

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

Map amended through: 9/2/2014

**Zone Atlas Page:**  
**K-21-Z**

**Selected Symbols**

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

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet



Albuquerque Water Utility

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
December 18, 2013  
DRB Comments**

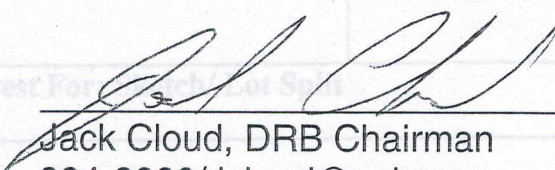
P.O. Box 1293  
Albuquerque, NM 87103

**ITEM # 14**

**PROJECT # 1003119 APPLICATION # 13-70778**

**RE: Tract 4B-1, Horne Development Addition**

Per the Subdivision Ordinance, the proposed plat must conform to an approved Site Development Plan; this site proposal may be a candidate for an Administrative Amendment.  
It must be certified that existing buildings conform to the Building Code with the proposed lot line.

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

ABCWUA Comment: The new property must have access to public water systems. An Availability Statement will be required before final DRB action.

Amerstone Investments LLC  
25 Hotel Circle NE  
Albuquerque, NM 87123  
505.379.3305

August 10<sup>th</sup>, 2017  
Re: TRACT 4B-1, Horne Development Addition

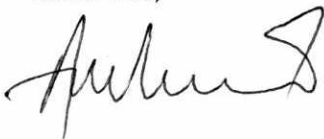
To Whom It May Concern:

This letter is in regard to 25 Hotel Circle NE, and the proposed Sub Division of the site. Currently there is two hotels operating at this site with a combined total of 174 Guest Rooms and over 215 Parking Units. The Amberley Inn and Suites operates 86 Guest Rooms, 103 Parking Units and the Ramada with 88 Guest Rooms and 112 Parking Units.

The need to Sub Divide the property comes with the intent to update and renovate both properties, ultimately seeking a buyer. Before the attempt to sell, financing would be needed to complete the rigorous renovations. Financial Institutions are hesitant in lending funds due to the inability to appraise or value the properties individually.

Both properties sit at the corner of Eubank Blvd. and Interstate 40, a well known area for both locals and those entering and exiting the city. With the completion of the updates we hope that this will improve the immediate area with a positive lasting impression on our City's guests.

Thank You,

A handwritten signature in black ink, appearing to read 'Arif Amershi', written in a cursive style.

Arif Amershi

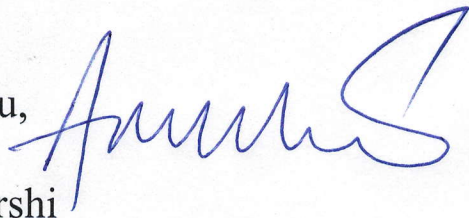
Amerstone Investments LLC  
7503 Central Ave. NE  
Albuquerque, NM 87108  
505.379.3305

Date: October 16, 2017

Re: Access Agreement: Tracts 4-B1-A and 4-B1-B. Horne  
Development Addition.

Amerstone Investments LLC grants access and shared parking  
for the Tracts above.

Thank You,



Arif Amershi

Owner- Amerstone Investments LLC

505.379.3305



PLAT OF  
TRACTS 4-B1-A AND 4-B1-B  
**HORNE DEVELOPMENT ADDITION**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACT 4-B1  
HORNE DEVELOPMENT ADDITION  
NW 1/4 SECTION 21, T. 10 N., R. 4 E., NMPM

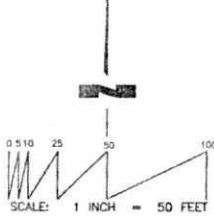
OCTOBER 2007

EXISTING CONDITIONS

COUNTY CLERK RECORDING LABEL HERE

PARCEL 4-A (3A), HORNE DEVELOPMENT ADDITION  
(FILED 6/17/1987 033-187)

R= 281.96'  
L= 52.59' (52.58')  
Δ= 10° 41' 08" (10° 41' 03")  
Ch: S 35°46'14" E, 52.51' (S 35°46'16" E, 52.50')



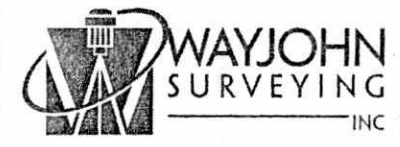
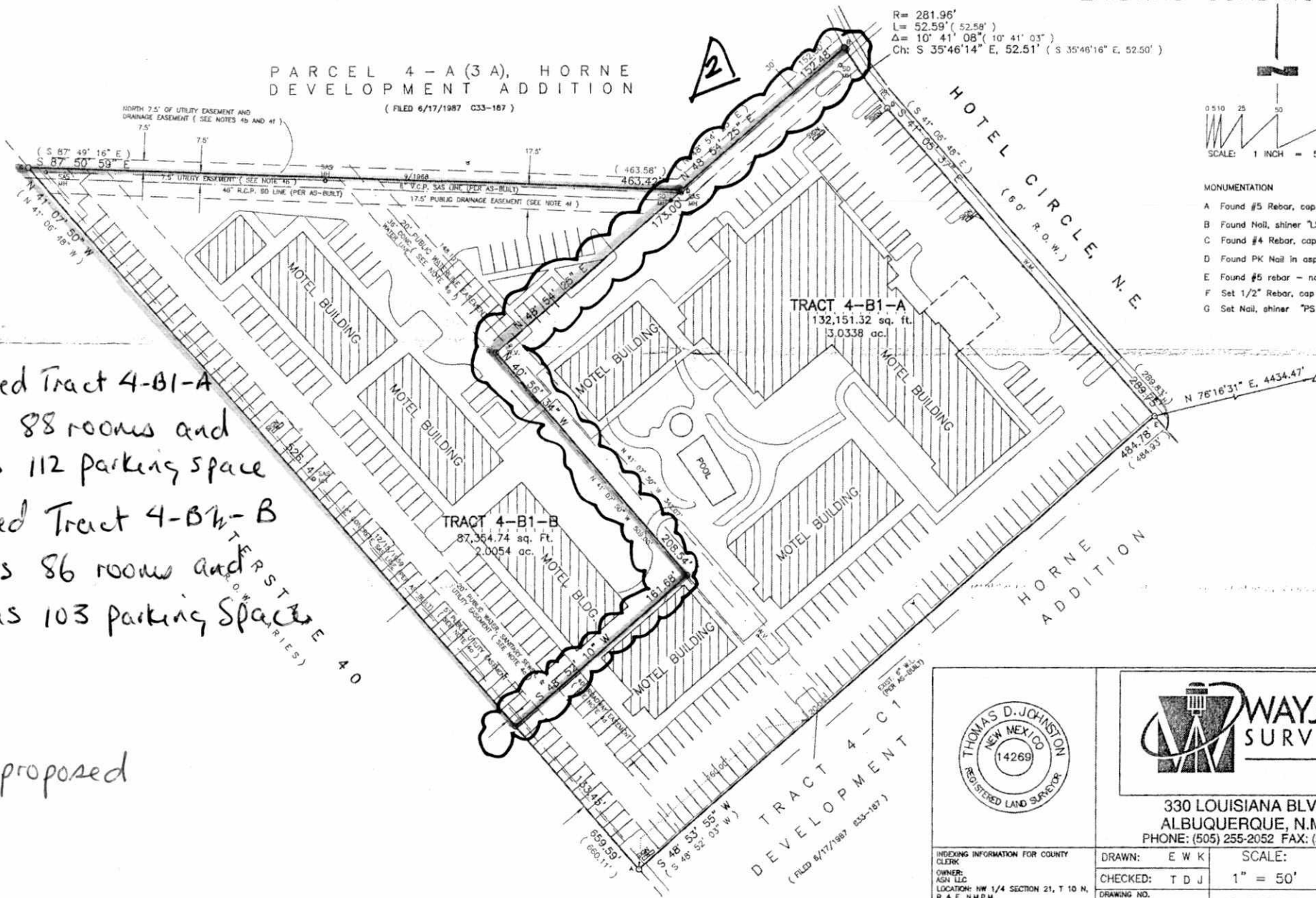
MONUMENTATION

- A Found #5 Rebar, cap "PLS 1010"
- B Found Nail, shiner "LS 11463"
- C Found #4 Rebar, cap "PLS 12447"
- D Found PK Nail in asphalt
- E Found #5 rebar - no cap
- F Set 1/2" Rebar, cap "WAYJOHN PS 14269"
- G Set Nail, shiner "PS 14269"

ACS MONUMENT "14-J22"  
x = 1,561,191.226  
y = 1,487,017.890  
Z = -0' 09" 07"  
Ground to Grid:  
0.999644295  
NAD 1983  
NMSP CENTRAL ZONE

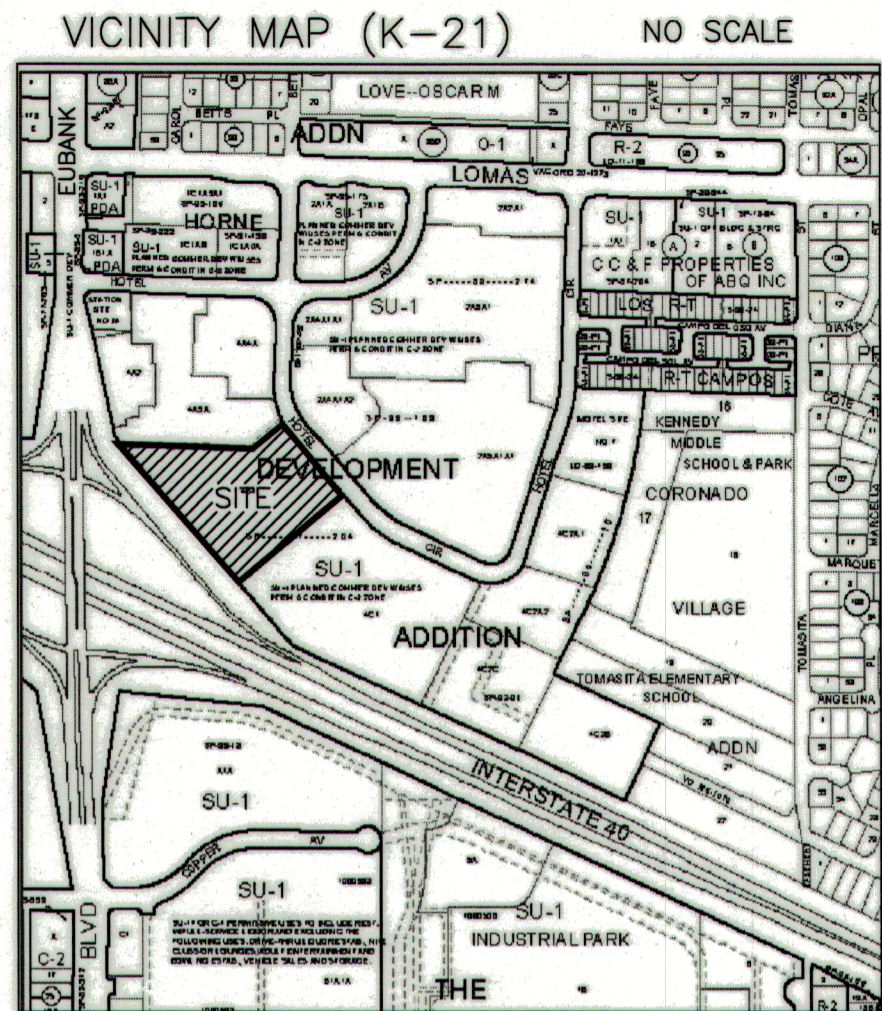
Proposed Tract 4-B1-A  
Has 88 rooms and  
Has 112 parking space  
Proposed Tract 4-B1-B  
Has 86 rooms and  
Has 103 parking space

proposed



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: AGN LLC LOCATION: NW 1/4 SECTION 21, T 10 N, R 4 E, N.M.P.M. HORNE DEVELOPMENT ADDITION	DRAWN: E W K	SCALE: 1" = 50'	FILE NO. SP-11-02-2003
	CHECKED: T D J	DATE: 12 OCT 07	SHEET 2 OF 2



COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
TRACTS 4-B1-A AND 4-B1-B  
**HORNE DEVELOPMENT ADDITION**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACT 4-B1  
HORNE DEVELOPMENT ADDITION  
NW 1/4 SECTION 21, T. 10 N., R. 4 E., NMPM  
OCTOBER 2017

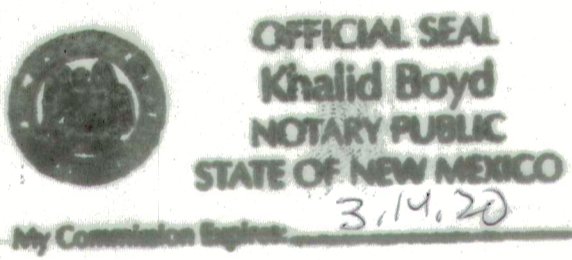
**DESCRIPTION**  
Tract numbered Four-B1 (4-B1), Plat for Tracts 1-B1, 1-C1, 2A, 4-B1, 4-C1, 4-C2, Station Site No. 3-A, South 1/2 Tract 3 and Parcels 4-A(1A), 4-A(2), 4-A(3A), 4-A(4A), HORNE DEVELOPMENT ADDITION, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said Plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 17, 1987, in Plat Book C33, Folio 187.

**FREE CONSENT**  
The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

*Arubun S*  
\_\_\_\_\_  
Managing member, Amerstone Investments LLC, a New Mexico limited liability company

**ACKNOWLEDGMENT**  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss  
On this 23 day of October, 2017, the foregoing instrument was acknowledged before me by \_\_\_\_\_, Managing member, Amerstone Investments LLC, a New Mexico limited liability company, on behalf of said company.

My Commission expires 3.14.20  
*Khalid Boyd*  
\_\_\_\_\_  
Notary Public



**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 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, 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 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 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PROJECT NUMBER: 1003119  
Application Number: \_\_\_\_\_

City Approvals:  
*Loon M. Reinboven P.S.* 10/23/17  
City Surveyor Date

\_\_\_\_\_  
Traffic Engineering, Transportation Division Date  
\_\_\_\_\_  
Date  
ABCWUA  
\_\_\_\_\_  
Date  
Parks and Recreation Department  
\_\_\_\_\_  
Date  
AMAFCA  
\_\_\_\_\_  
Date  
City Engineer  
\_\_\_\_\_  
Date  
DRB Chairperson, Planning Department  
\_\_\_\_\_  
Date

Utility Company Approvals:  
\_\_\_\_\_  
Date  
PNM  
\_\_\_\_\_  
Date  
CenturyLink  
\_\_\_\_\_  
Date  
Comcast  
\_\_\_\_\_  
Date  
New Mexico Gas Company  
\_\_\_\_\_  
Date

**SURVEYOR'S CERTIFICATE**  
I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.  
*Thomas D. Johnston*  
\_\_\_\_\_  
Thomas D. Johnston, N.M.P.S. No. 14269 Date 10.23.17

- SUBDIVISION DATA**
- DRB Proj. No.
  - Zone Atlas Index No. K-21
  - Current Zoning SU-1 PLANNED COMMERCIAL
  - Gross acreage 5.0392 ac.
  - Existing number of lots 1  
Replatted number of lots 2
  - TALOS Log No.: 2003491116

- NOTES**
- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record bearings and distances are in parenthesis.
  - Perimeter distances are field measurements made on the ground and agree with record except as noted.
  - Monuments recovered and accepted or reset are noted on inscribed plat.
  - This plat shows all easements of record.
    - Existing Five foot (5') Public Utility Easement following Southerly lot line, recorded June 17, 1987 in Plat Book C33, Folio 187;
    - Existing Seven and one-half foot (7.5') Utility Easement along Westerly lot line, recorded June 17, 1987 in Plat Book C33, Folio 187;
    - Existing Twenty foot (20') Public Water, Sanitary Sewer, and Utility Easement along Southerly lot line, filed November 12, 1959; Book D512, page 175 and June 17, 1987 in Plat Book C33, Folio 187;
    - Existing Forty foot (40') Roadway Easement along Southerly lot line, recorded June 17, 1987 in Plat Book C33, Folio 187;
    - Existing Twenty-foot (20') Public Waterline Easement across property, recorded June 17, 1987 in Plat Book C33, Folio 187;
    - Existing Seventeen and one-half foot (17.5') Public Drainage Easement along Westerly lot line, recorded June 17, 1987 in Plat Book C33, Folio 187;
  - No Public Right-of-way has been dedicated by this plat.
  - A Blanket Private Cross Access and Private Drainage Easement for the benefit of Tracts 4-B1-A and 4-B1-B is granted by this plat. Maintenance of this easement is the responsibility of the owners of Tracts 4-B1-A and 4-B1-B.
  - 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 erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (REF. City Ordinance Sec. 14-14-4-7)

**PURPOSE OF PLAT**  
This plat has been prepared for the sole purposes of dividing a single lot into two lots and to grant private easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 021 057 067 412 20105

---

PROPERTY OWNER OF RECORD:  
Amerstone Investments LLC

---

BERNALILLO COUNTY TREASURER'S OFFICE

**WAYJOHN SURVEYING INC**

330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: ASN LLC LOCATION: NW 1/4 SECTION 21, T 10 N, R 4 E, N.M.P.M. HORNE DEVELOPMENT ADDITION	DRAWN: E W K CHECKED: T D J DRAWING NO. SP120113.DWG	SCALE: 1" = 50' 10 OCT 2017	FILE NO. SP-12-01-2013 SHEET 1 OF 2
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COUNTY CLERK RECORDING LABEL HERE

# PLAT OF TRACTS 4-B1-A AND 4-B1-B HORNE DEVELOPMENT ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACT 4-B1  
HORNE DEVELOPMENT ADDITION  
NW 1/4 SECTION 21, T. 10 N., R. 4 E., NMPM

OCTOBER 2007  
EXISTING CONDITIONS

PARCEL 4-A(3A), HORNE  
DEVELOPMENT ADDITION  
(FILED 6/17/1987 633-187)

R= 281.96'  
L= 52.55' (52.55')  
C= 0° 41' 03" (0° 41' 03")  
CH: S 35°46'14" E, 52.51' (S 35°46'18" E, 52.50')

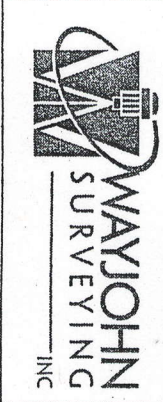
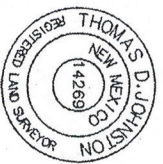
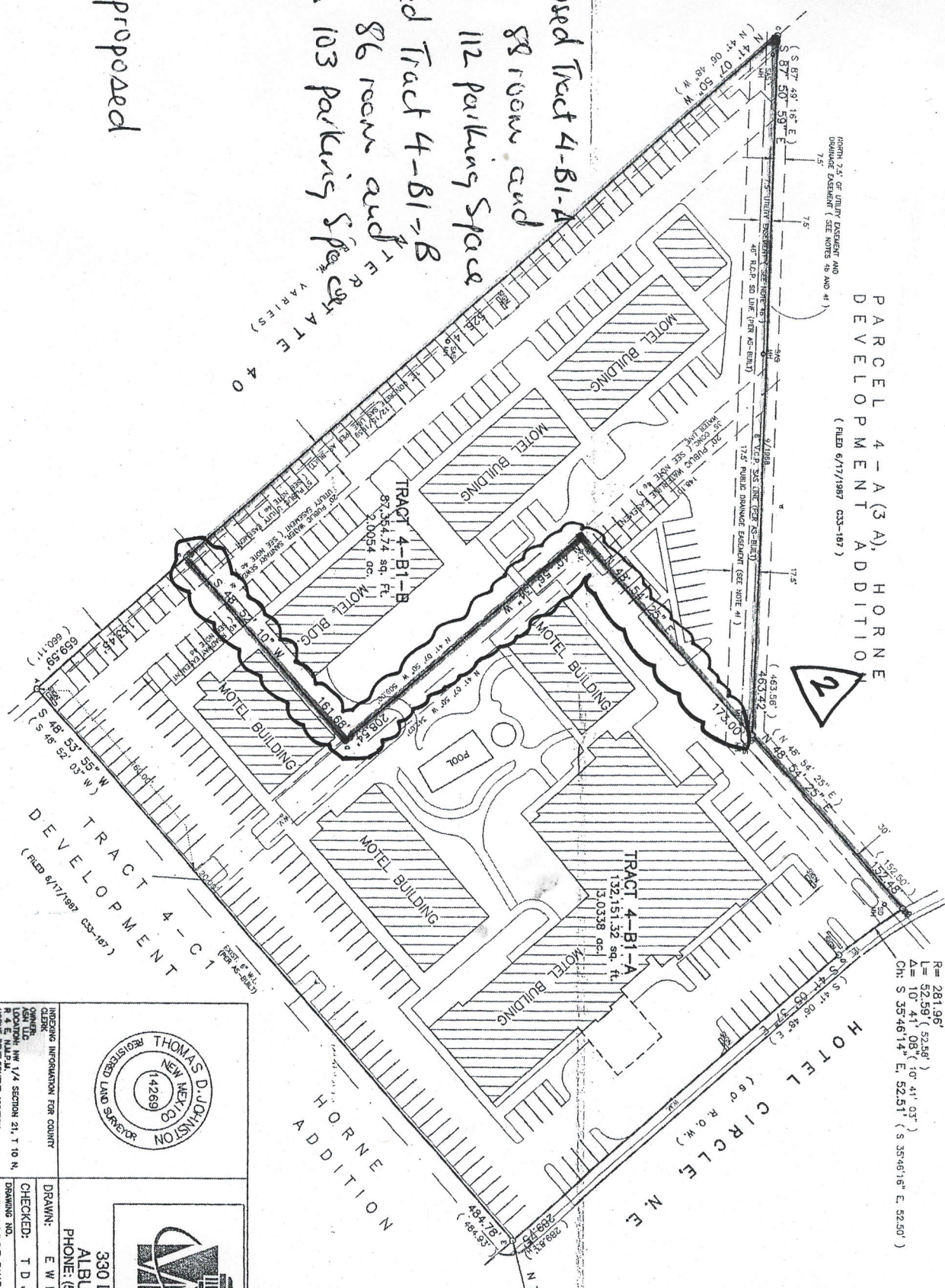


- MONUMENTATION
- A Found #5 Rebar, cap "PLS 1010"
  - B Found Nail, shiner "LS 11463"
  - C Found #4 Rebar, cap "PLS 12447"
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  - E Found #5 rebar - no cap
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  - G Set Nail, shiner "PS 14289"

ACS MONUMENT "4-12-07"  
X = 1487.017, 586.6  
Y = -107.087, 07.07  
G.C. = -107.087, 07.07  
Ground to Grid:  
0.391642205  
NAD83 CENTRAL ZONE

Proposed Tract 4-B1-A  
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proposed



330 LOUISIANA BLVD., N.E.  
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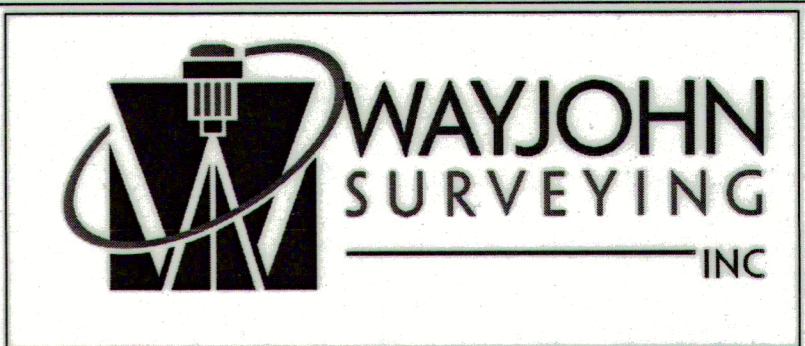
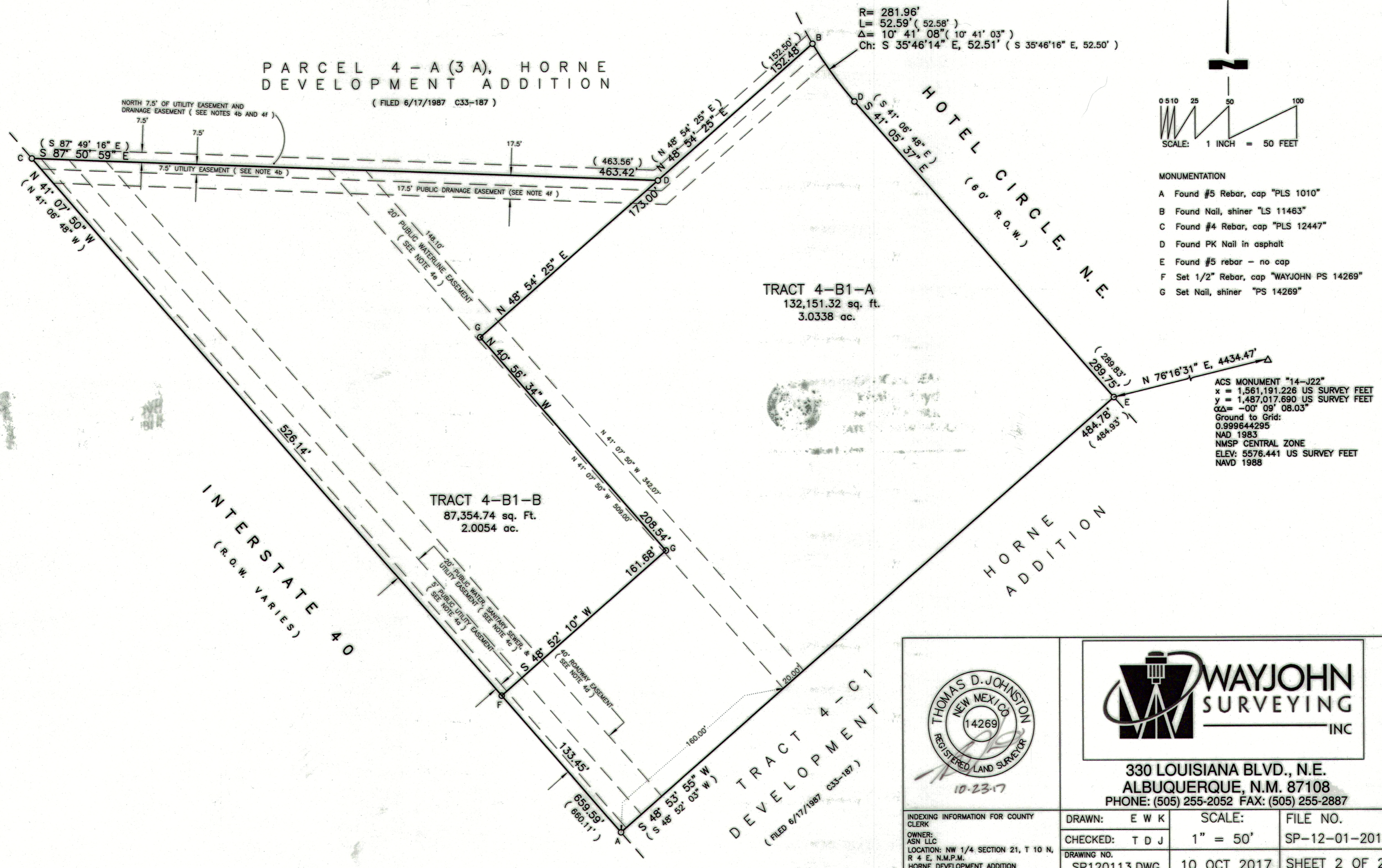
INVESTING INFORMATION FOR COUNTY CLERK	DATE: 10/07/07	LOCATION: NW 1/4 SECTION 21, T 10 N, R 4 E, NMPM	PROJECT: HORNE DEVELOPMENT ADDITION
DRAWN: E W K	SCALE: 1" = 50'	FILE NO.:	SP-11-02-20
CHECKED: T D J	DATE: 12 OCT 07	SHEET NO.:	SHEET 2 OF
DRAWING NO.:	SP110203.DWG		

PLAT OF  
TRACTS 4-B1-A AND 4-B1-B  
**HORNE DEVELOPMENT ADDITION**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACT 4-B1  
HORNE DEVELOPMENT ADDITION  
NW 1/4 SECTION 21, T. 10 N., R. 4 E., NMPM

OCTOBER 2017

COUNTY CLERK RECORDING LABEL HERE



330 LOUISIANA BLVD., N.E.  
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	CHECKED: T D J		
	DRAWING NO. SP120113.DWG	10 OCT 2017	SHEET 2 OF 2

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**HORNE DEVELOPMENT ADDITION**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

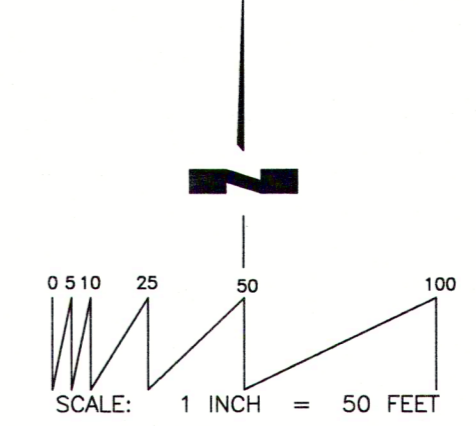
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OCTOBER 2017  
**EXISTING CONDITIONS**

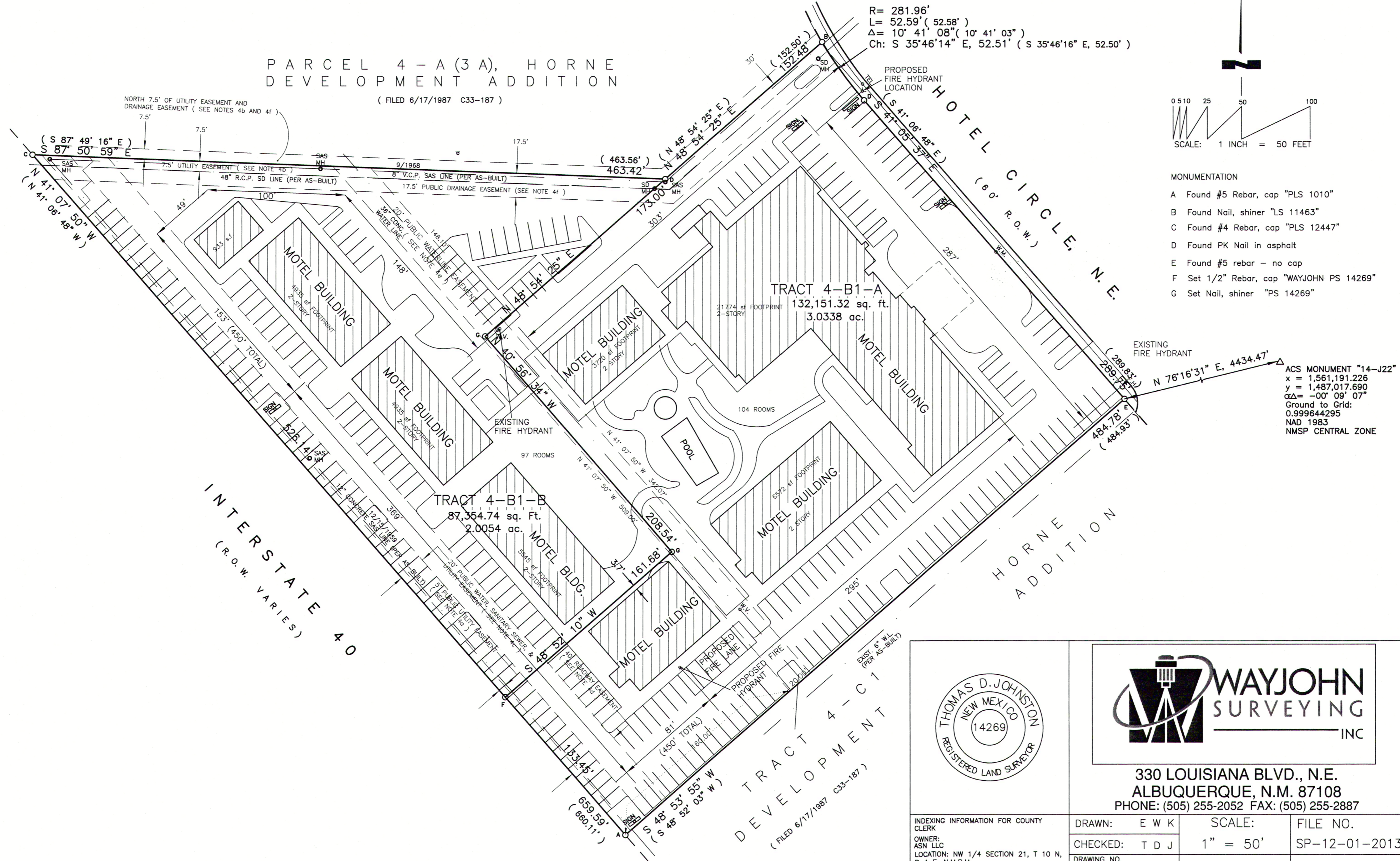
COUNTY CLERK RECORDING LABEL HERE

PARCEL 4-A (3A), HORNE  
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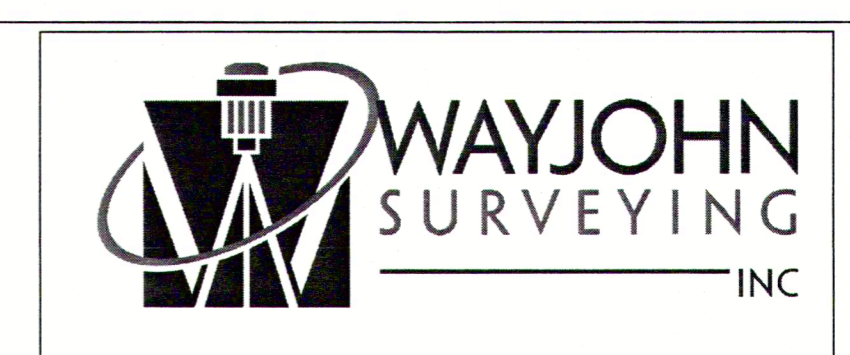
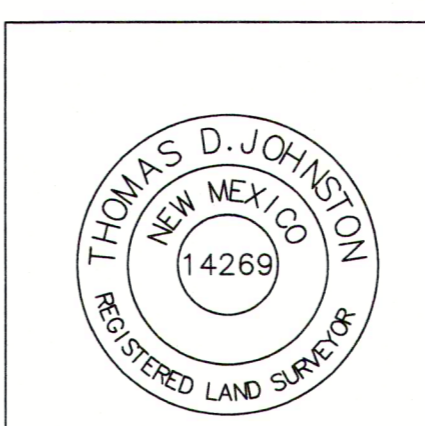
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