT

FORMER LOT 32
LOT 32-A
 AREA=0.8872 ACRES ±
 38,646 SQ FT ±

ADDITIONAL PUBLIC ROADWAY DEDICATED TO THE
 CITY OF ALBUQUERQUE IN FEE SIMPLE WITH
 WARRANTY COVENANTS BY THIS PLAT AREA=0.0734
 ACRES ± (3,197 SQ FT ±)

FORMER LOT 31
LOT 31-A
 AREA=0.6579 ACRES ±
 28,660 SQ FT ±

B L O C K 4

A.G.R.S. MONUMENT "NMSHC L.25.11"
 STANDARD A.G.R.S. BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,526,309.141
 E=1,542,232.56
 PUBLISHED EL=5209.617 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999665711
 DELTA ALPHA ANGLE=-0°11'21.89"

A.G.R.S. MONUMENT "10_C18"
 STANDARD A.G.R.S. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,524,123.885
 E=1,542,565.263
 PUBLISHED EL=5222.09 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999665042
 DELTA ALPHA ANGLE=-0°11'18.43"

LOT 30-A, BLOCK 4,
 TRACT A, UNIT B
 NORTH ALBUQUERQUE ACRES
 (11/18/2009, 2009C-168)

EXISTING 10' WIDE PUBLIC UTILITY
 EASEMENT
 (11/18/2009, 2009C-168)

FOUND REBAR
 WITH METAL
 CAP "14271"

(N 89°59'18" W)
 ((N 89°49'17" W))

(234.02')
 ((234.72'))

(164.87')

(166')

(135')

(139.39')

(299.42')

(486.20')

(38.07')

(30.00')

(265.56')

(264.88')

(30.00')

(30.00')

PRECISION
 SURVEYS, INC.

OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113

505.856.5700 PHONE
 505.856.7900 FAX

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