



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: 505-858-1118
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com
APPLICANT: Silver Tulane LLC PHONE: 505-268-1200
ADDRESS: 3400 Central SE FAX: _____
CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: jim@buildnewmexico.org
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval

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. The NW Port of W 1/2 of BLK 49 & A Port of W 1/2 of Blk 49 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: University Heights Addn
 Existing Zoning: CCR-1 Proposed zoning: CCR-1 MRGCD Map No _____
 Zone Atlas page(s): K-16-Z UPC Code: 101605745324243401, 101605744825343409

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1001620, 1009243, 1009294, ZA-92-260, ZA-88-77

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 2 No. of proposed lots: 4 Total site area (acres): 0.9060 +/-
 LOCATION OF PROPERTY BY STREETS: On or Near: Tulane Dr. SE
 Between: Central Ave. NE and Silver Ave SE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

[Signature] DATE 02/01/2016
 (Print Name) Ronald R. Bohannan 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 S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- N/A 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- N/A Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Ronald R. Bohannon

Applicant name (print)

02/01/2016
Applicant signature / date



Form revised **October 2007**

- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | _____ - _____ |
| <input type="checkbox"/> Case #s assigned | _____ - _____ |
| <input type="checkbox"/> Related #s listed | _____ - _____ |

Project # Planner signature / date

gall

TIERRA WEST, LLC

February 9, 2016

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

**RE: PRELIMINARY/ FINAL PLAT APPROVAL
THE NW PORT OF W ½ OF BLK 49 & A PORT OF W ½ OF BLK 49
UNIVERSITY HEIGHTS ADDITION
ZONE ATLAS PAGE K-16-Z**

Dear Mr. Cloud:

Tierra West, LLC, on behalf of Silver Tulane, LLC, requests approval of a Preliminary/Final Plat for the above referenced site. We are submitting a Preliminary/Final Plat for the NW Portion of W ½ of Block 49, University Heights Addition to be subdivided into four lots. A previous submittal for Sketch plat was submitted November 23, 2015. The electronic comments received on the sketch plat are provided below:

1. Hydrology needs an exhibit showing the roof drainage and how the drainage is routed off of the site. They don't need a formal grading and drainage plan.
RESPONSE: Information on how the drainage is routed off of the site is provided in the certified letter from Studio Southwest Architects. All drainage is via roof scuppers and surface drains to the parking lot and then the adjoining street. A cross lot drainage easement for all lots was established.
2. Cross lot drainage needs to identify who the beneficiary will be and who will maintain the drainage.
RESPONSE: Page 2 of the University Heights Addition Plat provides cross lot drainage was added. The beneficiary for each of the easements will be the responsibility of the individual lot owner.
3. A right of way dedication of a 15 foot radius needs to be shown on the plat at the northwest corner of the project.
RESPONSE: Page 2 of the University Heights Addition Plat provides the dedication of the 15-foot radius shown on the northwest corner of the project.
4. Need an exhibit showing the distance from back of curb and sidewalk widths to the property line.
RESPONSE: Attached in the submittal package is the exhibit showing the distance from back of curb and sidewalk widths to the property line as well as overall sketch of the property.

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

5. Need to show separate accounts for water and sewer for each of the buildings to the water authority:
RESPONSE: Attached in the submittal package, are ABCWUA billing statements showing separate accounts for water and sewer for each of the buildings shown on the sketch

6. An architect or PE needs to certify that the buildings can be separated and are free standing
RESPONSE: Studio Southwest Architects, Robert Gerard Heiser, AIA has provided a letter certifying the buildings are can be separate and are free standing.

7. Ensure that the buildings were built before the parking requirement was codified, pre-1965.
RESPONSE: Attached is a letter provided from Matthew Conrad clarifying the date of all structures which predates the 1965 date.

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: James K. Trump, Jr.

JN: 2015072
RRB/jg



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

Map amended through: 9/2/2014

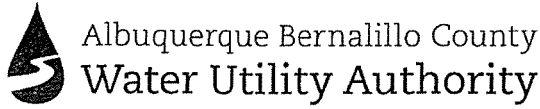
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-16-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

0 750 1,500 Feet



P.O. Box 1313
Albuquerque NM 87103-1313

Silver Tulane LLC c/o REA Management LLC
Account Number: 7574839560
Billing Date: 01/07/2016
Due Date: 01/22/2016

7

Water Authority: (505) 842-WATR (9287)
Solid Waste Mgmt Dept: (505) 761-8100 M-F 8am-5pm
To Pay on-line: <http://www.abcwua.org>

Bill Number: 757482024786

Page 1 of 2

16087

Your Solid Waste Services are billed by the Albuquerque Bernalillo County Water Utility Authority on behalf of the City of Albuquerque.

Account Summary as of 01/07/2016	
Previous Balance	\$256.77
Payment Received	0.00
Balance Forward	256.77
Total Adjustments (Billed & Unbilled)	3.85
Current Charges	267.50
Total Amount Due	\$528.12
Past Due Balance Pay Immediately	

Lot 3

Service Address: 118 TULANE DR SE

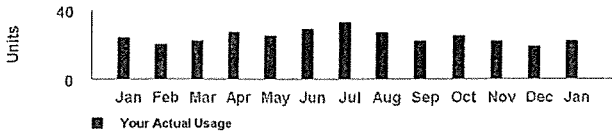
Water Commercial City

Service 2015-12-04 - 2016-01-07 ID 7574839162

Meter Number	Billing Size	Cons Average	Winter Average	Current Meter Read		Previous Meter Read		Usage Units	Gallons Consumed
				Date	Reading	Date	Reading		
87134	1	23	23	01/07/2016	2,032 Reg	12/04/2015	2,010 Reg	22	16,456

Reg = Regular Reading Est=Estimated Reading 1 Unit = 748 Gallons

Conservation Information



Base Charge	10.23
Commodity Charge (Units x \$1.626)	35.77
State Surcharge (Units x \$0.024)	0.53
Facility Rehab	14.26
Franchise Fee	2.41
Tax	3.16
Subtotal	66.36

Adjustment

2016-01-07 Delinquency Fee	0.90
----------------------------	------

SILVER TULANE

Wastewater Commercial City (6038/6037) silver

CHECK#

AMT PAID 11,395/157.40

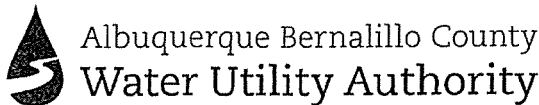
DATE PAID

Service 2015-12-04 - 2016-01-07 ID 7574839168

Base Charge	4.84
Commodity Charge (Units x \$1.181)	24.68
Facility Rehab	12.67
Franchise Fee	1.69
Tax	2.19
Subtotal	46.07

See reverse for additional charges

Please detach and return the coupon with your payment. See important information on the other side.



P.O. Box 1313 • Albuquerque NM 87103-1313

Please make your check payable to ABCWUA
To pay online please visit: <http://www.abcwua.org>

Service Address: 118 TULANE DR SE			
Account Number	Total Due	Due Date	Amount Paid
7574839560	\$528.12	01/22/2016	

Check here to contribute \$1.00 to the Living River Fund
(Be sure to add \$1 to your payment.)



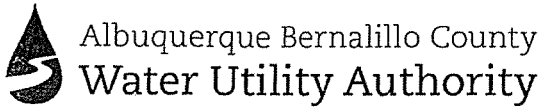
P: 007974 - ID: 007429 - I: NNNYNN
Silver Tulane LLC c/o REA Management LLC
PO Box 7037
Albuquerque NM 87194-7037



NU

00797411401

010 0000000000000075748395607 0000052812



Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1313
Albuquerque NM 87103-1313

SILVER TULANE C/O REA MANAGMENT

Account Number: 5574839560

Billing Date: 01/07/2016

Due Date: 01/22/2016

9

16103

Water Authority: (505) 842-WATR (9287)
Solid Waste Mgmt Dept: (505) 761-8100 M-F 8am-5pm
To Pay on-line: <http://www.abcwua.org>

Bill Number: 557484897214

Page 1 of 2

Your Solid Waste Services are billed by the Albuquerque Bernalillo County Water Utility Authority on behalf of the City of Albuquerque.

Account Summary as of 01/07/2016	
Previous Balance	\$166.38
Payment Received	0.00
Balance Forward	166.38
Total Adjustments (Billed & Unbilled)	2.50
Current Charges	166.36
Total Amount Due	\$335.24
Past Due Balance Pay Immediately	

Lot 4

Service Address: 122 TULANE DR SE

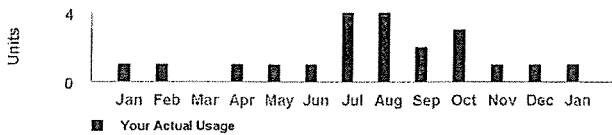
Water Commercial City

Service 2015-12-04 - 2016-01-07 ID 5574839143

Meter Number	Billing Size	Cons Average	Winter Average	Current Meter Read		Previous Meter Read		Usage Units	Gallons Consumed
				Date	Reading	Date	Reading		
09927	1	4	1	01/07/2016	2,487 Reg	12/04/2015	2,486 Reg	1	748

Reg = Regular Reading Est=Estimated Reading 1 Unit = 748 Gallons

Conservation Information



Base Charge	10.23
Commodity Charge (Units x \$1.626)	1.63
State Surcharge (Units x \$0.024)	0.02
Facility Rehab	6.03
Franchise Fee	0.72
Tax	0.93
Subtotal	19.56

Adjustment

2016-01-07 Delinquency Fee	0.29
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Wastewater Commercial City

SILVER TULANE
silvert

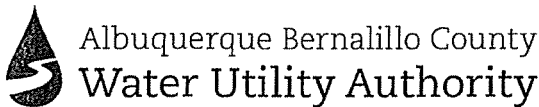
Service 2015-12-04 - 2016-01-07 ID 5574839149

EXP 4/038/4/039
CHECK#
AMT PAID 35.11/133.75
DATE PAID _____

Base Charge	4.84
Commodity Charge (Units x \$1.181)	1.12
Facility Rehab	7.80
Franchise Fee	0.55
Tax	0.72
Subtotal	15.03

See reverse for additional charges.

Please detach and return the coupon with your payment. See important information on the other side.



P.O. Box 1313 • Albuquerque NM 87103-1313

Please make your check payable to ABCWUA
To pay online please visit: <http://www.abcwua.org>

Service Address: 122 TULANE DR SE			
Account Number	Total Due	Due Date	Amount Paid
5574839560	\$335.24	01/22/2016	

Check here to contribute \$1.00 to the Living River Fund
(Be sure to add \$1 to your payment.)



P: 007981 - ID: 005718 - I: NNNYNN
SILVER TULANE C/O REA MANAGMENT
PO Box 7037
Albuquerque NM 87194-7037



010 0000000000000055748395609 0000033524



P.O. Box 1313
Albuquerque NM 87103-1313

Silver Tulane LLC c/o REA Management LLC
Account Number: 9574839560
Billing Date: 01/07/2016
Due Date: 01/22/2016

5
16097

Water Authority: (505) 842-WATR (9287)
Solid Waste Mgmt Dept: (505) 761-8100 M-F 8am-5pm
To Pay on-line: <http://www.abcwua.org>

Bill Number: 957482016867

Page 1 of 2

Your Solid Waste Services are billed by the Albuquerque Bernalillo County Water Utility Authority on behalf of the City of Albuquerque.

Account Summary as of 01/07/2016	
Previous Balance	\$108.46
Payment Received	0.00
Balance Forward	108.46
Total Adjustments (Billed & Unbilled)	1.63
Current Charges	108.46
Total Amount Due	\$218.55
Past Due Balance Pay Immediately	

Refuse

SW Shared Commercial Private

Service 2015-12-04 - 2016-01-07 ID 9574839587	
Collection Service	88.79
Tax	4.44
Subtotal	93.23

Adjustment	
2016-01-07 SW Comm Late Payment Charge	1.40

Solid Waste Administrative Fee

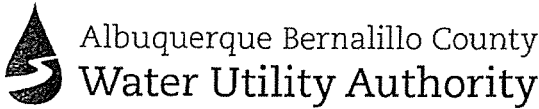
Service 2015-12-04 - 2016-01-07 ID 9574839478	
Administrative Fee	14.50
Tax	0.73
Subtotal	15.23

Adjustment	
2016-01-07 SW Comm Late Payment Charge	0.23

SILVER TULANE
EXP 0039 silvert
CHECK#
AMT PAID 110.09
DATE PAID _____

See reverse for additional charges.

Please detach and return the coupon with your payment. See important information on the other side.



P.O. Box 1313 • Albuquerque NM 87103-1313

Please make your check payable to ABCWUA
To pay online please visit: <http://www.abcwua.org>

Service Address:			
Account Number	Total Due	Due Date	Amount Paid
9574839560	\$218.55	01/22/2016	

Check here to contribute \$1.00 to the Living River Fund
(Be sure to add \$1 to your payment.)



P: 007978 - ID: 009234 - I: NNNYNN
Silver Tulane LLC c/o REA Management LLC
PO Box 7037
Albuquerque NM 87194-7037



010 0000000000000095748395605 0000021855



December 22, 2015

JACK CLOUD, CHAIR DRB
CITY OF ALBUQUERQUE
600 2ND ST NW
ALBUQUERQUE NM 87102-2265

Studio Southwest
Architects Inc.

Re: Structures and Drainage at 3400 Central Avenue SE

Dear Jack:

Studio Southwest Architects (Studio SW) conducted a site visit on December 22, 2015 at the 3400 block of Central Avenue SE between Central Avenue SE, Tulane Drive SE, Silver Avenue SE, and a 16-foot public alley on the east. There are currently four structures located on four lots.

Structures and Separation:

Lot 1, 3408 Central SE, contains a 3373 SF one-story freestanding retail building, masonry construction, constructed in the 1940s.

Lot 2, 3400 Central SE, contains a 1483 SF one-story freestanding Starbucks, formerly an Arby's, masonry construction, constructed after 1965.

Lot 3, 118 Silver Avenue SE, contains a one-story 1483 SF freestanding retail building, masonry construction, constructed in the 1950s, and a recent patio steel patio cover construction.

Lot 4, 122 Silver Avenue SE, contains a 5440 SF one-story freestanding office building, concrete and masonry construction, constructed in the early 1950s.

The buildings on Lot 1 and Lot 2 are freestanding structures and are open on all four sides to parking and public right-of-way.

The buildings on Lot 3 and Lot 4 share a common east west property line and abut each other along the property line. There is an approximately one inch gap between the two fire rated structural masonry walls on each lot.

Studio SW certifies that all of the buildings are separated from each other on the site and are free standing.

Drainage:

Lot 1 - The building drainage is to the east with two scuppers and a downspout to the public alley and to the west with a downspout to the parking lot.

Lot 2 - The building drains to the east with one downspout to the parking lot and to the west with one downspout to Tulane Drive SE.

Lot 3 - The building drains to the east with one downspout to the parking lot.

Lot 4 - The building drains to the east with two scuppers to the parking lot and to the south to Silver with one downspout.

Albuquerque
2101 Mountain Road NW
Albuquerque, NM 87104
T 505.843.9639
F 505.843.9683
mail@studioswarch.com

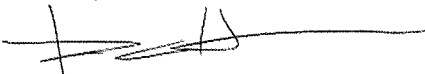
Santa Fe
P.O. Box 9308
Santa Fe, NM 87504
T 505.982.7191
F 505.992.0585
mail@studioswarch.com

www.studioswarch.com

Jack Cloud
December 22, 2015
Page 2

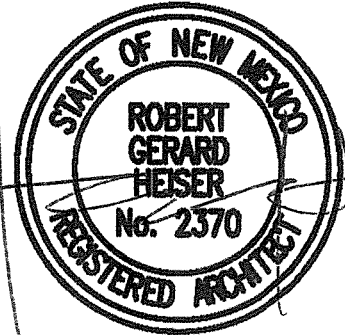
In general, all water from the roof drains sheet flows to Central Avenue NE to the north with the exception of one downspout on 122 Tulane Drive NE that flows to Silver Avenue NE.

Sincerely,


Robert Gerard Heiser, AIA
Senior Principal

cc: Rita Harmon, City of Albuquerque Hydrology

File: p:\0000 misc\15xx tulane & silver\151222 ltr to j cloud (structures & drainage).docx



Jaimie Garcia

From: Ron Bohannon
Sent: Tuesday, January 19, 2016 4:57 PM
To: Jaimie Garcia
Cc: James K. Trump Jr.
Subject: FW: Project # 1009243

Jaimie here you go

From: Conrad, Matthew A. [<mailto:MattConrad@cabq.gov>]
Sent: Tuesday, January 19, 2016 4:56 PM
To: Ron Bohannon
Subject: Project # 1009243

Mr. Bohannon,

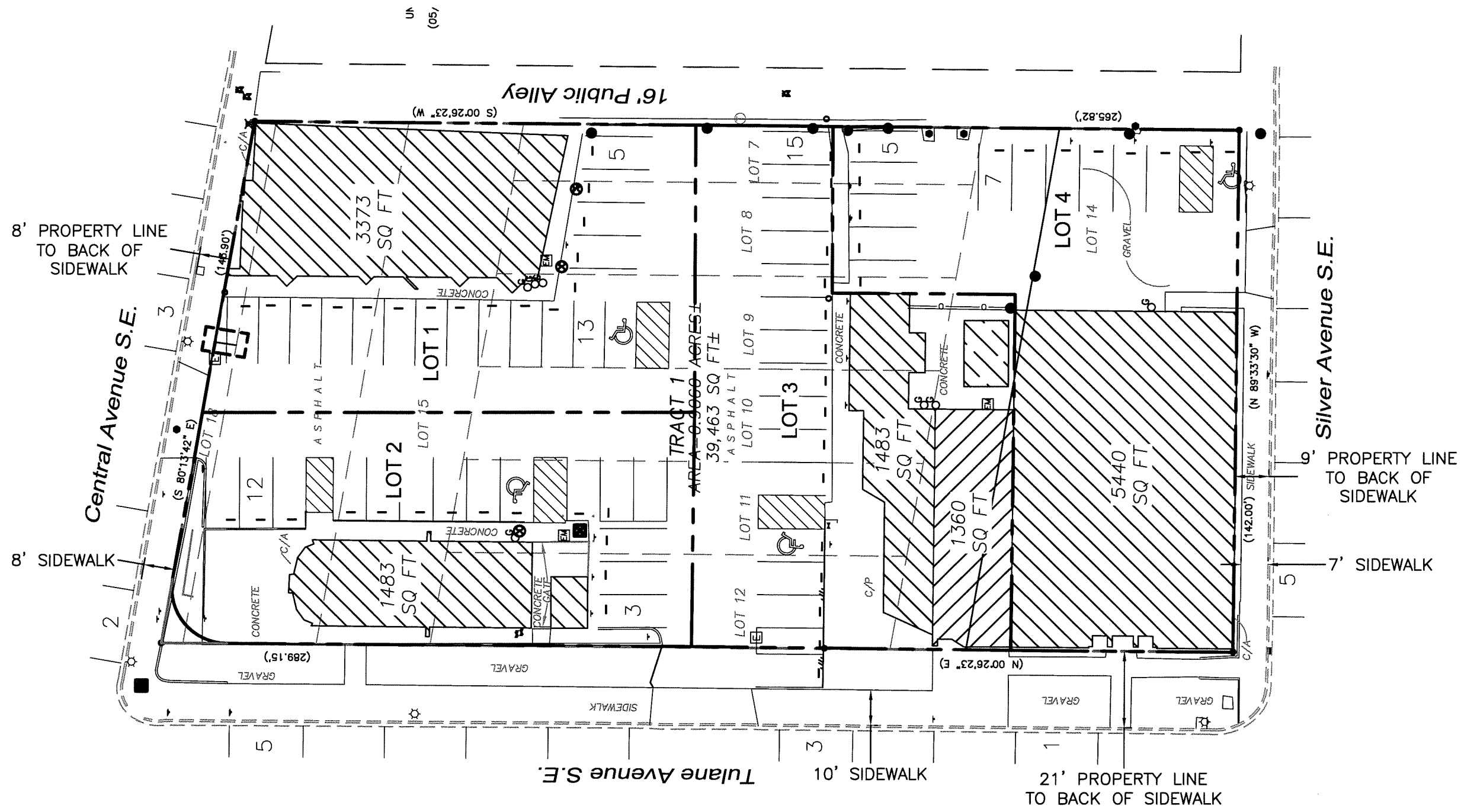
All of the structures located at 3400 and 3410 Central SE and 114, 118 and 122 Tulane SE were in existence prior to 1959.

Please let me know if you need any other assistance.

Matthew Conrad

City of Albuquerque Planning Department
(505) 924-3340

If this email is spam, report it to www.OnlyMyEmail.com



2015072 - TULANE & SILVER
PROPERTY LINE SIDEWALK EXHIBIT


TIERRA WEST, LLC
 5571 MIDWAY PARK PLACE NE
 ALBUQUERQUE, NM 87109
 (505) 858-3100
 www.tierrawestllc.com



RECORDING STAMP

Plat of
 Lots 11-A, 12-A, 14-A and 18-A, Block 49
University Heights Addition

City of Albuquerque, Bernalillo County, New Mexico
 January 2016

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOTS NUMBERED SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), FOURTEEN (14), FIFTEEN (15) AND EIGHTEEN (18) IN BLOCK NUMBERED FORTY-NINE (49) OF UNIVERSITY HEIGHTS ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE RE-PLAT OF BLOCKS 49 AND 58 OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 2, 1939, IN MAP BOOK C1, FOLIO 68, TOGETHER WITH TWO TRACTS OF LAND KNOWN AS THAT PORTION OF EAST CENTRAL AVENUE AND THAT PORTION OF THE EAST-WEST ALLEY SITUATE WITHIN BLOCK FORTY-NINE (49), BOTH TRACTS BEING BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY SITUATE WITHIN BLOCK FORTY-NINE (49) AND ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF TULANE AVENUE, S.E., SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY STATE PLANE GRID COORDINATE BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF CENTRAL AVENUE S.E. AND THE WEST RIGHT OF WAY LINE OF A 16' PUBLIC ALLEY, MARKED BY A FOUND NO. 5 REBAR FROM WHENCE A TIE TO A.R.G.S MONUMENT "6_K17" BEARS S 84°30'53" E, A DISTANCE OF 625.45 FEET,

THENCE FROM SAID POINT OF BEGINNING ALONG SAID WEST RIGHT OF WAY LINE, S 00°30'14" W, A DISTANCE OF 265.76' FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE NORTH RIGHT OF WAY LINE OF SILVER AVENUE, S.E., MARKED BY A FOUND NO. 4 REBAR;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, AND CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, N 89°33'22" W, A DISTANCE OF 142.22 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE AND THE EAST RIGHT OF WAY LINE OF TULANE AVENUE S.E., MARKED BY A FOUND NO. 5 REBAR;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, AND CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 00°30'17" E, A DISTANCE OF 289.31 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE OF CENTRAL AVENUE, S.E., MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "LS 8686 GRITZCO";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, AND CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, S 80°11'24" E, A DISTANCE OF 144.11 FEET TO THE POINT OF BEGINNING, CONTAINING 0.9043 ACRES (39,393 SQUARE FEET) MORE OR LESS, NOW COMPRISING OF LOTS 11-A, 12-A, 14-A AND 18-A, BLOCK 49, UNIVERSITY HEIGHTS ADDITION.

Project No. _____

Application No. 16DRB-

Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
City Approvals	
<i>Soren M. Rinehoever</i> P.S.	<u>2/2/16</u>
CITY SURVEYOR	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	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	

Subdivision Data:

ZONING: CCR-1
 GROSS SUBDIVISION ACREAGE: 0.9043 ACRES±
 ZONE ATLAS INDEX NO: K-16-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 4
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: OCTOBER 20, 2015, FIELD VERIFIED JANUARY 2016

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING NINE LOTS AND PREVIOUSLY VACATED RIGHTS OF WAY INTO FOUR NEW LOTS, TO GRANT EASEMENTS AND TO DEDICATE ADDITIONAL PUBLIC ROAD RIGHT OF WAY.

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 SECTION 22, TOWNSHIP 10 NORTH, RANGE 03 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 ERECTED 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 ARE 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 WHERE 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 REPLAT IS THEIR FREE ACT AND DEED. SAID OWNER WARRANTS THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND REPLATTED.

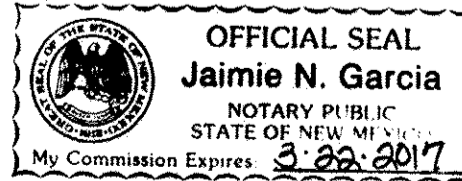
SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ADDITIONAL PUBLIC STREET RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

James K. Trump, Jr.
 JAMES K. TRUMP, JR, UNION DEVELOPMENT PRESIDENT, SILVER TULANE LLC MANAGER

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF January, 2016 BY JAMES K TRUMP, JR, UNION DEVELOPMENT PRESIDENT, SILVER TULANE LLC MANAGER

BY *Jaimie N. Garcia* MY COMMISSION EXPIRES: 3-22-2017
 NOTARY PUBLIC



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.

Larry W. Medrano 1/27/16
 LARRY W. MEDRANO DATE
 N.M.P.S. No. 11993



OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

505.856.5700 PHONE
 505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER GEORGE F. ALBRIGHT
 SECTION 22, TOWNSHIP 10 N, RANGE 03 E,
 SUBDIVISION UNIVERSITY HEIGHTS ADDITION
 UPC 101605745324243401

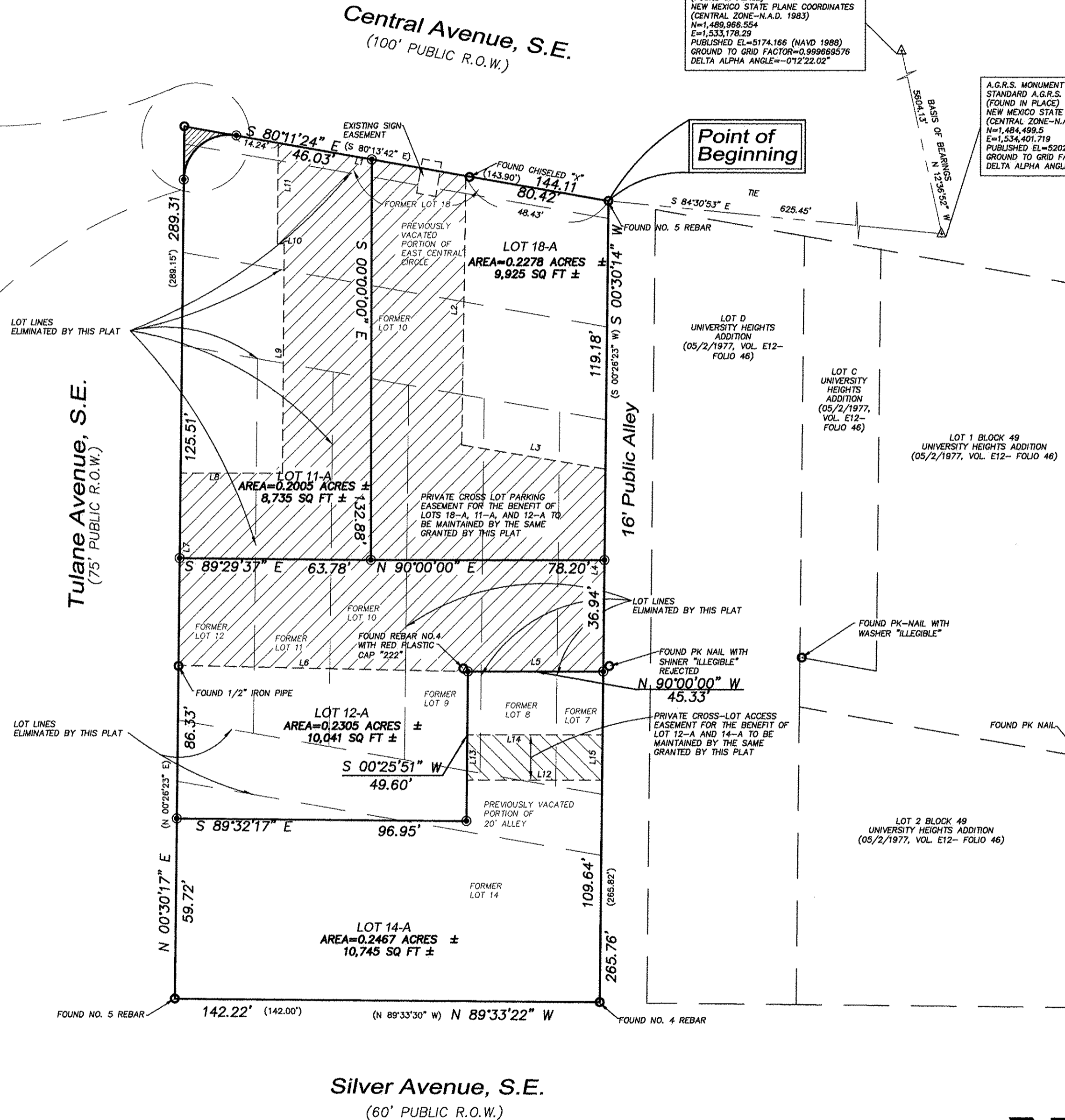
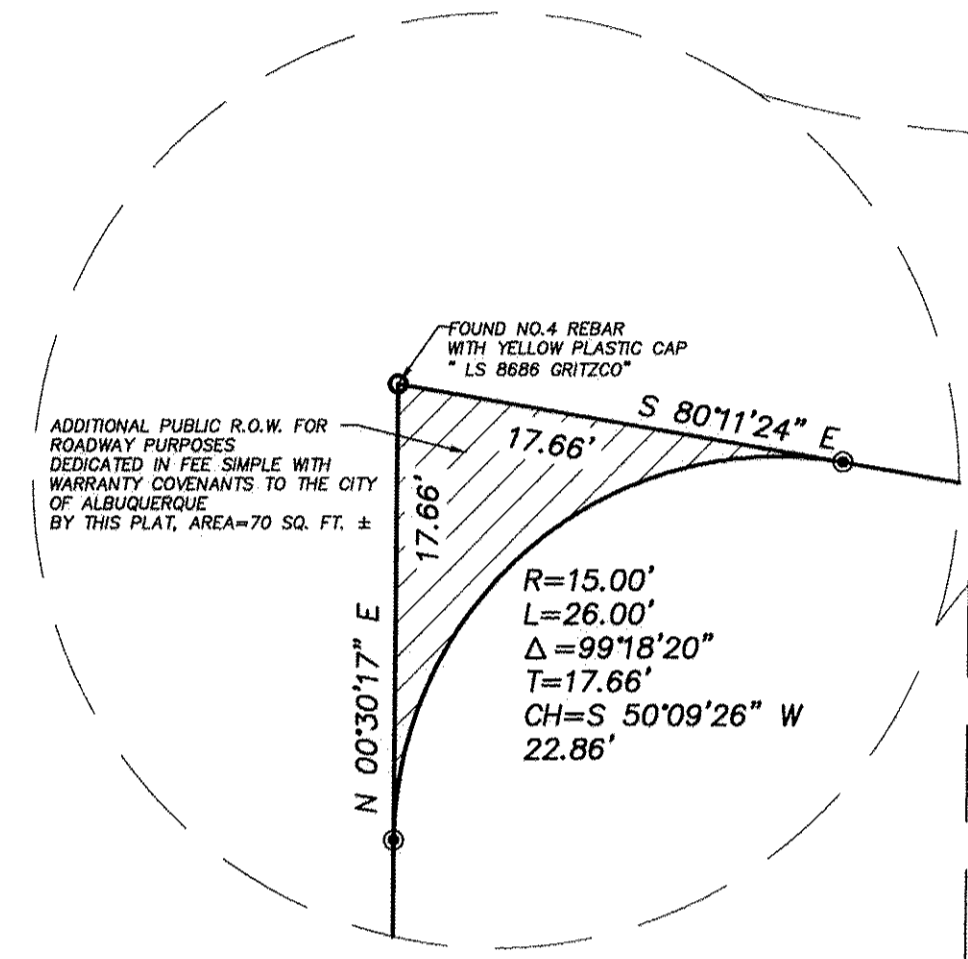
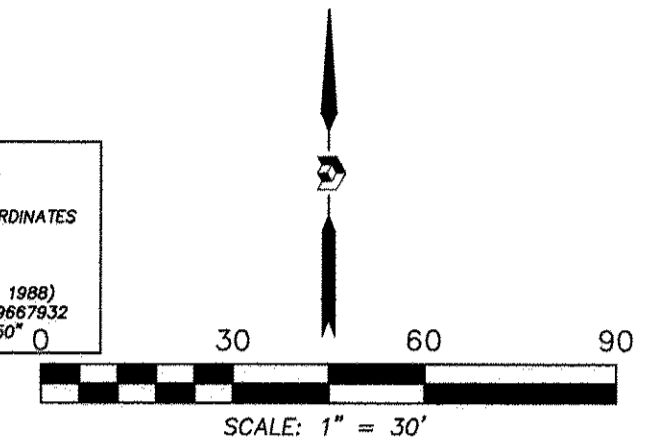
Plat of
 Lots 11-A, 12-A, 14-A, and 18-A, Block 49
University Heights Addition

City of Albuquerque, Bernalillo County, New Mexico
 February 2016

RECORDING STAMP

A.G.R.S. MONUMENT "7_J16"
 STANDARD A.G.R.S. BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,489,966.554
 E=1,533,178.29
 PUBLISHED EL=5174.166 (NAVD 1988)
 GROUND TO GRID FACTOR=0.99969576
 DELTA ALPHA ANGLE=-0'12'22.02"

A.G.R.S. MONUMENT "6_K17"
 STANDARD A.G.R.S. BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,484,499.5
 E=1,534,401.719
 PUBLISHED EL=5202.273 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999687932
 DELTA ALPHA ANGLE=-0'12'13.50"



Legend

N 90°00'00" E	MEASURED BEARING 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

Easement Line Table

LINE	BEARING	DISTANCE
L1	S 80°11'24" E	63.78'
L2	S 00°44'47" W	89.22'
L3	S 80°33'47" E	48.76'
L4	S 00°30'14" W	67.16'
L5	S 90°00'00" W	45.33'
L6	N 88°49'28" W	96.90'
L7	N 00°30'17" E	63.67'
L8	S 89°55'23" E	34.16'
L9	N 00°16'54" E	76.17'
L10	N 89°29'50" W	2.26'
L11	N 00°17'51" E	33.44'
L12	S 90°00'00" W	45.28'
L13	N 00°32'16" E	15.00'
L14	S 90°00'00" E	45.28'
L15	S 00°30'14" W	15.00'

PRECISION SURVEYS, INC.

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