

# DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

**Site Plans:** It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project# 11009161616 Application # 15DRB-70080

**PROJECT NAME:** Anderson Addition; Paris Addition

**AGENT:** Surv-Tek Inc.

\*\*Your request was approved on 3-4-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:\*\*

**Transportation:**

**ABCWUA:**

**City Engineer:**

**Parks and Recreation :**

**Planning:**

- dwp at. hwy rig web user

## PLATS:

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). **RECORDED DATE:**
  - Tax printout from the County Assessor.
  - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

## ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 18, 2015

**Project# 1009666**

02/18/2015

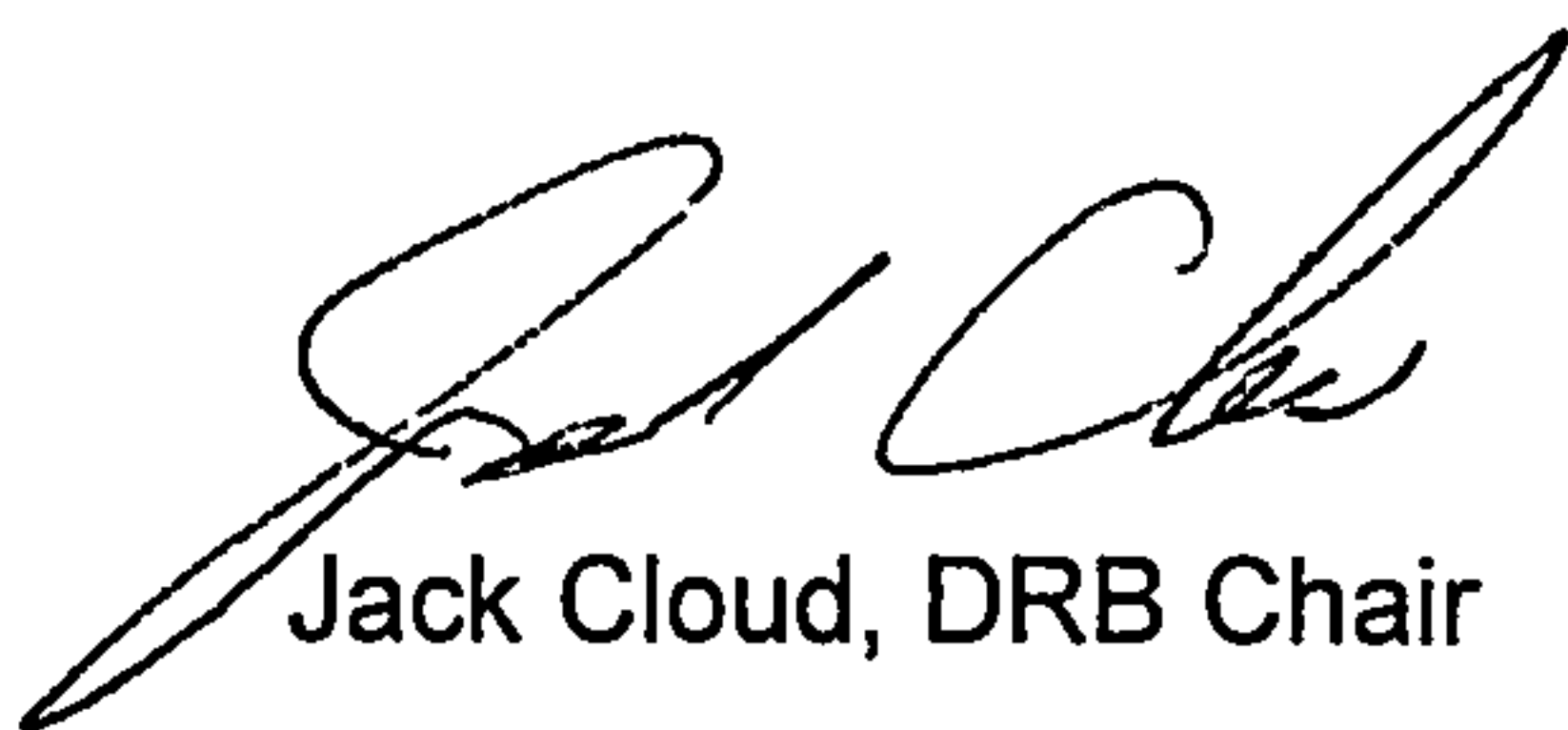
15DRB-70050 EXT OF MAJOR PRELIMINARY PLAT

SURV-TEK INC agent(s) for CENTRAL PAINT AND BODY, LLC request(s) the above action(s) for all or a portion of Lot(s) 5-9, 1-4,, Block(s) 5 & 4, Tract(s) A & B, ANDERSON ADDITION & PARIS ADDITION zoned C-2, located on 4TH ST NW BETWEEN KINLEY AVE NW AND CONSTITUTION AVE NW containing approximately .6406 acre(s). (J-14)

At the February 18, 2015 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)



Jack Cloud, DRB Chair

7. **Project# 1006864**  
15DRB-70060 AMENDMENT TO  
PRELIMINARY PLAT  
15DRB-70059 MAJOR - FINAL PLAT  
APPROVAL

BOHANNAN HUSTON INC agent(s) for PULTE request(s) the above action(s) for all or a portion of Tract(s) N-2-E, **WATERSHED SUBD** zoned SU-2, located on TIERRA PINTADA BETWEEN ARROYO VISTA AND WEST CREEK PL containing approximately 37.4647 acre(s). (H-8, 9, & J-8) **THE AMENDED INFRASTRUCTURE LIST WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND TO PLANNING.**

8. **Project# 1009666**  
02/18/2015  
15DRB-70050 EXT OF MAJOR  
PRELIMINARY PLAT

SURV-TEK INC agent(s) for CENTRAL PAINT AND BODY, LLC request(s) the above action(s) for all or a portion of Lot(s) 5-9, 1-4,, Block(s) 5 & 4, Tract(s) A & B, ANDERSON ADDITION & PARIS ADDITION zoned C-2, located on 4TH ST NW BETWEEN KINLEY AVE NW AND CONSTITUTION AVE NW containing approximately .6406 acre(s). (J-14) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

9. **Project# 1009730**  
15DRB-70044 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
15DRB-70045 SUBDN DESIGN  
VARIANCE FROM MIN DPM STDS

THE GROUP agent(s) for OAKLAND INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2**, zoned RD, located on OAKLAND BETWEEN LOUISIANA AND QUAIL SPRINGS containing approximately .7302 acre(s). (C-19) *[Deferred from 2/11/15]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/18/15, AND WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATED 8/30/13, THE PRELIMINARY/FINAL PLAT WAS APPROVED. FINAL PLAT CONDITIONS ARE TO DEFINE RIGHT-OF-WAY DEDICATION, TO DEFINE MAINTENANCE AND BENEFICIARIES RESPONSIBILITY AND HYDROLOGY COMMENTS. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

10. **Project# 1009843**  
15DRB-70046 MINOR - FINAL PLAT  
APPROVAL

THE GROUP agent(s) for KASSAM LAND GROUP 18 LLC request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2**, zoned RD, located on OAKLAND BETWEEN SHAHEEN AND ABIS containing approximately .88 acre(s). (C-19) *[Deferred from 2/11/15]* **DEFERRED TO 2/25/15.**

7. **Project# 1006864**  
15DRB-70060 AMENDMENT TO  
PRELIMINARY PLAT  
15DRB-70059 MAJOR - FINAL PLAT  
APPROVAL

BOHANNAN HUSTON INC agent(s) for PULTE request(s) the above action(s) for all or a portion of Tract(s) N-2-E, **WATERSHED SUBD** zoned SU-2, located on TIERRA PINTADA BETWEEN ARROYO VISTA AND WEST CREEK PL containing approximately 37.4647 acre(s). (H-8, 9, & J-8) **THE AMENDED INFRASTRUCTURE LIST WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND TO PLANNING.**

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02/18/2015  
15DRB-70050 EXT OF MAJOR  
PRELIMINARY PLAT

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**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
February 18, 2015  
DRB Comments**

**ITEM # 8**

**PROJECT # 1009666**

**APPLICATION # 15-70050**

**RE: Anderson & Paris Additions**

After reviewing the application letter, changes to an approved Preliminary Plat require a specific application [- Item (DRB03) on Form S(3) -] and separate \$50 fee.

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



#12

### DRB CASE ACTION LOG (Preliminary/Final)

DRB Application No.: 10096666 Project # 13DRB-70802  
 Project Name: ANDERSON ANNEX & PARIS ANNEX  
 Agent: SUN-TEK Inc. Phone No.: \_\_\_\_\_

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

\*\*Your request was approved on 2-5-14 by the DRB with delegation of signature(s) to the following departments.\*\*

#### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_
- ABCWUA: \_\_\_\_\_  
\_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_  
\_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_
- PLANNING (Last to sign): Encroachment Agreement or  
remove improvements from R.O.W

**Planning must record this plat. Please submit the following items:**

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_
- Tax printout from the County Assessor.
  - 3 copies of the approved site plan. Include all pages.**
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - Property Management's signature must be obtained prior to Planning Department's signature.**
  - AGIS DXF File approval required.**
  - Copy of recorded plat for Planning.**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
December 31, 2013  
DRB Comments**

**ITEM # 12**

**PROJECT # 1009666**

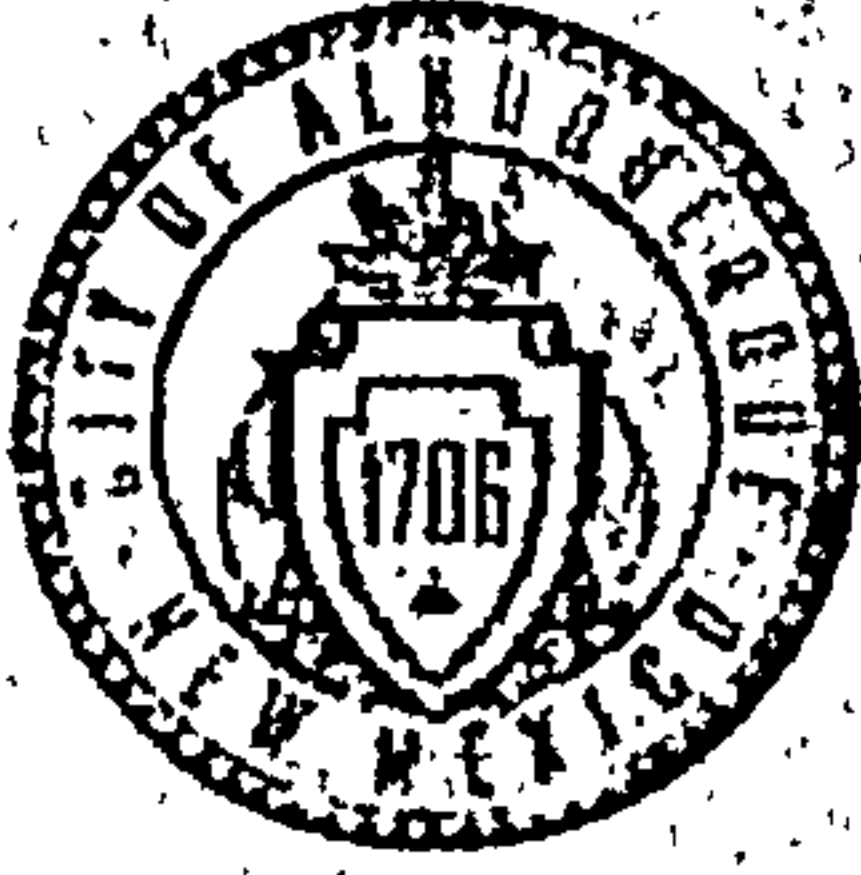
**APPLICATION # 13-70802**

**RE: Block 4, Paris Addition & Block 5, Anderson Addition**

Per Sketch Plat comments, parking layout needs to be shown; this layout needs to conform to DPM requirements.

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Jack Cloud, DRB Chairman  
924-3880/ [jcloud@cabq.gov](mailto:jcloud@cabq.gov)



# City of Albuquerque

## Planning Department

Richard J. Berry, Mayor

November 13, 2013

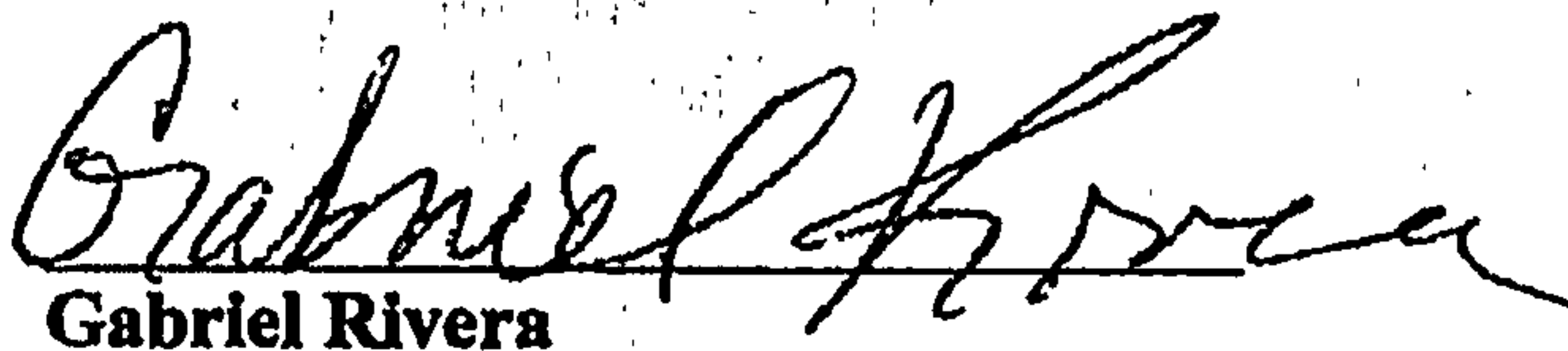
**To: Development Review Board**  
**From: Gabriel Rivera, Senior Planner Metropolitan Redevelopment**  
**Subject: DRB CASE NO. 1009666**

**Metropolitan Redevelopment Comments:**

1. The Metropolitan Redevelopment Agency (MRA) within the City of Albuquerque Planning Department has reviewed the North Fourth Corridor Plan and despite the plan calling for a 70 foot right of way this cannot be achieved at this time as the City would have to take and or demolish a number of existing buildings. This southern stretch of 4<sup>th</sup> Street from Mountain Road to I-40 has the highest number of buildings pushed up to the road making it very unlikely the City will be pursuing condemning and taking these pre-existing structures.
2. The MRA, would like to support a waiver of the 30 foot radius at the intersection of 4<sup>th</sup> and Kinley. This again is an old and established portion of the 4<sup>th</sup> Street corridor. We do not have plans to upgrade this corner now or in the near future.

If further answers are needed please contact.

Gabriel Rivera, Senior Planner  
City of Albuquerque Planning Department  
Metropolitan Redevelopment  
924-3356  
jgrivera@cabq.gov

  
Gabriel Rivera



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**July 10, 2013  
DRB Comments**

**ITEM # 13**

**PROJECT # 1009666**

**APPLICATION # 13-70608**

**RE: Block 4, Paris Addition and Block 5 Anderson Addition**

This site is within the North 4<sup>th</sup> Street Corridor Plan – refer to the plan and consult with Zoning Enforcement for development regulations within the plan area.

For platting, parking calculations (required and existing) and layout need to be shown for existing building (proposed corner lot) to demonstrate compliance with on-site parking requirements of the Zoning Code.

---

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



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- 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
- Street Name Change (Local & Collector)
- 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 2<sup>nd</sup> 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): SURV-TEK, INC PHONE: 897-3366  
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: \_\_\_\_\_  
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSTHUGG@SUEVTEK

APPLICANT: CENTRAL PAINT AND BODY, LLC PHONE: 242-47117  
 ADDRESS: 1710 CENTRAL SW FAX: \_\_\_\_\_  
 CITY: ALB STATE NM ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: AMENDMENT TO PRELIMINARY / FINAL PLAT

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. LOTS 5 THRU 9, BLOCK 5, ANDERSON ADDITION Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/(BKA): TRACTS A AND B, BLOCKS, ANDERSON ADDITION  
 Existing Zoning: C-2 Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): 1-14 UPC Code: 101405825339623001  
101405825640323012  
101405825841023011

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):  
1009666 15DRB-70050

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? N/A  
 No. of existing lots: 10 No. of proposed lots: 2 Total site area (acres): 0.6406  
 LOCATION OF PROPERTY BY STREETS: On or Near: FOURTH ST. NW  
 Between: KINLEY AVE NW and CONSTITUTION AVE NW

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

SIGNATURE [Signature] DATE 2.24.15  
 (Print Name) Russ Hugg Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB - 70080</u>	<u>APP</u>	_____	\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" 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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>March 4, 2015</u>			Total \$ <u>70.00</u>

[Signature] 2-24-15  
 Staff signature & Date

Project # 1009666

**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.**

- 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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- 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
- 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
- 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.

TRUSS HUGG  
Applicant name (print)  
[Signature]  
Applicant signature / date  
2-24-15



Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
15DRB - 70080  
\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_

[Signature] 2-24-15  
Planner signature / date  
Project # 100916666



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-14-Z**

Selected Symbols

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

0 750 1,500 Feet

## Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

February 23, 2015

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

RE: Amendment to Preliminary/Final Plat approval of Tracts  
A and B, Block 5, Anderson Addition, City of  
Albuquerque, Bernalillo County, New Mexico.  
DRB Project 1009666. City Zone Atlas page J-14.

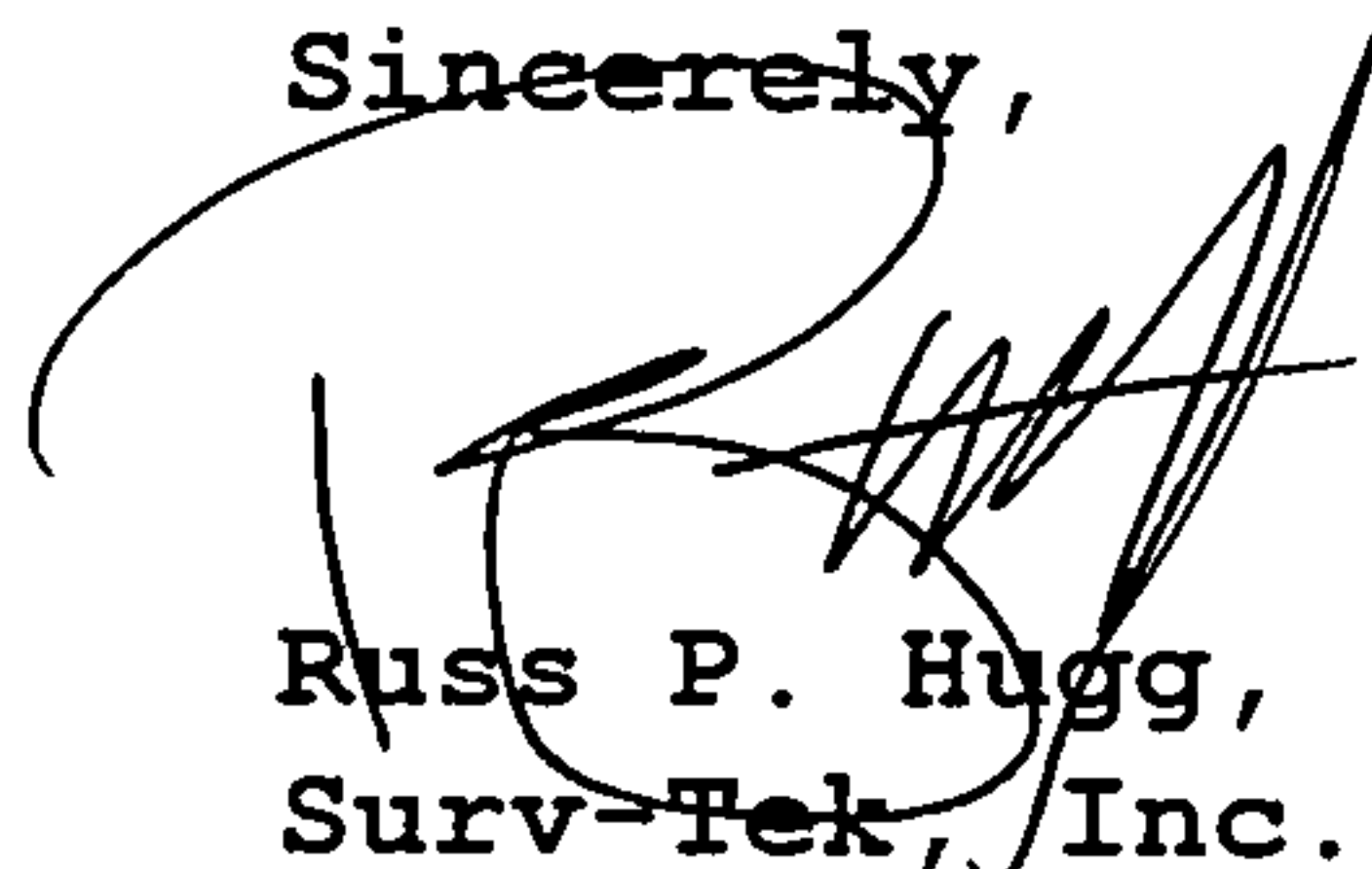
Dear Mr. Cloud

The owners of the above captioned property, Central Paint and Body, LLC are hereby filing application with the City of Albuquerque Development Review Board for an Amendment to Preliminary/Final Plat approval of the above referenced property.

In light of recent engineering study for the 4<sup>th</sup> street corridor by Parsons Brinkerhoff (Copy attached) and filing of an adjacent plat (Tract A, Quatro- copy attached) the client would request that the condition of additional right of way dedication which was required in DRB hearing on February 5, 2014 be re-considered in order to be consistent with these recent developments.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.

PLAT OF  
TRACT A  
**QUATRO**

(BEING A REPLAT OF LOTS 1 THRU 12, BLOCK 2, PARIS ADDITION)  
WITHIN  
THE TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2014

DOC# 2014085945  
10/28/2014 10:10 AM Page 1 of 3  
PLAT # 125 00 0 2014C# 0119 # Tailors Olivera Bernalillo Co  
BORN REP. FOR THE STATE OF NEW MEXICO

PROJECT NUMBER: 1007059

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

UTILITY APPROVALS:  
Luis Vial 9/30/14  
Public Service Company of New Mexico Date  
[Signature] 9/17/14  
New Mexico Gas Company Date  
[Signature] 9/17/14  
Qwest Corporation d/b/a CenturyLink QC. Date  
[Signature] 10/1/14  
Comcast Date

CITY APPROVALS:  
[Signature] 9/17/14  
Acting City Surveyor Date  
Department of Municipal Development  
[Signature] 10-28-14  
Real Property Division Date  
[Signature] 10-28-14  
Environmental Health Department Date  
[Signature] 10-01-14  
Traffic Engineering, Transportation Division Date  
[Signature] 10/28/14  
ABRWCA Date  
[Signature] 10-1-14  
Parks and Recreation Department Date  
[Signature] 10-1-14  
AMAFCA Date  
[Signature] 10-1-14  
City Engineer Date  
[Signature] 10-28-14  
DRB Chairperson, Planning Department Date

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following: 140582293632903 -  
140582313732904 - 140582313812905  
Greater Albuquerque Housing Authority  
[Signature] 10-28-14  
Bernalillo County Treasurer Date

**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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

**PURPOSE OF PLAT**

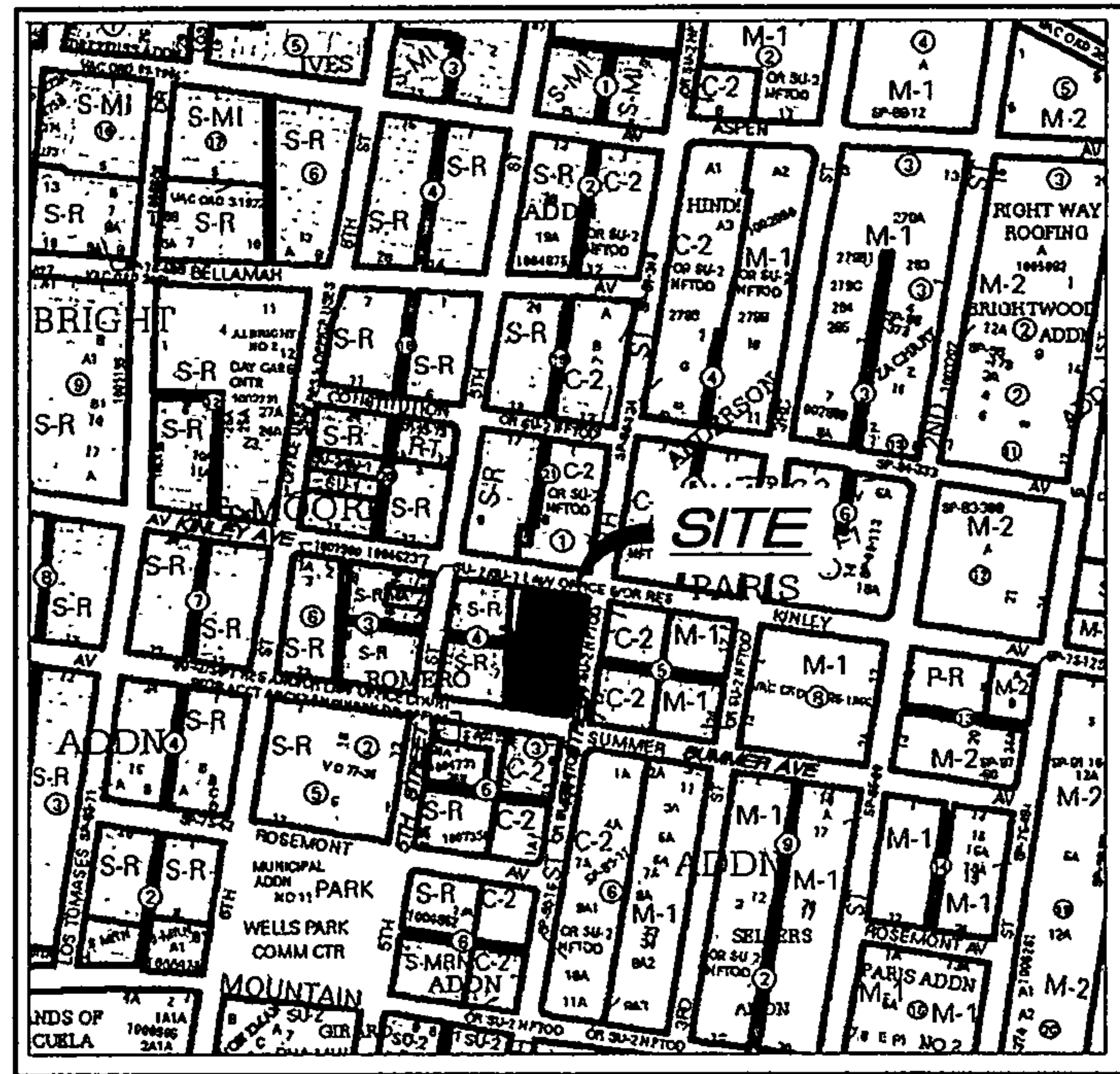
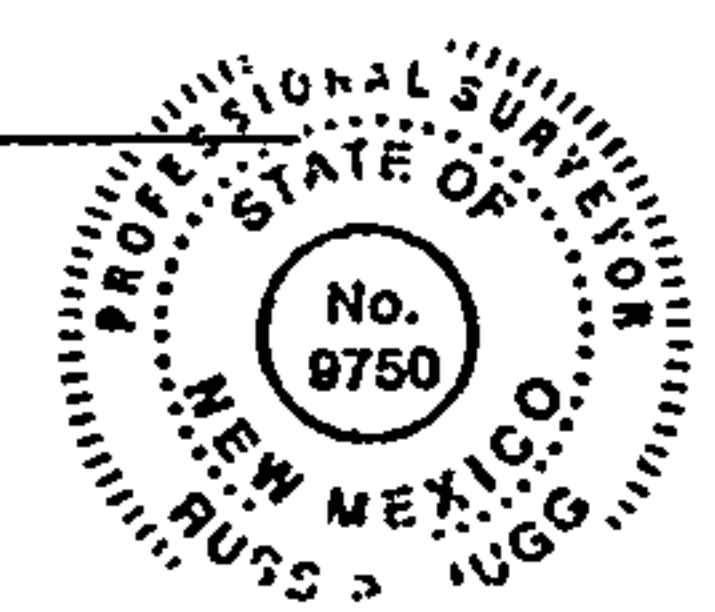
The purpose of this plat is to:

- 1. Combine Twelve (12) existing Lots into one (1) tract as shown hereon.
- 2. Grant the new easement as shown hereon.

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]  
Russ P. Hugg  
NMPS No. 9750  
September 18, 2014



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

- 1. Bearings are New Mexico State Plane Grid Bearings, Central Zone - NAD83.
- 2. Distances are ground.
- 3. Distances along curved lines are arc lengths.
- 4. Record plat or deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
- 5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" or unless otherwise indicated hereon.
- 7. City of Albuquerque Zone Atlas Page: J-14-2
- 8. The property described herein is subject to all exceptions pertaining to the surveyed property as listed in SCHEDULE B - SECTION II of the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. FT000160726, dated June 16, 2014.

**SUBDIVISION DATA**

- 1. Total number of existing Lots 12
- 2. Total number of Tracts created: 1
- 3. Gross Subdivision acreage: 0.9280 acres

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Albuquerque Grant in Projected Section 17, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Lots numbered One (1) through Twelve (12), inclusive in Block numbered Two (2) of the Paris Addition on the same are shown and designated on the Map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on August 25, 1982, more particularly as shown and designated by the Return of Hugs, New Mexico Professional Surveyor Number 9750 and New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Southeast corner of said Lot 12, Block 2, Paris Addition (a 5/8" Rebar and cap stamped T.S. 9750" set); a point of intersection of the Westerly right of way line of Fourth Street N.W. and the Northernly right of way line of Summer Avenue N.W. whence the Albuquerque Central Survey Monument 17-J14 bears S 42°09'26" W, 2727.78 feet distant; Thence,

N 80°47'57" W, 142.00 feet along said Northernly right of way line of Summer Avenue N.W. to the Southwest corner of said Lot 12, Block 2, Paris Addition (a 5/8" Rebar and cap stamped T.S. 9750" set); Thence,

N 09°12'03" E, 300.00 feet along the Westerly line of said Block 2, Paris Addition to the Northwest corner of said Lot 1, Block 2, Paris Addition (a 5/8" Rebar and cap stamped T.S. 9750" set); said point also being a point on the Southernly right of way line of Kinley Avenue N.W.; Thence,

S 80°47'57" E, 142.00 feet along said Southernly right of way line of Kinley Avenue N.W. to the Northwest corner of said Lot 1, Block 2, Paris Addition (a 5/8" Rebar and cap stamped T.S. 9750" set); said point also being a point of intersection of said Southernly right of way line of Kinley Avenue N.W. and said Westerly right of way line of Fourth Street N.W.; Thence,

S 09°12'03" W, 300.00 feet along said Westerly right of way line of Fourth Street N.W. to the Southeast corner and point of beginning of the parcel herein described.

Said parcel contains 0.9760 acre, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATED and now comprising "PLAT OF TRACT A, CUATRO (BEING A REPLAT OF LOTS 1 THRU 12, BLOCK 2, PARIS ADDITION) WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undesignated owner(s) and proprietor(s) thereof, said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple, to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

**OWNER**

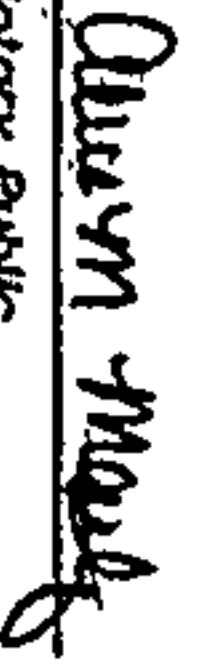
The Greater Albuquerque Housing Partnership, a nonprofit New Mexico corporation

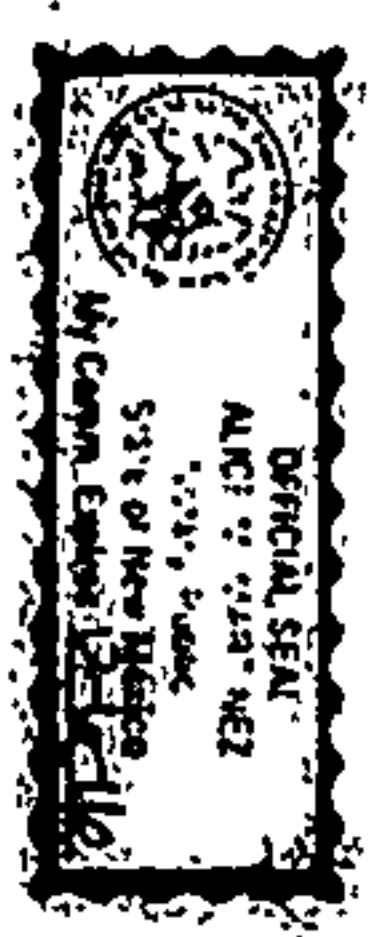
By:   
Louis Kolkar, Executive Director

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 17th day of September, 2014, by Louis Kolkar as Executive Director of The Greater Albuquerque Housing Partnership

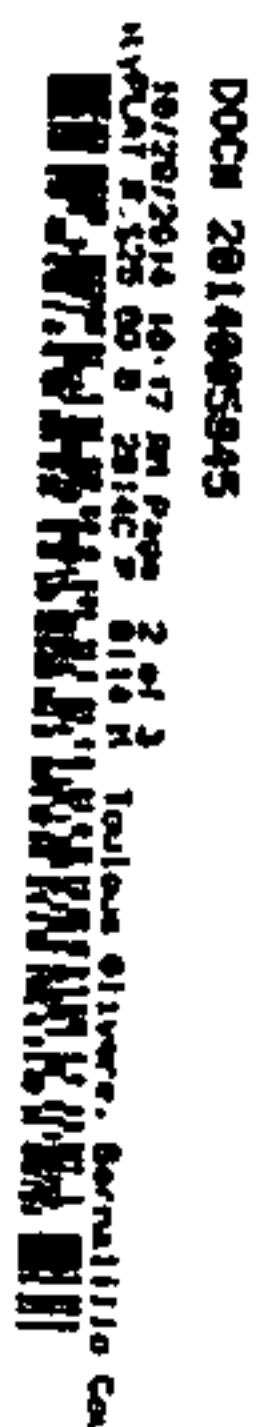
  
Notary Public My commission expires 12-6-16



140321\_PLAT.DWG

PLAT OF  
TRACT A  
CUATRO

(BEING A REPLAT OF LOTS 1 THRU 12, BLOCK 2, PARIS ADDITION)  
WITHIN  
THE TOWN OF ALBUQUERQUE GRANT  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2014



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY**

- A. Plat of PARIS ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, December 29, 1992, on Rock 1, Board 16.
- B. Plat of PARIS ADDITION to the Town of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, October 29, 1989.
- C. Plat entitled "MAP OF THE ROWENRO ADDITION TO THE TOWN OF ALBUQUERQUE, N.M., as the same is shown and designated on the Map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, December 5, 1984.
- D. Title Commitment prepared for the surveyed property by Fidelity National Title Insurance Company's Commitment for Title Insurance No. F1000180126, dated June 10, 2014.

**SECTION 14-4-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

No property within the area of this plat 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.

SHEET 2 OF 3

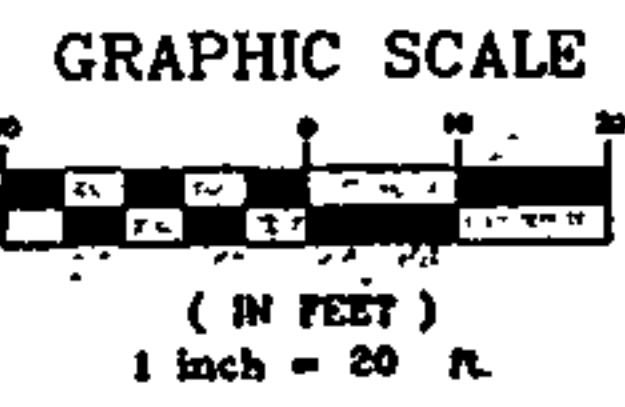


**SURV TEK, INC.**  
CONSULTING SURVEYORS  
804 Valley View Drive, N.E. Albuquerque, New Mexico 87114  
Phone: 505-887-5868  
Fax: 505-887-5877

PLAT OF  
**TRACT A  
QUATRO**

(BEING A REPLAT OF LOTS 1 THRU 12, BLOCK 2, PARIS ADDITION)  
WITHIN  
THE TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2014

Note (A)  
Unplatted Hiatus created by plats of the Romero Addition and the Paris Addition as noted hereon. Said plot boundaries are not contiguous with each other forming the unplatted parcels as shown hereon. Said unplatted parcels are currently being utilized as an alley between Kinley Avenue and Summer Avenue.



20  
19  
18  
17  
16  
15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

BLOCK 5  
ROMERO ADDITION  
Filed December 5, 1884

BLOCK 3  
PARIS ADDITION  
Filed December 29, 1892

Set 5/8" Rebar and cap stamped "L.S. 9750"

See Note (A) UNPLATTED

N09°12'03"E

(500)

See Note (A) UNPLATTED

300.00'

Set 5/8" Rebar and cap stamped "L.S. 9750"

SUMMER AVENUE N.W.  
60' R/W

KINLEY AVENUE N.W.  
60' R/W

**TRACT A**  
0.9780 Ac.

**BLOCK 2  
PARIS ADDITION**  
Filed December 29, 1892 on Rock 1, Board 16

All Existing Interior Lot Lines are hereby eliminated by this plat.

All Existing Interior Lot Lines are hereby eliminated by this plat.

5' Public Utility Easement granted by this plat.

N80°27'57"W (142)

142.00'

S80°47'57"E (142)

142.00'

Set Concrete Nail and brass disc stamped "L.S. 9750"

S09°12'03"W

(500)

300.00'

Set Concrete Nail and brass disc stamped "L.S. 9750"

**4TH STREET N.W.**  
60' R/W

Albuquerque Control Survey Monument "17-114"  
New Mexico State Plane Coordinates  
(Central Zone - NAD 83)  
North = 1,488,868.782 feet  
East = 1,219,149.317 feet  
Elevation = 4927.484 feet (NAVD 1988)  
Delta Alpha = -00°13'59.00"  
Ground To Grid Factor = 0.999683811

DOC# 2814085845  
10/29/2014 10:17 AM Page 3 of 3  
PLAT R 328 00 B 2014C P 0114 N Toulouse Olivero, Bernalillo Co

LOT 13  
BLOCK 5  
PARIS ADDITION  
Filed December 29, 1892

ALLEY

LOT 1  
BLOCK 5  
PARIS ADDITION  
Filed December 29, 1892

SHEET 3 OF 3

**SURV TEK, INC.**

Consulting Surveyors  
6084 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366  
Fax: 505-897-3377

140321\_PLAT.DWG



PROJECT#  
10091066

March 4. 2015

AFF



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- 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
- 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 2<sup>nd</sup> 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): SURV-TEK, INC PHONE: 897-3366  
 ADDRESS: 9384 VALLEY VIEW NW FAX: 897-3377  
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSEHUGG@SURVTEK.COM

APPLICANT: CENTRAL PAINT AND BODY, LLC PHONE: 242-4717  
 ADDRESS: 1710 CENTRAL SW FAX: \_\_\_\_\_  
 CITY: ALB STATE NM ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: EXTENSION OF PRELIMINARY/ FINAL PLAT APPROVAL (1 YEAR)

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. LOTS 5 THRU 9, BLOCK 5, ANDERSON ADDITION Unit: \_\_\_\_\_  
LOTS 1 THRU 4, BLOCK 4, PARIS ADDITION  
 Subdiv/Addn/TBKA: VACATED PORTION OF KINLEY AVE  
TRACTS A AND B, BLOCK 5, ANDERSON ADDITION  
 Existing Zoning: C-2 Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): 2-14 UPC Code: 101405825339623001  
101405825640323012  
101405825841023011

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1009666

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? N/A  
 No. of existing lots: 10 No. of proposed lots: 2 Total site area (acres): 0.6406  
 LOCATION OF PROPERTY BY STREETS: On or Near: FOURTH ST. NW  
 Between: KINLEY AVE NW and CONSTITUTION AVE NW

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

**SIGNATURE**

[Signature] DATE 2-4-15  
 (Print Name) RUSSEHUGG Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB 70060</u>	<u>EPP</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" 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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>February 18, 2015</u>				Total <u>\$ 70.00</u>

[Signature] 2-4-15  
 Staff signature & Date

Project # 1009666

**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 <sup>MINOR</sup> 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.

- 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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- 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
- 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
- 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.

Russ Hugg  
Applicant name (print)  
[Signature]  
Applicant signature / date



Form revised October 2007

[Signature] 2-4-15  
Planner signature / date  
Project # 10091d06

- |   |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers |
| <input checked="" type="checkbox"/> Fees collected      | 15 DRB - 70060           |
| <input checked="" type="checkbox"/> Case #s assigned    | _____                    |
| <input checked="" type="checkbox"/> Related #s listed   | _____                    |



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

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-14-Z**

Selected Symbols

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

0 750 1,500 Feet

# SURV TEK, INC.

## Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

February 4, 2015

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

RE: Extension of Preliminary/Final Plat approval of Tracts  
A and B, Block 5, Anderson Addition, City of  
Albuquerque, Bernalillo County, New Mexico.  
DRB Project 1009666. City Zone Atlas page J-14.

Dear Mr. Cloud

The owners of the above captioned property, Central Paint and Body, LLC are hereby filing application with the City of Albuquerque Development Review Board for a 1 year extension to the Preliminary/Final Plat approval of the above referenced property.

In light of recent engineering study for the 4<sup>th</sup> street corridor by Parsons Brinkerhoff (Copy attached) and filing of an adjacent plat (Tract A, Quatro- copy attached) the client would request that the condition of additional right of way dedication which was required in DRB hearing on February 5, 2014 be re-considered in order to be consistent with these recent developments.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.

PLAT OF

TRACTS A AND B

BLOCK 5

ANDERSON ADDITION

(BEING A REPLAT OF LOTS 5 THRU 9, BLOCK 5 ANDERSON ADDITION; LOTS 1 THRU 4, BLOCK 4, PARIS ADDITION AND A VACATED PORTION OF KINLEY AVENUE N.W.)

SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2013

PROJECT NUMBER

Application Number

PLAT APPROVAL

UTILITY APPROVALS

Public Service Company of New Mexico

Date

New Mexico Gas Company

Date

Qwest Corporation d/b/a CenturyLink OC

Date

Comcast

Date

CITY APPROVALS

City Surveyor

Date

Department of Municipal Development

Date

Real Property Division

Date

Environmental Health Department

Date

Traffic Engineering, Transportation Division

Date

ABQWA

Date

Parks and Recreation Department

Date

AMARCA

Date

DRB Chairperson, Planning Department

Date

PLAT OF

TRACTS A AND B

BLOCK 5

ANDERSON ADDITION

(BEING A REPLAT OF LOTS 5 THRU 9, BLOCK 5 ANDERSON ADDITION; LOTS 1 THRU 4, BLOCK 4, PARIS ADDITION AND A VACATED PORTION OF KINLEY AVENUE N.W.)

SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2013

PROJECT NUMBER

Application Number

PLAT APPROVAL

UTILITY APPROVALS

Public Service Company of New Mexico

Date

New Mexico Gas Company

Date

Qwest Corporation d/b/a CenturyLink OC

Date

Comcast

Date

CITY APPROVALS

City Surveyor

Date

Department of Municipal Development

Date

Real Property Division

Date

Environmental Health Department

Date

Traffic Engineering, Transportation Division

Date

ABQWA

Date

Parks and Recreation Department

Date

AMARCA

Date

DRB Chairperson, Planning Department

Date

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer	Date

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 related facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink OC, 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, relocate, change, remove, replace, modify, renew, operate, 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 of going upon, over and across adjoining lands of 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/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 (NMGCC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGCC do not waive or release any easement or assessment rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

The purpose of this plat is to:

1. Combine Ten (10) existing lots/parcels into two (2) tracts as shown hereon.
2. Grant the new easements as shown hereon
3. Dedicate the additional public street right of way as shown hereon

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors. That it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance, that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P Hugg  
NMPs No 9750  
December 12, 2013

SHEET 1 OF 4

SURV+TEK, INC.

Consulting Surveyors  
8984 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone 505-897-3366 Fax 505-897-3377

130606.DWG

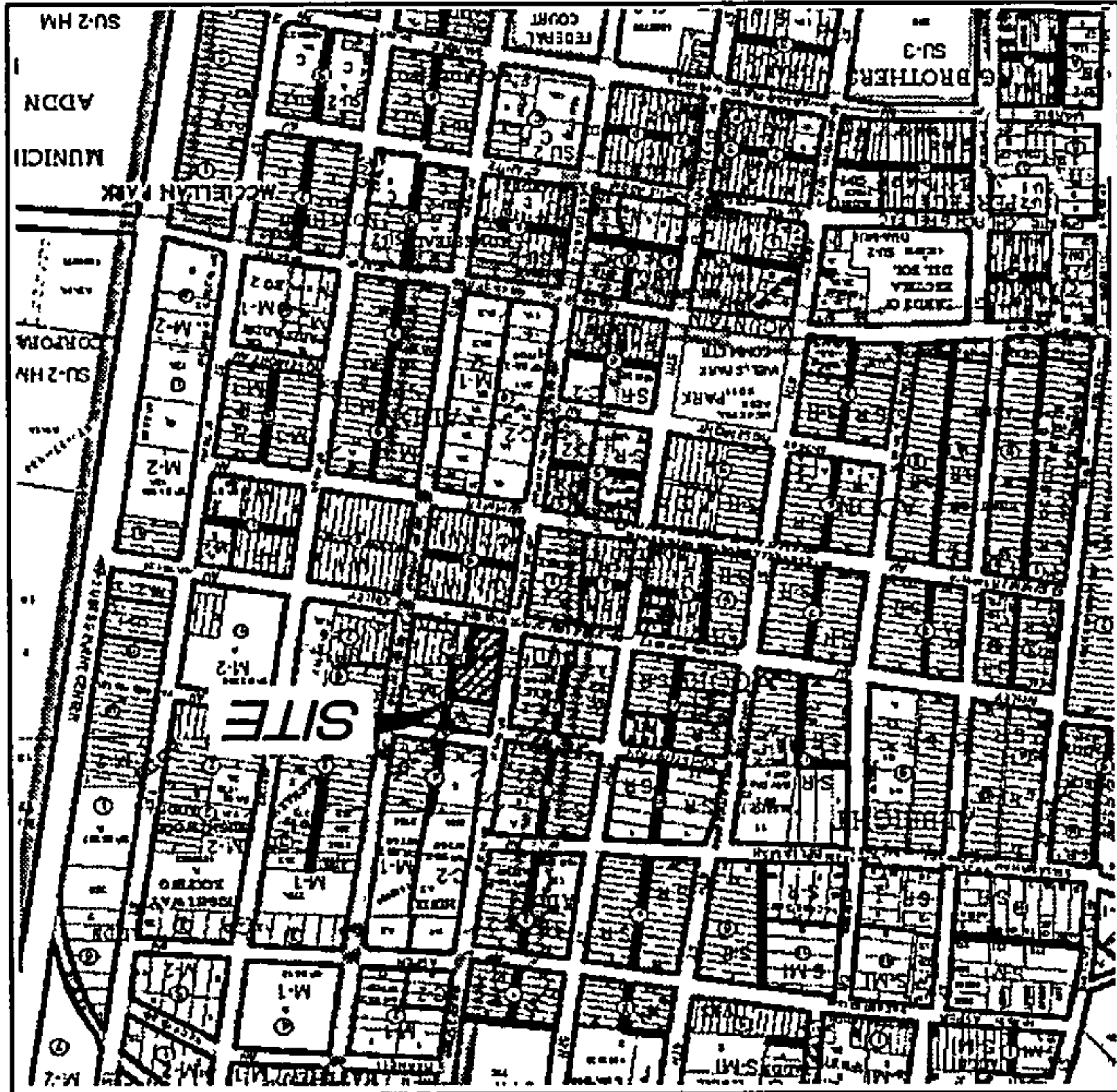
SUBDIVISION DATA

1. Total number of existing Lots/parcels: 10
2. Total number of Tracts created: 2
3. Gross Subdivision acreage: 0.6406 acres

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page J-14-Z

VICINITY MAP  
Not To Scale



PLAT OF  
TRACTS A AND B  
BLOCK 5

ANDERSON ADDITION

(BEING A REPLAT OF LOTS 5 THRU 9, BLOCK 5 ANDERSON ADDITION; LOTS 1 THRU 4, BLOCK 4, PARIS ADDITION AND A VACATED PORTION OF KINLEY AVENUE N.W.)

SITUATE WITHIN  
THE TOWN OF ALBUQUERQUE GRANT

PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST  
IN  
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2013

**LEGAL DESCRIPTION**

That certain parcel of land situate within The Town of Albuquerque Grant in Projected Section 17, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising the following:

Lots numbered One (1), Two (2), Three (3) and Four (4) in Block numbered Four (4) of the PARIS ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, December 29, 1992, also a certain tract of land being Forty (40) in width from North to South and One Hundred (100) in width from East to West which said tract lies immediately South of and adjoining the above described lots, and which said tract was formerly a part of McKinley Avenue, but which was vacated by the County Commissioners of Bernalillo County, New Mexico (see Block G, Commissioners' Journal, Page 47);

AND

Lots numbered Five (5), Six (6), Seven (7), Eight (8) and Nine (9) in Block numbered Five (5) of ANDERSON ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 14, 1921, in Plat Book C2, Page 63 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane (Central Zone-NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Northwest corner of the parcel herein described (a 1/2" Rebor and cap stamped "L.S. 6686" found in place); said point being a point on the Eastern right of way line of Fourth Street, N.W. and the Northwest corner of said Lot 5, Block 5, Anderson Addition (whereas the Albuquerque Center Survey Monument "17-014" bears S 37°21'18" W, 3270.28 feet distant); Thence,

S 81°00'05" E, 140.59 feet along the Northernly line of said Lot 5 to the Northeast corner of said Lot 5, Block 5, Anderson Addition (a 1/2" Rebor and cap stamped "L.S. 6686" found in place); Thence,

S 09°08'38" W, 104.58 feet along the Easternly line of Block 5, Anderson Addition to the Southwest corner of said Lot 9, Block 5, Anderson Addition (a 1/2" Rebor and cap stamped "L.S. 11463" found in place); Thence,

N 89°29'22" W, 46.01 feet along the Southernly line of said Lot 9, Block 5, Anderson Addition to the Northwest corner of said Lot 4, Block 4, Paris Addition (a 1/2" Rebor found in place); Thence,

S 08°34'21" W, 129.79 feet to a point on the present 2013 Northernly right of way line of Kinley Avenue N.W. (a 1/2" Rebor found in place); Thence,

N 80°33'04" W, 96.29 feet along said present 2013 Northernly right of way line of Kinley Avenue N.W. to a point of intersection with said Easternly right of way line of Fourth Street N.W. (a 3/8" Rebor and cap stamped "L.S. 9750-sel"); Thence,

N 09°07'05" W, 240.96 feet along said Easternly right of way line of Fourth Street N.W. to the point of beginning of the parcel herein described.

Said parcel contains 0.6406 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATED and now comprising PLAT OF TRACTS A AND B, BLOCK 5, ANDERSON ADDITION (BEING A REPLAT OF LOTS 5 THRU 9, BLOCK 5, ANDERSON ADDITION, LOTS 1 THRU 4, BLOCK 4, PARIS ADDITION AND A VACATED PORTION OF KINLEY AVENUE N.W.), SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and inalienable title in fee simple to the land subdivided, said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon, said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act

**OWNER(S)**  
Central Point and Body, LLC

By: Ursula Martinez, Managing Member

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by Ursula Martinez, Managing member of Central Point and Body, LLC

Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat 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."

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- A. Plat entitled "ANDERSON ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed May 14, 1921, in Volume C2, Folio 63, records of Bernalillo County, New Mexico.
- B. Plat entitled "PARIS ADDITION TO THE TOWN OF ALBUQUERQUE, NEW MEX.", filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on December 29, 1992
- C. Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 18172274-AL01, dated August 19, 2013

PLAT OF  
TRACTS A AND B  
BLOCK 5

ANDERSON ADDITION

(BEING A REPLAT OF LOTS 5 THRU 9, BLOCK 5 ANDERSON ADDITION; LOTS 1 THRU 4, BLOCK 4, PARIS ADDITION AND A VACATED PORTION OF KINLEY AVENUE N.W.)  
SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT

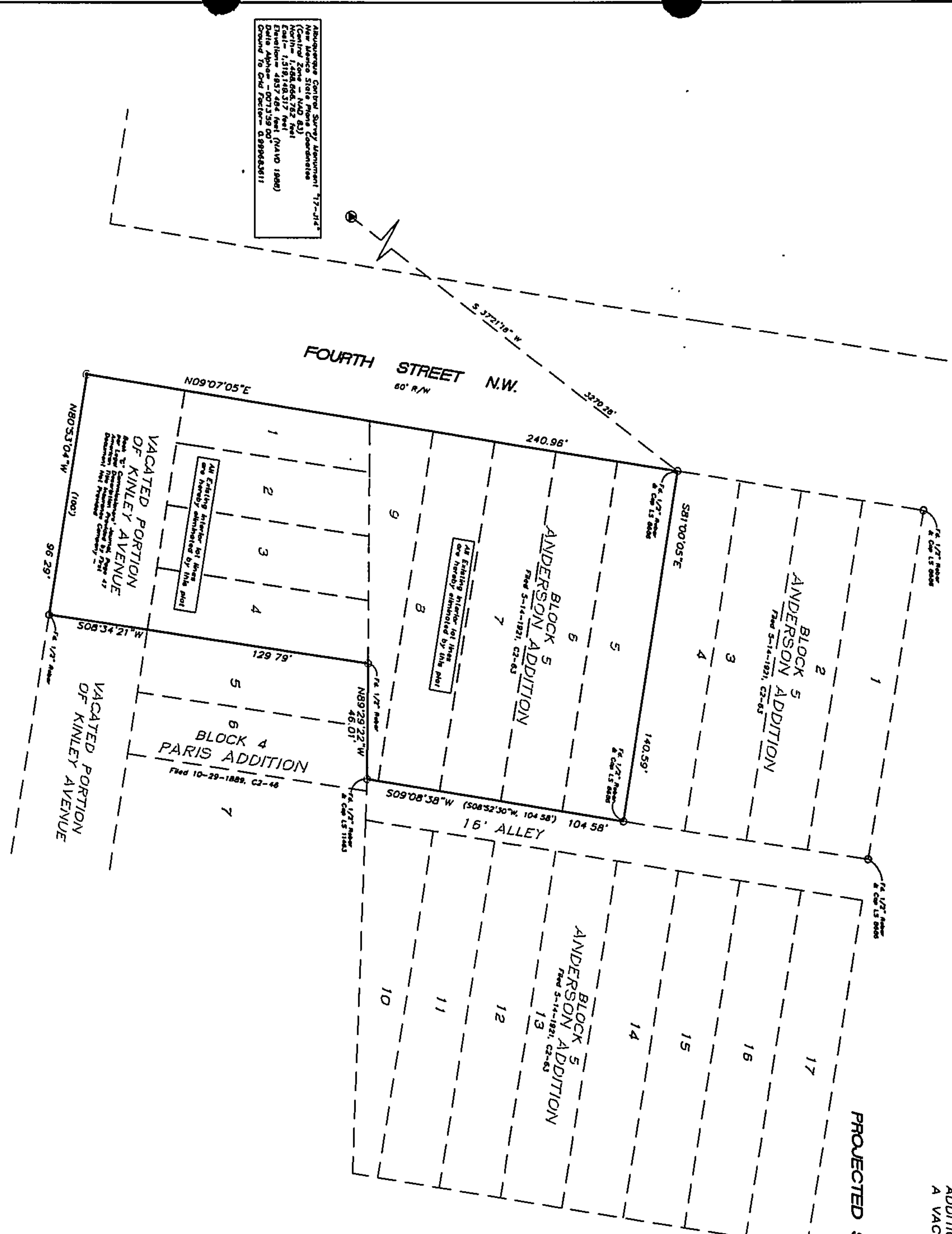
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2013



Reprojection Control Station: Monument 73-212  
New Mexico State Plane Coordinates  
(Central Zone - NAD 83)  
North = 1,488,664,792 Feet  
East = 1,488,664,792 Feet  
Elevation = 4837.464 Feet (NAVD 1988)  
Datum: NAD 83  
Datum Shift: -071359.00"  
Ground To Grid Factor: 0.999828111



EXISTING BOUNDARIES

SHEET 3 OF 4

**SURVTEK, INC.**

Consulting Surveyors  
5994 Valley View Drive, N.E. Albuquerque, New Mexico 87114  
Phone 505-897-3366  
Fax 505-897-3377

130606.DWG



PLAT OF  
TRACTS A AND B  
BLOCK 5

ANDERSON ADDITION

(BEING A REPLAT OF LOTS 5 THRU 9, BLOCK 5 ANDERSON ADDITION; LOTS 1 THRU 4, BLOCK 4, PARIS ADDITION AND A VACATED PORTION OF KINLEY AVENUE N.W.)

SITUATE WITHIN  
THE TOWN OF ALBUQUERQUE GRANT

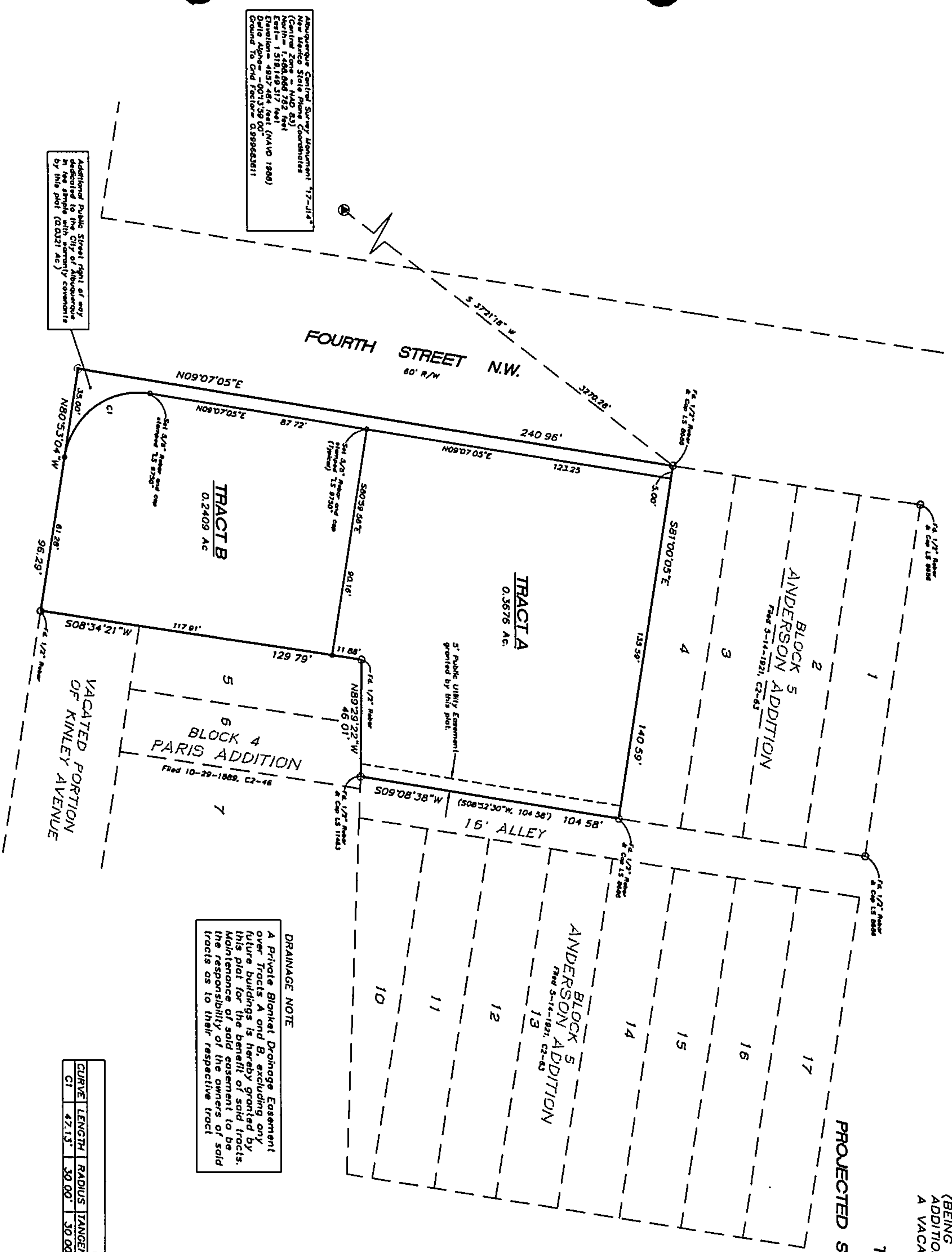
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2013



**DRAINAGE NOTE**  
A Private Blanket Drainage Easement over Tracts A and B, excluding any future buildings is hereby granted by this plat for the benefit of said tracts. Maintenance of said easement to be the responsibility of the owners of said tracts as to their respective tract.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.13'	30.00'	30.00'	42.43'	S35°52'59"E	90°00'09"



NEW TRACTS CREATED

Albuquerque Central Survey Monument 17-114  
New Mexico State Plane Coordinates  
(Central Zone - NAD 83)  
Easting = 1,480,464.752 Feet  
Northing = 1,584,433.177 Feet  
Elevation = 4837.454 feet (NAVD 1988)  
Datum Alpha = -0013.59 00"  
Ground To Grid Factor = 0.99982811

Additional Public Street right of way dedicated to the City of Albuquerque by this plat (0.023 Ac)

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following: 1080SR2293632003 - 1080SR231812005  
1080SR2313732004 - 1080SR231812005  
10-28-14  
 Bernillo County Treasurer Date

**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 ("PSC"), a New Mexico corporation, (PSC 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. Quest Corporation d/b/o CenturyLink OC for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
  - D. Cable TV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.
- Included is the right to build, repair, construct, reconstruct, locate, replace, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over solid easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purpose set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantor, 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 subterranean), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on solid 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 poles, decking, or any structures adjacent to or near easements shown on this plat.
- Easements for electric transformer/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 (PSC) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown herein. Consequently, PSC and NMGC 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.

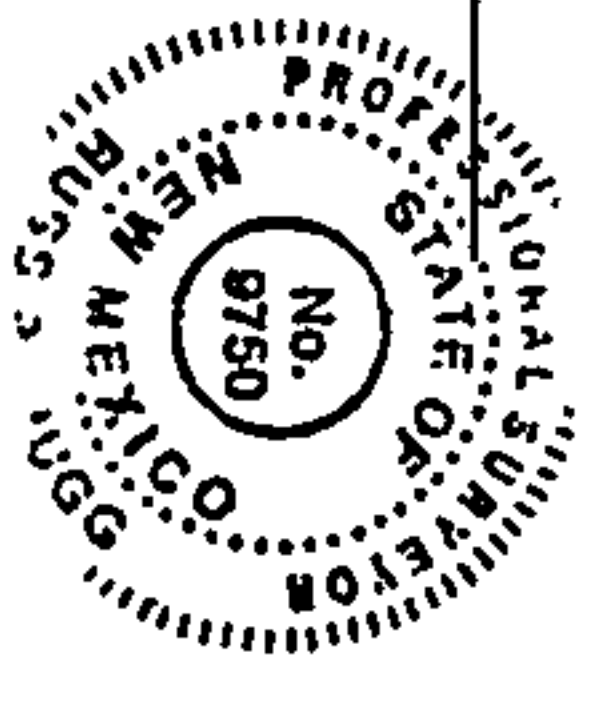
**PURPOSE OF PLAT**

- The purpose of this plat is to:
1. Combine Twelve (12) existing Lots into one (1) tract as shown hereon.
  2. Grant the new easement as shown hereon.

**SURVEYORS CERTIFICATION**

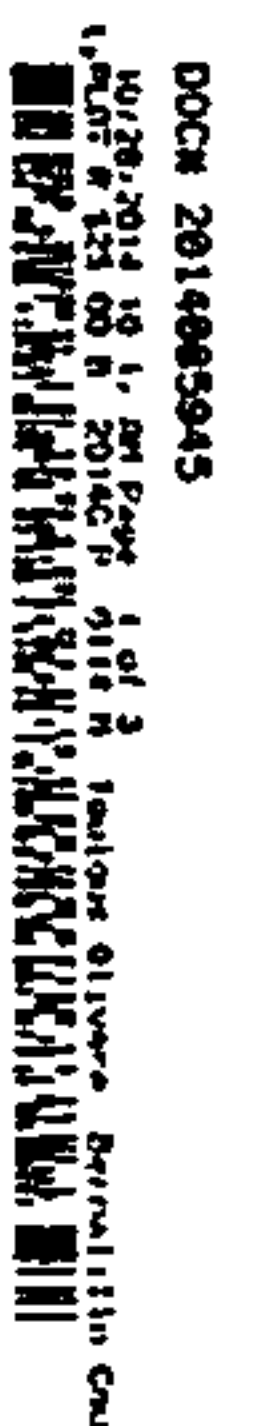
I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg  
 N.M.P.S. No. 9750  
 September 18, 2014



**PLAT OF TRACT A QUATRO**

(BEING A REPLAT OF LOTS 1 THRU 12, BLOCK 2, PARIS ADDITION) WITHIN THE TOWN OF ALBUQUERQUE GRANT SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNILLO COUNTY, NEW MEXICO SEPTEMBER, 2014



PROJECT NUMBER: 1007051

**PLAT APPROVAL**

UTILITY APPROVALS:  
 Public Service Company of New Mexico: 9/30/14  
 New Mexico Gas Company: 9/17/14  
 Quest Corporation d/b/o CenturyLink OC: 9/17/14  
 Comcast: 9/17/14

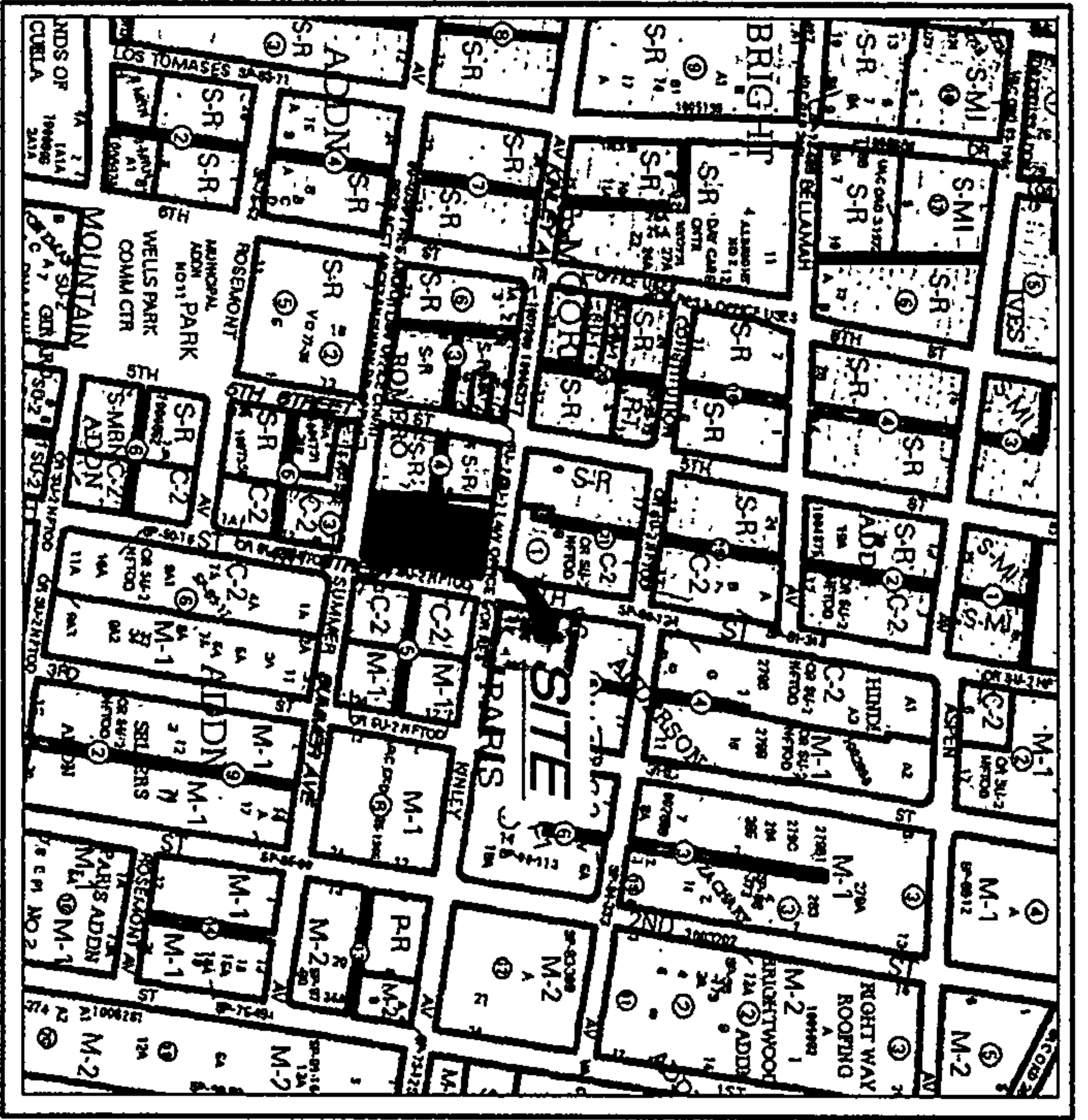
**CITY APPROVALS**

City Surveyor: 9/17/14  
 Department of Municipal Development: 9/17/14  
 Real Property Division: 10-28-14  
 Environmental Health Department: 10-01-14  
 Traffic Engineering, Transportation Division: 10/28/14  
 Parks and Recreation Department: 10-1-14  
 Parks and Recreation Department: 10-1-14  
 City Engineer: 10-28-14  
 Planning Department: 10-28-14

SHEET 1 OF 3

**SURV TEK, INC.**

Consulting Surveyors  
 604 Valley View Drive, N.E. Albuquerque, New Mexico 87114  
 Phone: 505-897-5346 Fax: 505-897-5377



**VICINITY MAP**  
 NOT TO SCALE

**GENERAL NOTES**

1. Bearings are New Mexico State Plane Grid Bearings, Central Zone - NAD83.
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record plot or deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
5. All corners found in place and held were logged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" or unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page: J-14-Z
8. The property described herein is subject to all exceptions pertaining to the surveyed property as listed in SCHEDULE B - SECTION 11 of the Title Commitment prepared for this property by Fidelity National Title Insurance Company Commitment for Title Insurance No. FT000160726, dated June 16, 2014.

**SUBDIVISION DATA**

1. Total number of existing Lots: 12
2. Total number of Tracts created: 1
3. Gross Subdivision acreage: 0.5290 acres

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Albuquerque Grant in Projected Section 17, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Lots numbered One (1) through Twelve (12), inclusive in Block numbered Two (2) of the Paris Addition on the same one shown and designated on the Map of said Addition as the same are shown on the Plat of Paris Addition to the Town of Albuquerque, New Mexico, Dated and recorded in the Office of the Probable Clerk and Ex-Office Recorder of Bernalillo County, New Mexico, December 29, 1892, more particularly described by survey performed by Russ P. Hays, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Southeast corner of said Lot 12, Block 2, Paris Addition (e 5/8" Rebar and cap stamped T.S. 9750" set) a point of intersection of the Westerly right of way line of Fourth Street N.W. and the Northern right of way line of Summer Avenue N.W.; whence the Albuquerque Central Survey Monument 17-14" bears S 42°08'26" W, 2727.78 feet distant; Thence,

N 80°47'57" W, 142.00 feet along said Northern right of way line of Summer Avenue N.W. to the Southwest corner of said Lot 12, Block 2, Paris Addition (e 5/8" Rebar and cap stamped T.S. 9750" set); Thence,

N 09°12'03" E, 300.00 feet along the Westerly line of said Block 2, Paris Addition to the Northwest corner of said Lot 1, Block 2, Paris Addition (a 5/8" Rebar and cap stamped T.S. 9750" set), said point also being a point on the Southern right of way line of Kinley Avenue N.W.; Thence,

S 80°47'57" E, 142.00 feet along said Southern right of way line of Kinley Avenue N.W. to the Northwest corner of said Lot 1, Block 2, Paris Addition (a 5/8" Rebar and cap stamped T.S. 9750" set), said point also being a point of intersection of said Southern right of way line of Kinley Avenue N.W. and said Westerly right of way line of Fourth Street N.W.; Thence,

S 09°12'03" W, 300.00 feet along said Westerly right of way line of Fourth Street N.W. to the Southeast corner and point of beginning of the parcel herein described.


Said parcel contains 0.9780 acre, more or less.

**FREE CONSENT AND DEDICATION**

SURRENDERED and REPLATED and now comprising, "PLAT OF TRACT A, CUATRO (BEING A REPLAT OF LOTS 1 THRU 12, BLOCK 2, PARIS ADDITION) WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple, to the land subindicated. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

**OWNERS**

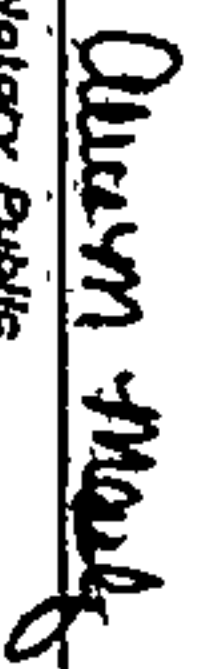
The Greater Albuquerque Housing Partnership, a nonprofit New Mexico corporation

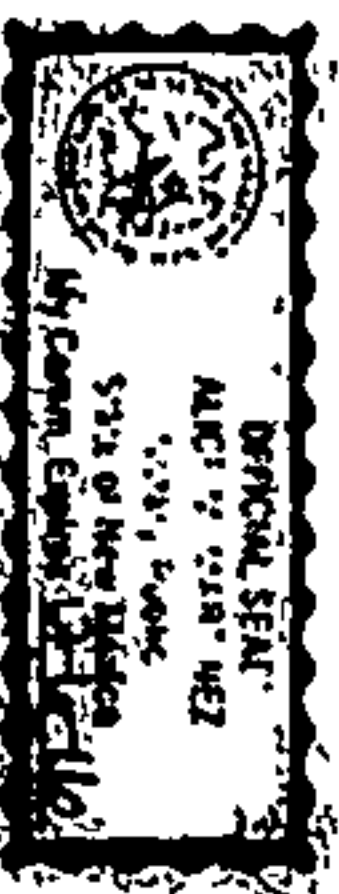
By:   
Louis Kalker, Executive Director

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 17th day of September, 2014, by Louis Kalker as Executive Director of The Greater Albuquerque Housing Partnership

  
Notary Public 12-6-16  
My commission expires



PLAT OF  
TRACT A  
CUATRO

(BEING A REPLAT OF LOTS 1 THRU 12, BLOCK 2, PARIS ADDITION)  
WITHIN  
THE TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2014

BOOK 281498545  
PAGE 3 of 3  
NEW MEXICO PROFESSIONAL SURVEYORS  
RUSSELL W. HAYES, BERNALILLO CO.

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY**

- A. Plat of PARIS ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the Probable Clerk and Ex-Office Recorder of Bernalillo County, New Mexico, December 29, 1892, on Book 1, Board 16.
- B. Plat of PARIS ADDITION to the Town of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the Probable Clerk and Ex-Office Recorder of Bernalillo County, New Mexico, October 29, 1893.
- C. Plat entitled "MAP OF THE ROMERO ADDITION TO THE TOWN OF ALBUQUERQUE, N.M., as the same is shown and designated on the Map of said Addition, filed in the office of the Probable Clerk and Ex-Office Recorder of Bernalillo County, New Mexico, December 5, 1884.
- D. Title Commitment prepared for the surveyed property by Fidelity National Title Insurance Company, Title Commitment for Title Insurance No. FT000160726, dated June 16, 2014.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or shading 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.



**SURV TEK INC.**  
 CONSULTING SURVEYORS  
 5554 Wilby Way Drive, N.E. Albuquerque, New Mexico 87114  
 Phone: 505-887-3366 Fax: 505-887-3377

140321 PLAT.DWG

SHEET 3 OF 3

LOT 1  
 BLOCK 5  
 PARIS ADDITION  
 Filed December 29, 1892

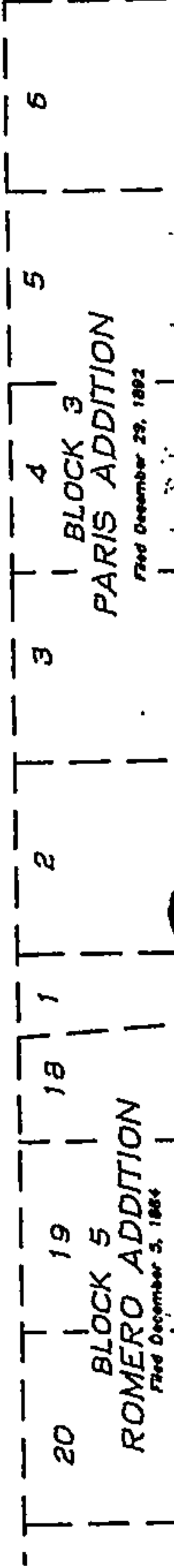
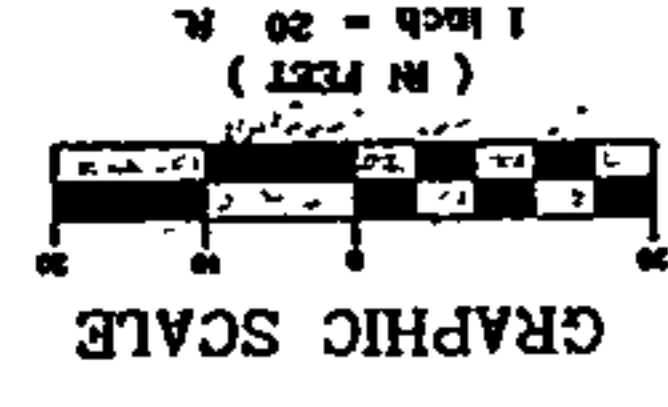
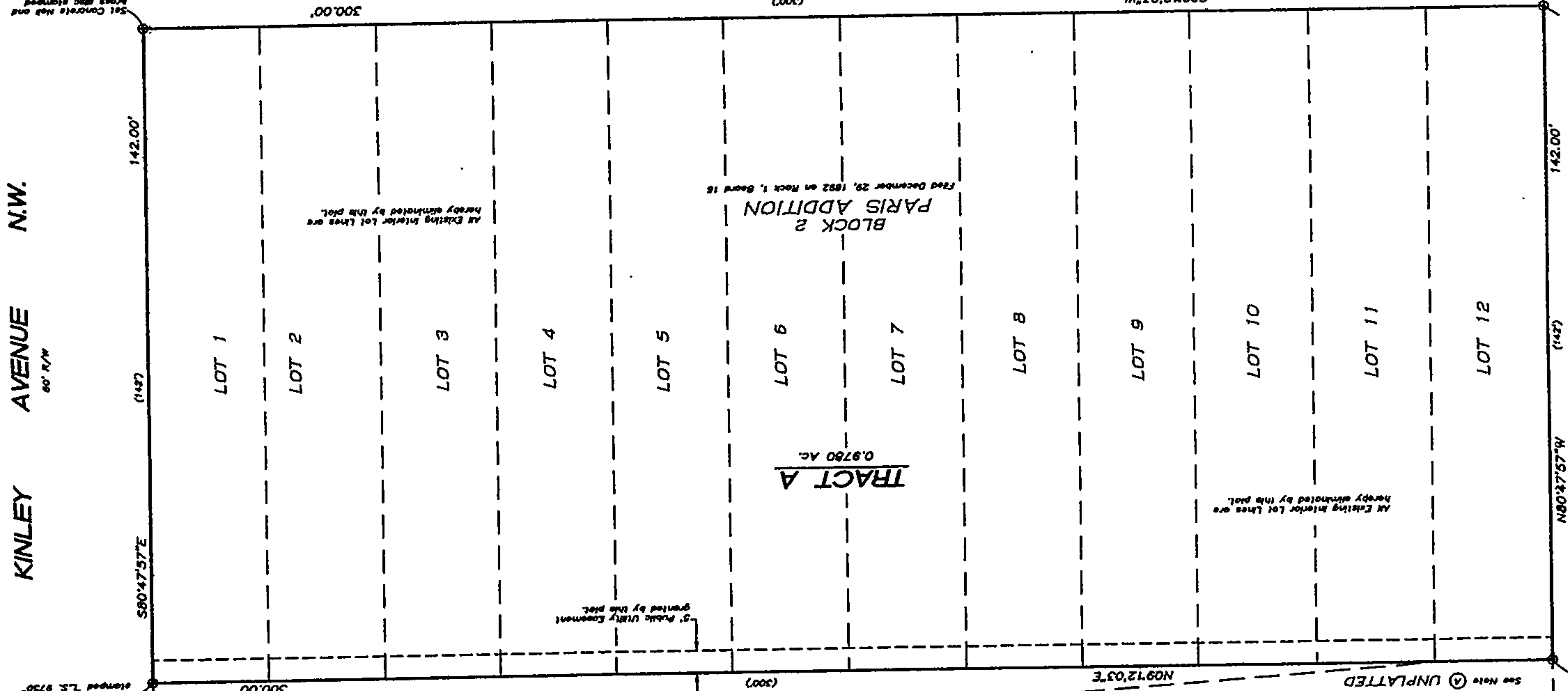
LOT 13  
 BLOCK 5  
 PARIS ADDITION  
 Filed December 29, 1892

DOCN 2814885445  
 10/29/2014 10:17 AM PAGES 3 OF 3  
 11' PLAT B 221 03 8 2012 7 8114 11  
 11' PLAT B 221 03 8 2012 7 8114 11  
 10/29/2014 10:17 AM PAGES 3 OF 3  
 11' PLAT B 221 03 8 2012 7 8114 11

Measurements Control Survey Monument "7-A"  
 New Mexico State Plane Coordinates  
 (Central Zone - NAD 83)  
 Elevation = 1,488,866.762 feet  
 Easting = 1,519,162.317 feet  
 Elevation = 492,424 feet (NAVD 1988)  
 Date Acquired = 001332.00  
 Ground to Grid Factor = 0.999643811

Set Concrete Mark and  
 Stake and stamped  
 L.S. 9750"

Set Concrete Mark and  
 Stake also stamped  
 L.S. 9750"



**QUATRO**  
 TRACT A  
 PLAT OF

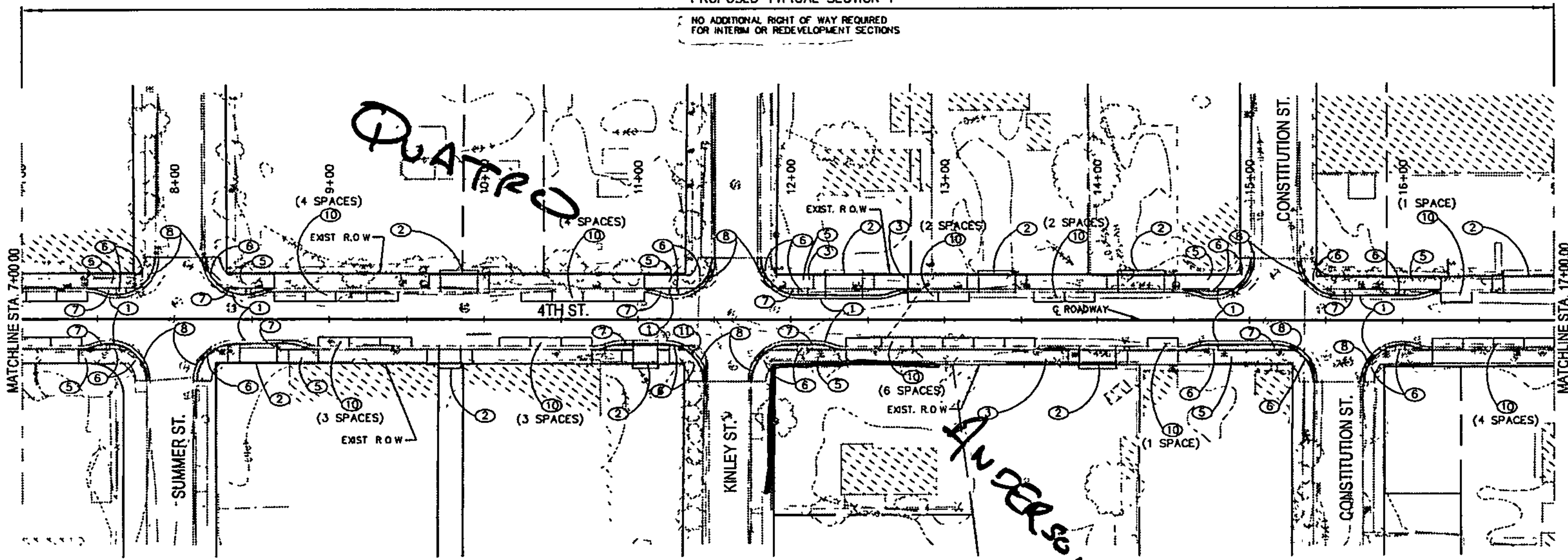
UNPLATTED Notes created by plat of the Romero Addition and the Paris Addition as noted thereon. Said plat boundaries are not contiguous with each other forming the unplatted parcels as shown hereon. Said unplatted parcels are currently being utilized as an alley between Kinley Avenue and Summer Avenue.

THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 9 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2014

Note (A)  
 UNPLATTED Notes created by plat of the Romero Addition and the Paris Addition as noted thereon. Said plat boundaries are not contiguous with each other forming the unplatted parcels as shown hereon. Said unplatted parcels are currently being utilized as an alley between Kinley Avenue and Summer Avenue.

PROPOSED TYPICAL SECTION 1

NO ADDITIONAL RIGHT OF WAY REQUIRED FOR INTERM OR REDEVELOPMENT SECTIONS

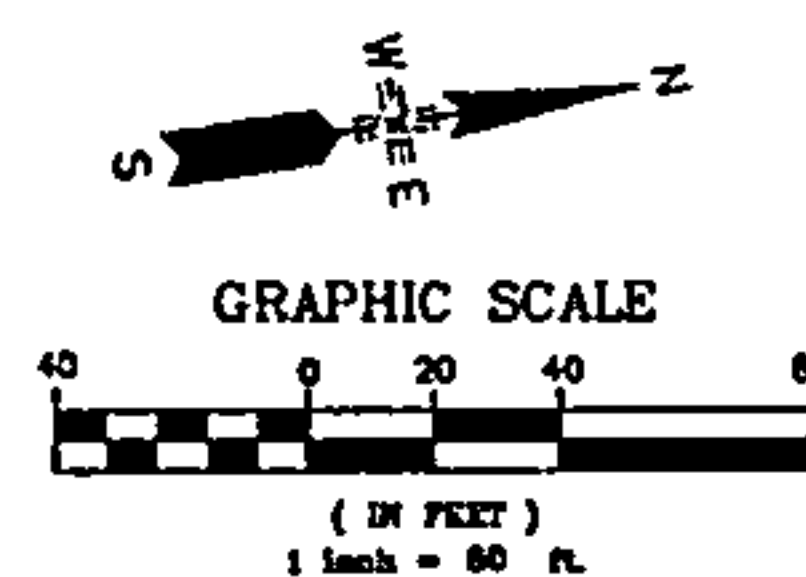


KEYED NOTES:

- ① NEW STANDARD CURB & GUTTER, SEE COA STD. DWG. 2415A.
- ② NEW ADA COMPLIANT DRIVEPAD, SEE DETAIL SHT. 7
- ③ REMOVE EXISTING DRIVEPAD
- ④ NEW 6' WIDE CONCRETE SIDEWALK, SEE COA STD. DWG. 2430
- ⑤ NEW 9' WIDE CONCRETE SIDEWALK, SEE COA STD. DWG. 2430
- ⑥ NEW ADA COMPLIANT CURB RAMP, SEE COA STD. DWG. 2441
- ⑦ NEW LANDSCAPE AREA
- ⑧ SAWCUT EXISTING ASPHALT
- ⑨ NEW FULL DEPTH ASPHALT, SEE COA STD. DWG. 2407
- ⑩ PARALLEL PARKING SPACE, 6' WIDE X 20' LONG
- ⑪ RELOCATE EXISTING PHM POLE

LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK/DRIVEPAD
- ▨ PROPOSED ASPHALT



**PARSONS BRINCKERHOFF**

CITY OF ALBUQUERQUE  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
TRANSPORTATION DIVISION  
NORTH FOURTH STREET  
MOUNTAIN ROAD TO CAMINO ESPANOL  
15% ROADWAY PLANS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	US / 04/17/14	US / 04/17/14

City Project No. COA 5878.91      Zone Map No.      Sheet 9 of 28

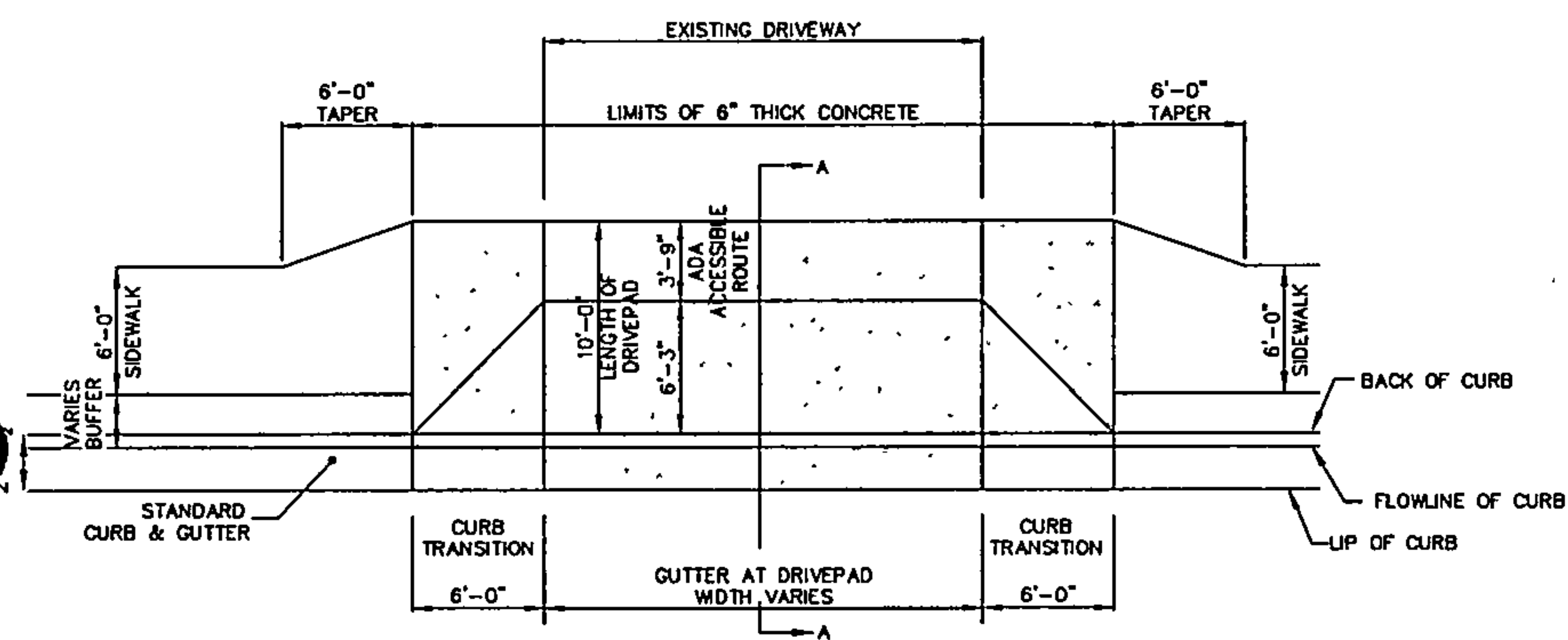
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE

PRELIMINARY  
NOT FOR CONSTRUCTION

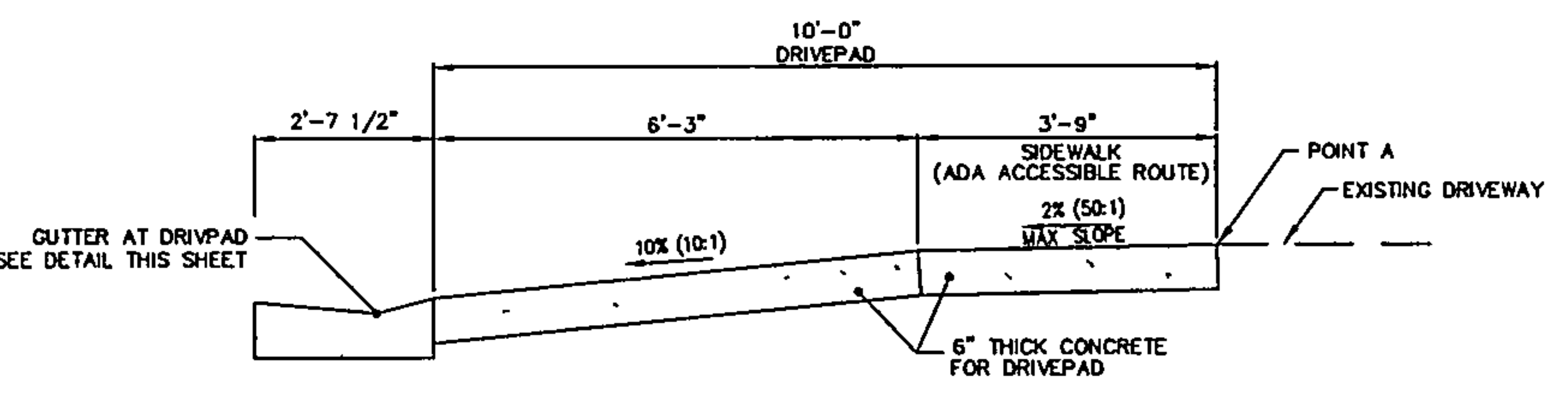


**GENERAL NOTES**

1. POINT "A" SHALL BE A MINIMUM OF 8" AND A MAXIMUM OF 11" ABOVE THE FLOWLINE OF CURB AT STREET

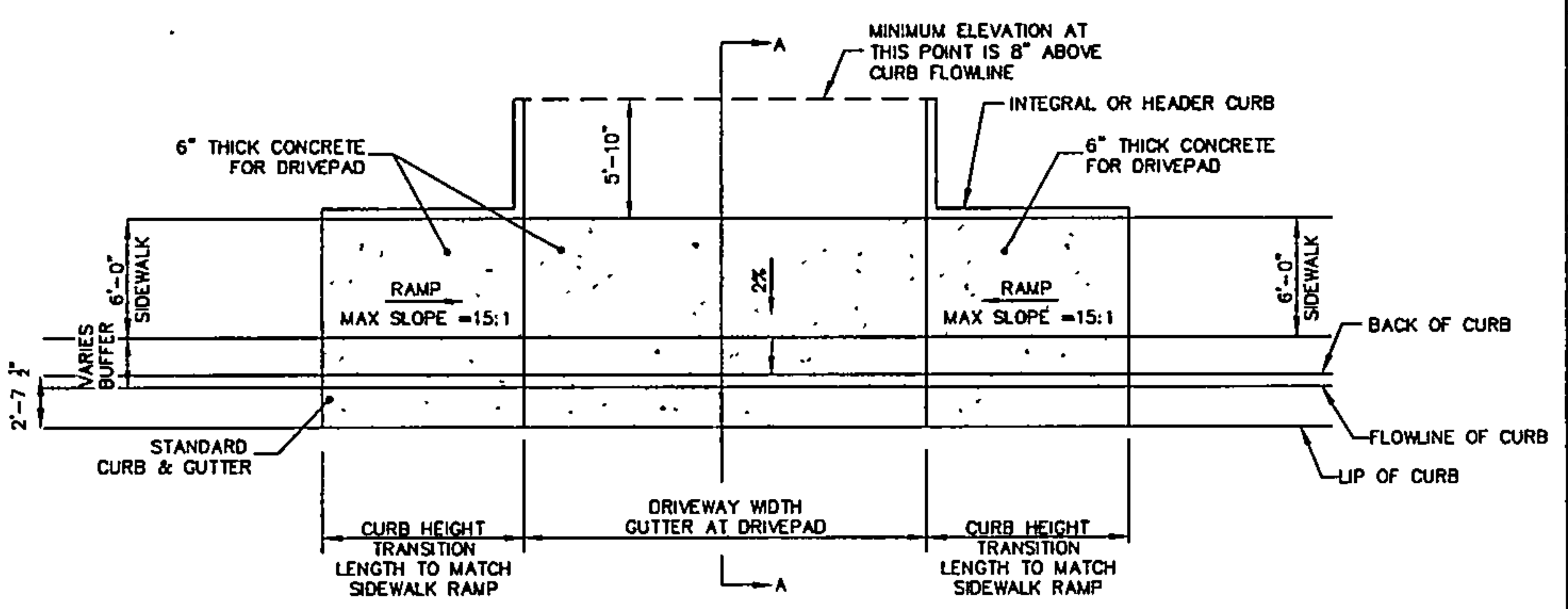


PLAN VIEW

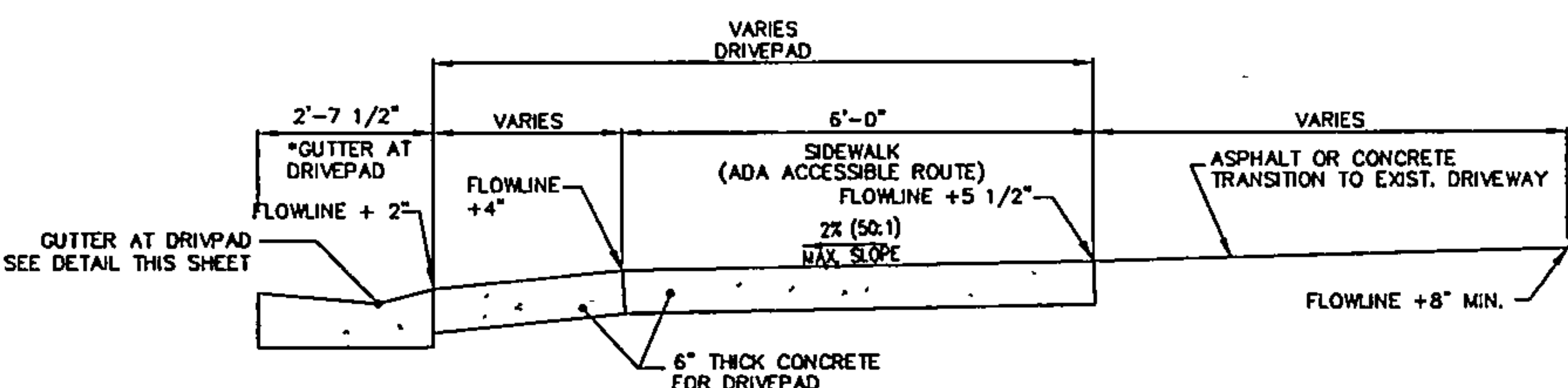


SECTION A-A  
(SLOPE UP TO EXISTING)

DRIVEPAD TYPE 1

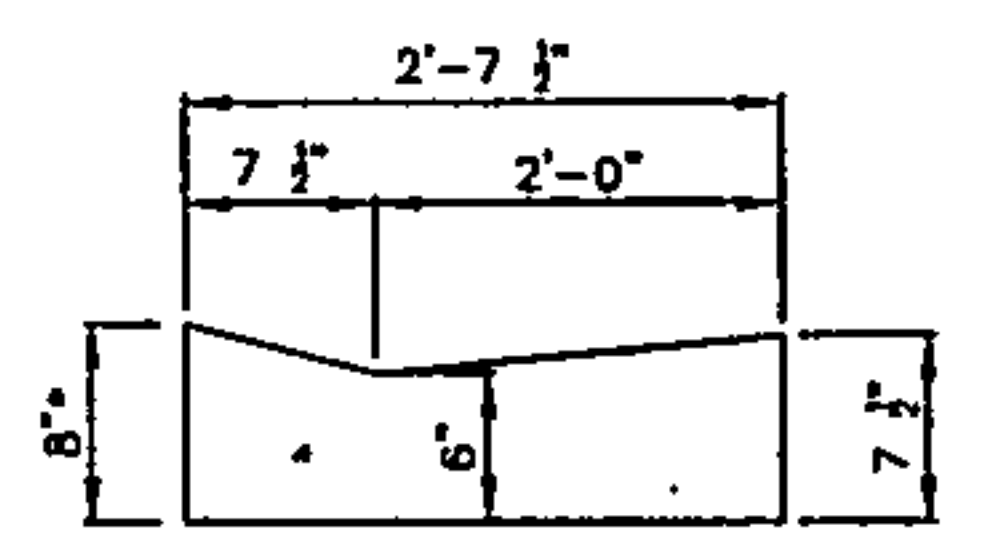


PLAN VIEW



SECTION A-A  
(SLOPE UP TO EXISTING)

DRIVEPAD TYPE 2



GUTTER AT DRIVEPAD  
(SEE DWG. 2415A)

\*USE 8" OPTION FOR 2" HEIGHT FROM FLOWLINE TO BACK OF CURB

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE
DESIGNED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
DRAWN BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
CHECKED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
RECORDED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
PRELIMINARY NOT FOR CONSTRUCTION							
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
REMARKS	BY	REMARKS	BY	REMARKS	BY	REMARKS	BY
DESIGN	DATE	DESIGN	DATE	DESIGN	DATE	DESIGN	DATE
DOS	04/02/14	DOS	04/02/14	DOS	04/02/14	DOS	04/02/14
JEH	04/02/14	JEH	04/02/14	JEH	04/02/14	JEH	04/02/14

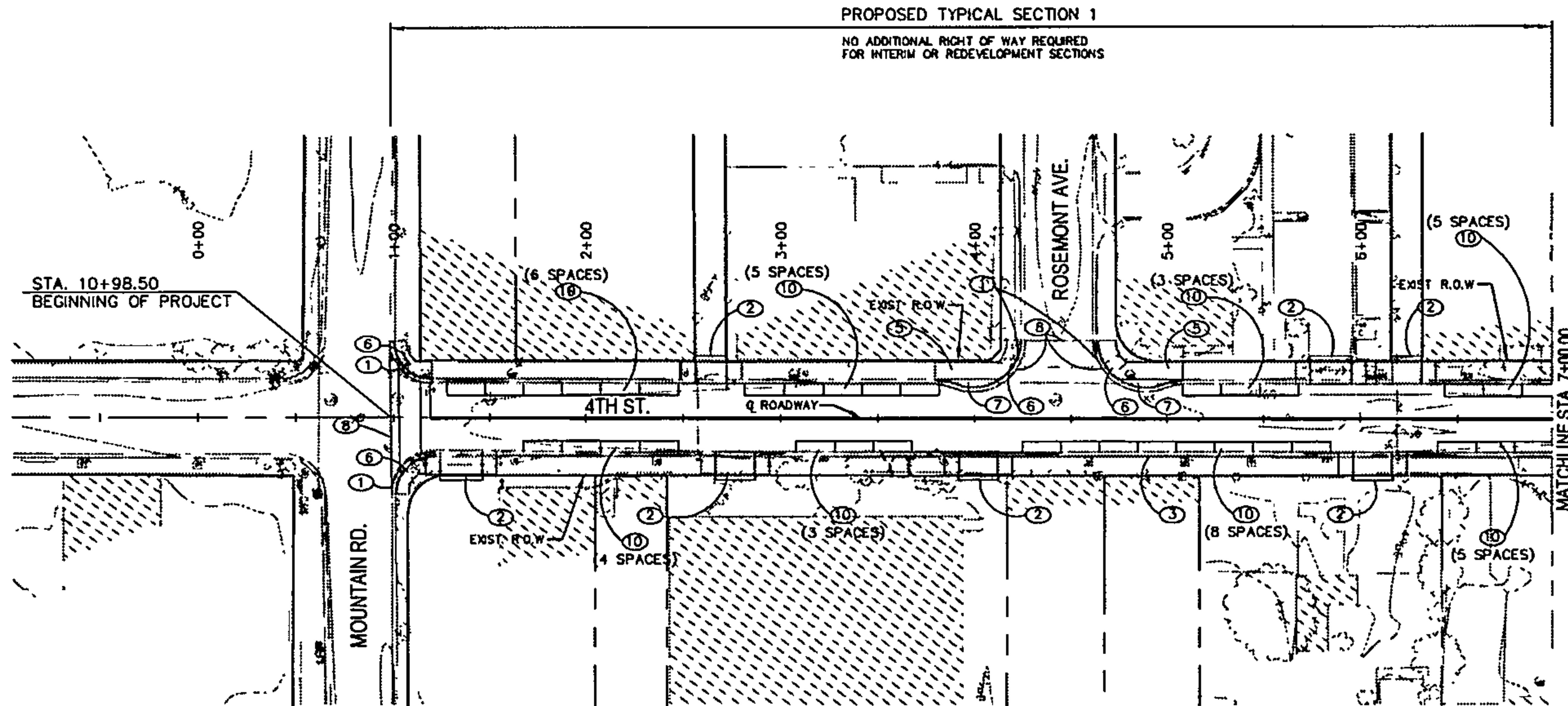
**PARSONS BRINCKERHOFF**

CITY OF ALBUQUERQUE  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
TRANSPORTATION DIVISION  
NORTH FOURTH STREET REDEVELOPMENT STUDY

DRIVEPAD DETAILS

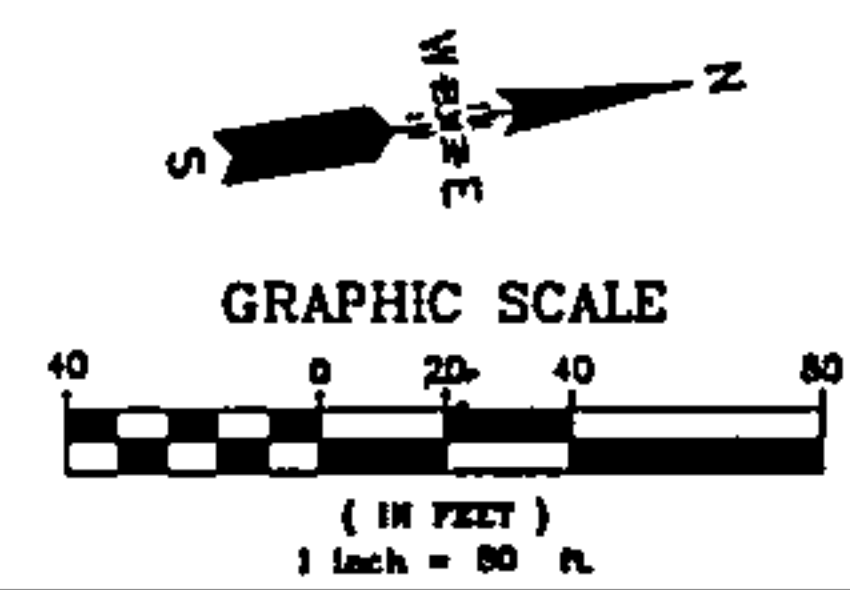
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	US 04/17/14	US 04/17/14

City Project No. COA 5878.91      Zone Map No.      Sheet 7 of 28



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  - ⑦ NEW LANDSCAPE AREA
  - ⑧ SAWCUT EXISTING ASPHALT
  - ⑨ NEW FULL DEPTH ASPHALT SEE COA STD. DWG. 2407
  - ⑩ PARALLEL PARKING SPACE 8' WIDE X 20' LONG
  - ⑪ RELOCATE EXISTING PNM POLE

- LEGEND:**
- PROPOSED CURB & GUTTER
  - PROPOSED SIDEWALK/DRIVEPAD
  - ▨ PROPOSED ASPHALT



**PARSONS BRINCKERHOFF**

CITY OF ALBUQUERQUE  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
TRANSPORTATION DIVISION  
NORTH FOURTH STREET  
MOUNTAIN ROAD TO CAMINO ESPANOL  
15% ROADWAY PLANS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO. / DAY / YR.	NO. / DAY / YR.

City Project No. COA 5878.91      Zone Map No.      Sheet 8 of 28

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE

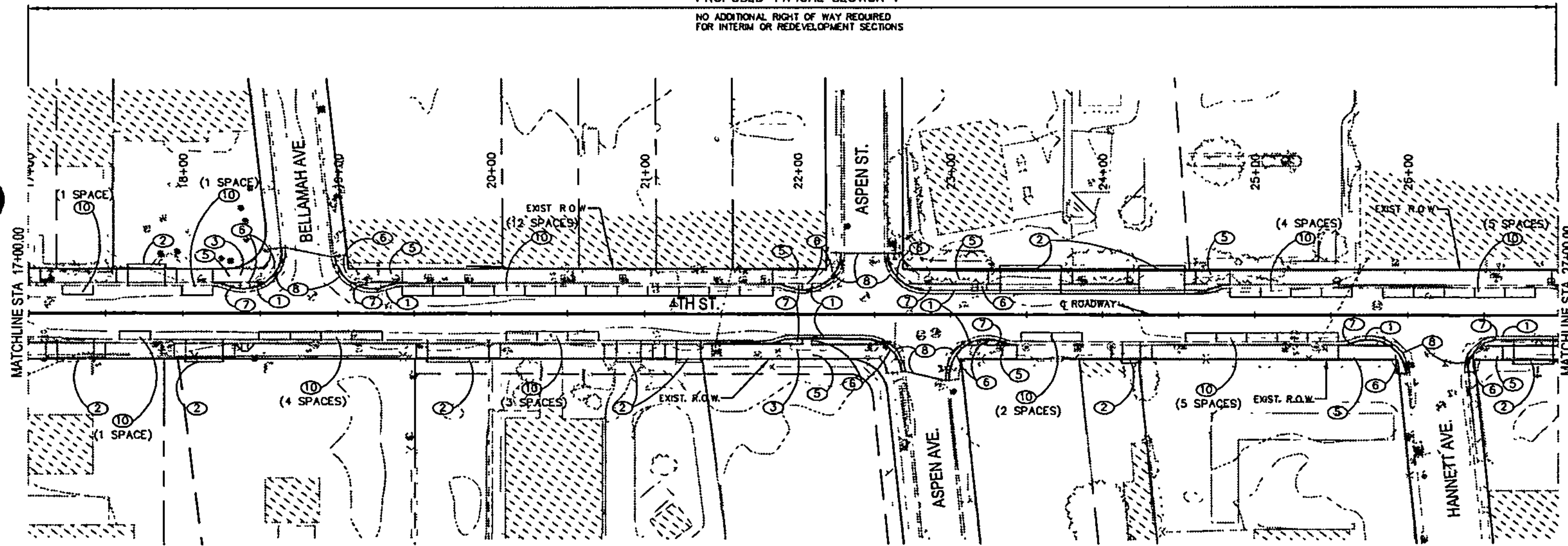
PRELIMINARY  
NOT FOR CONSTRUCTION

NO.	DATE	REMARKS	BY

DESIGNED BY	DATE	DESIGN
DCS	04/11/14	
DCS	04/11/14	
CHEK BY	DATE	
JCH	04/11/14	

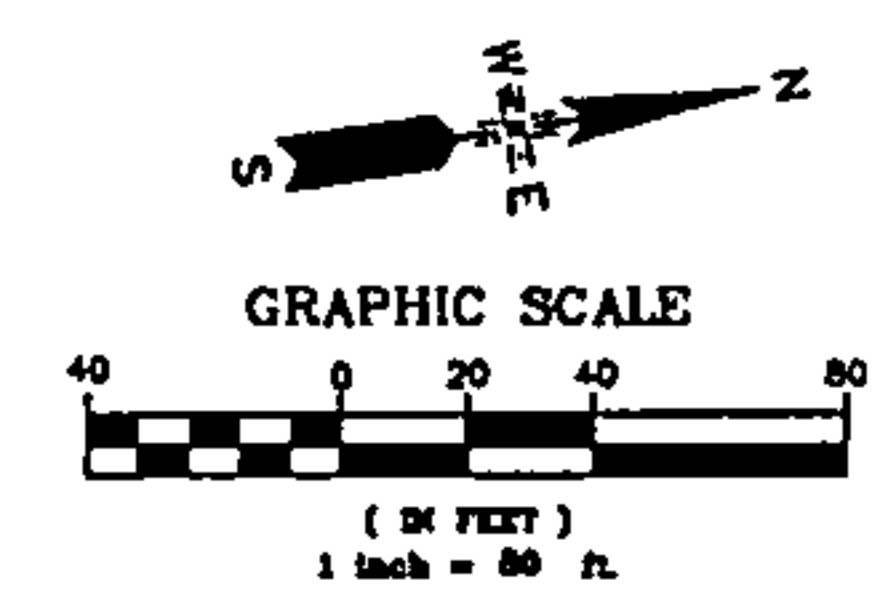


PROPOSED TYPICAL SECTION 1  
 NO ADDITIONAL RIGHT OF WAY REQUIRED  
 FOR INTERM OR REDEVELOPMENT SECTIONS



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  - PROPOSED SIDEWALK/DRIVEPAD
  - ▨ PROPOSED ASPHALT



AS BUILT INFORMATION	
CONTRACTOR	DATE

BENCH MARKS	
NO.	DATE

SURVEY INFORMATION	
NO.	DATE

ENGINEER'S SEAL  
 PRELIMINARY  
 NOT FOR CONSTRUCTION

NO.	DATE	REMARKS	BY

**PARSONS BRINCKERHOFF**

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 DEPARTMENT OF MUNICIPAL DEVELOPMENT  
 TRANSPORTATION DIVISION  
 NORTH FOURTH STREET  
 MOUNTAIN ROAD TO CAMINO ESPANOL  
 15% ROADWAY PLANS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MS /DAY/YR	MS /DAY/YR

City Project No. COA 5878.91      Zone Map No.      Sheet 10 of 28

PROJECT #

10096001

February 18. 2015

EPF

## Rusty Hugg

---

**From:** Gricius, Michelle A. [mgricius@cabq.gov]  
**Sent:** Thursday, December 19, 2013 11:00 AM  
**To:** Rusty Hugg; Gauden, Tim H.; Sammons, Joshua R.; Bradley, Catherine P.  
**Subject:** RE: Anderson Addition- DRB 1009666

The dxf has been approved for project number 1009666. The approval form will be brought to Jack Cloud's office.

---

**From:** Rusty Hugg [mailto:russhugg@survtek.com]  
**Sent:** Thursday, December 19, 2013 7:14 AM  
**To:** Gauden, Tim H.; Sammons, Joshua R.; Gricius, Michelle A.; Bradley, Catherine P.  
**Subject:** Anderson Addition- DRB 1009666

Morning

Attached is our summary plat for Anderson Addition- DRB 1009666  
Bearings are grid and ground distances  
Please let me know if you have questions

Thanks

## ***Surv-Tek, Inc.***

9384 Valley View Drive, Albuquerque, NM  
87114  
Phone (505) 897-3366 Fax (505) 897-3377  
[Russhugg@survtek.com](mailto:Russhugg@survtek.com)  
**Russ P. Hugg**  
NMPS No. 9750

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

12/18/2013 Issued By: BLDAVM 219677

Category Code **910**  
**2013 070 802**

**Application Number:** 13DRB-70802, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** 4TH ST NW BETWEEN KINLEY AVE NW AND CONSTITUTION AVE NW

**Project Number:** 1009666

#### Applicant

CENTRAL PAINT AND BODY, LLC

1710 CENTRAL SW  
ALBUQUERQUE NM  
242-4717

#### Agent / Contact

SURV-TEK INC  
RUSS HUGG  
9384 VALLEY VIEW DR NW  
ALBUQUERQUE NM 87114

RUSSHUGG@SURVTEK.COM

#### Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$285.00

**TOTAL: \$305.00**

City of Albuquerque Treasury  
Date: 12/18/2013 Office: ANNEX  
Stat ID: W5000009 Cashier: TRSRMS  
Batch: 2995 Trans #: 8  
Permit: 2013070802  
Receipt Num 00167925  
Payment Total: \$305.00  
0901 Conflict Mgmt Fee \$20.00  
0903 DRB Actions \$285.00  
Check Tendered: \$305.00

**9666**

### DXF Electronic Approval Form

DRB Project Case #: 1009666

Subdivision Name: ANDERSON ADDN/TRACTS A & B BLOCK 5

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 505-897-3366

DXF Received: 12/19/2013

Hard Copy Received: 12/19/2013

Coordinate System: Ground rotated to NMSP Grid

  
\_\_\_\_\_  
Approved

12/19/13  
\_\_\_\_\_  
Date

\* The DXF file cannot be accepted (at this time) for the following reason(s):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGIS Use Only**  
Copied fc 9666 to agiscov on 12/19/2013 Contact person notified on 12/19/2013



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- 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
- 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 2<sup>nd</sup> 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): SURV-TEK, INC PHONE: 897-3366  
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377  
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSTHUGG@SURVTEK.COM

APPLICANT: CENTRAL PAINT AND BODY, LLC PHONE: 242-4717  
 ADDRESS: 1710 CENTRAL SW FAX: 242-4151  
 CITY: ALB STATE NM ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: MINOR PLAT APPROVAL (PRELIMINARY/FINAL)

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. LOTS 5 THRU 9, BLOCK 5, ANDERSON ADDITION Unit: \_\_\_\_\_  
LOTS 1 THRU 4, BLOCK 4, PARIS ADDITION (Block)  
 Subdiv/Addn/TBKA: VACATED PORTION OF KINLEY AVENUE  
TRACTS A AND B, BLOCK 5, ANDERSON ADDITION  
 Existing Zoning: C-2 Proposed zoning: SAME MRGCD Map No. N/A  
 Zone Atlas page(s): 1-14 UPC Code: 101405825339623001  
101405825640323012  
101405825841023011

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
1009666

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? N/A  
 No. of existing lots: 10 No. of proposed lots: 2 Total site area (acres): 0.6406  
 LOCATION OF PROPERTY BY STREETS: On or Near: FOURTH STREET NW  
 Between: KINLEY AVE NW and CONSTITUTION AVE NW

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: July 10, 2013

**SIGNATURE**

[Signature] DATE 12/18/13  
 (Print Name) Russ Hugg Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB 70802</u>	<u>EPF</u>	_____	<u>\$ 265.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" 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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>\$ 305.00</u>

Hearing date December 31, 2013

[Signature] 12-18-13  
 Staff signature & Date

Project # 1009666

**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.

- 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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- 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
- 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
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

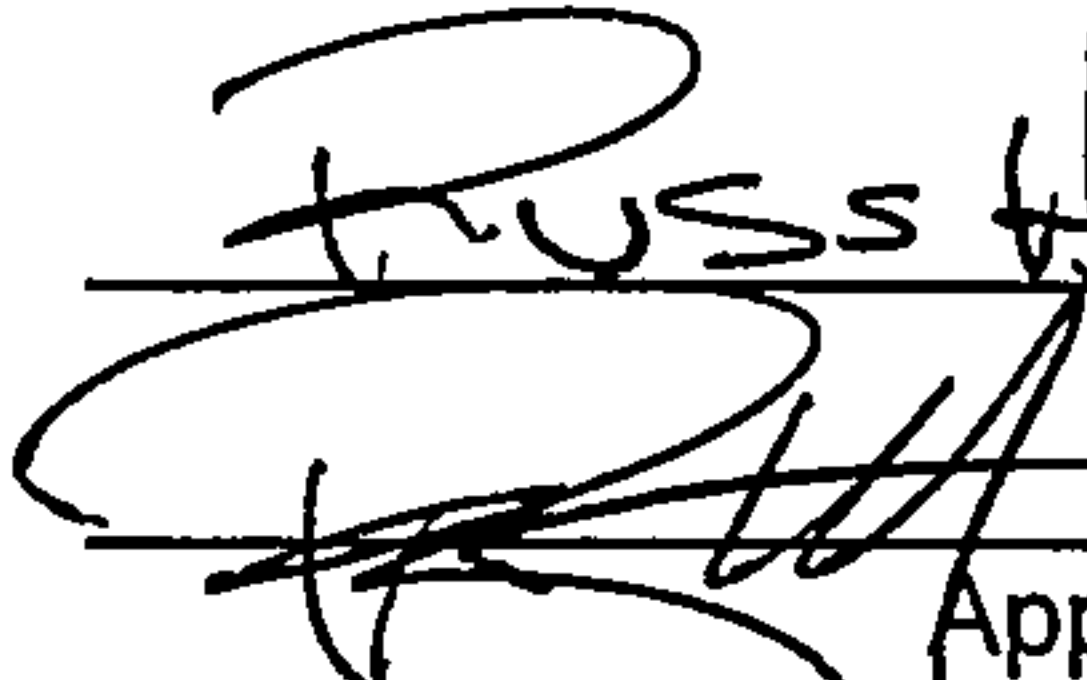
**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

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.

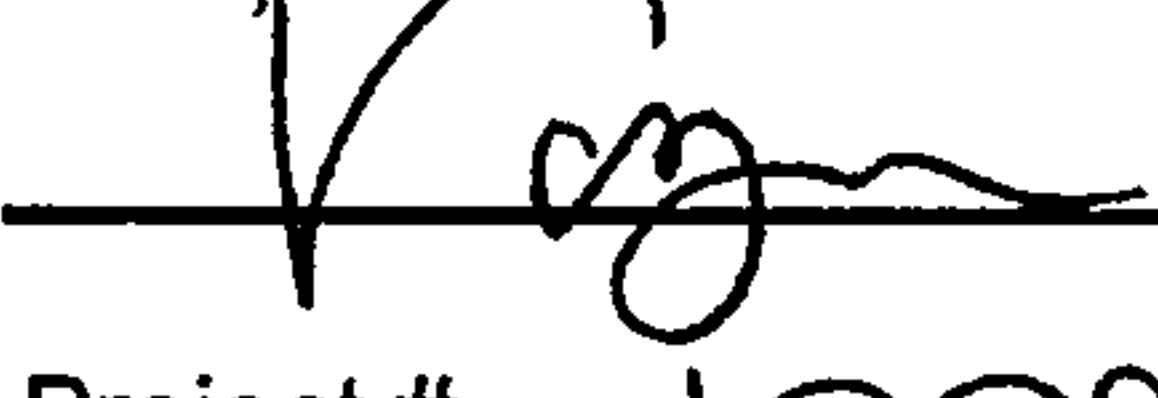
  
 Applicant name (print) Russ Hugo  
 Applicant signature / date [Signature] 12/18/13



Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
13DR13 - 70802  
 \_\_\_\_\_  
 \_\_\_\_\_

  
 Planner signature / date 12-18-13  
 Project # 1009646



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
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- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

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 CITY: ALB STATE NM ZIP 87114 E-MAIL: RussHugg@SURVTEK.COM

APPLICANT: CENTRAL PAINT AND BODY, LLC PHONE: 242-4717  
 ADDRESS: 1710 CENTRAL SW FAX: 242-4151  
 CITY: ALB STATE NM ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

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101405825640323012  
101405825841023011

**CASE HISTORY:**

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1009666

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 Between: KINLEY AVE NW and CONSTITUTION AVE NW  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: July 10, 2013

SIGNATURE [Signature] DATE 12/18/13  
 (Print Name) Russ Hugg Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
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<input checked="" 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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>December 31, 2013</u>			Total <u>\$ 305.00</u>

[Signature] 12-18-13  
 Staff signature & Date

Project # 1009666



**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL MEETING**

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.

- 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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- 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
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- 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
- Infrastructure list if required (verify with DRB Engineer)
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**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
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  - 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.

Russ Hugg  
Applicant name (print)  
[Signature] 12/18/13  
Applicant signature / date



Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
13DRB-70602

[Signature] 12-18-13  
Planner signature / date  
Project # 10096666

# SURV TEK, INC.

## Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

December 18, 2013

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

RE: Preliminary/Final Plat of Tracts A and B, Block 5,  
Anderson Addition, City of Albuquerque, Bernalillo  
County, New Mexico. City Zone Atlas page J-14.

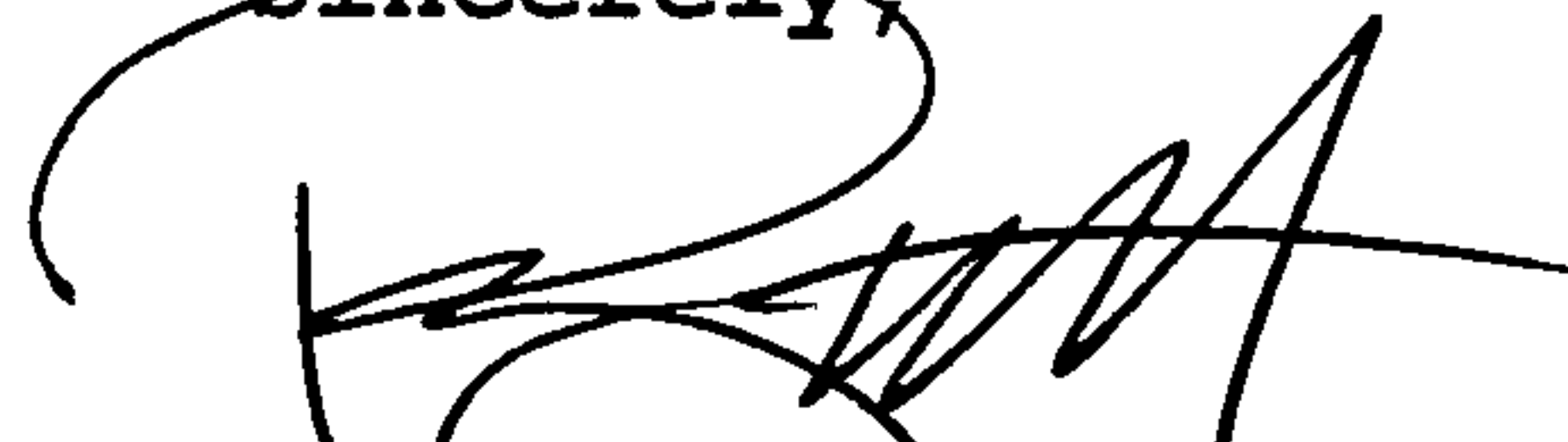
Dear Mr. Cloud

The owners of the above captioned property, Central Paint and Body, LLC are hereby filing application with the City of Albuquerque Development Review Board for Preliminary/Final Plat approval on the above referenced property to accomplish the following:

- a. Combine Ten (10) existing Lots/parcels and Vacated Kinley Avenue right of way into two (2) new Tracts.
- b. Dedicate additional public street right of way
- c. Grant new public utility easements

If you have any questions concerning this request, please feel free to contact me at your convenience.

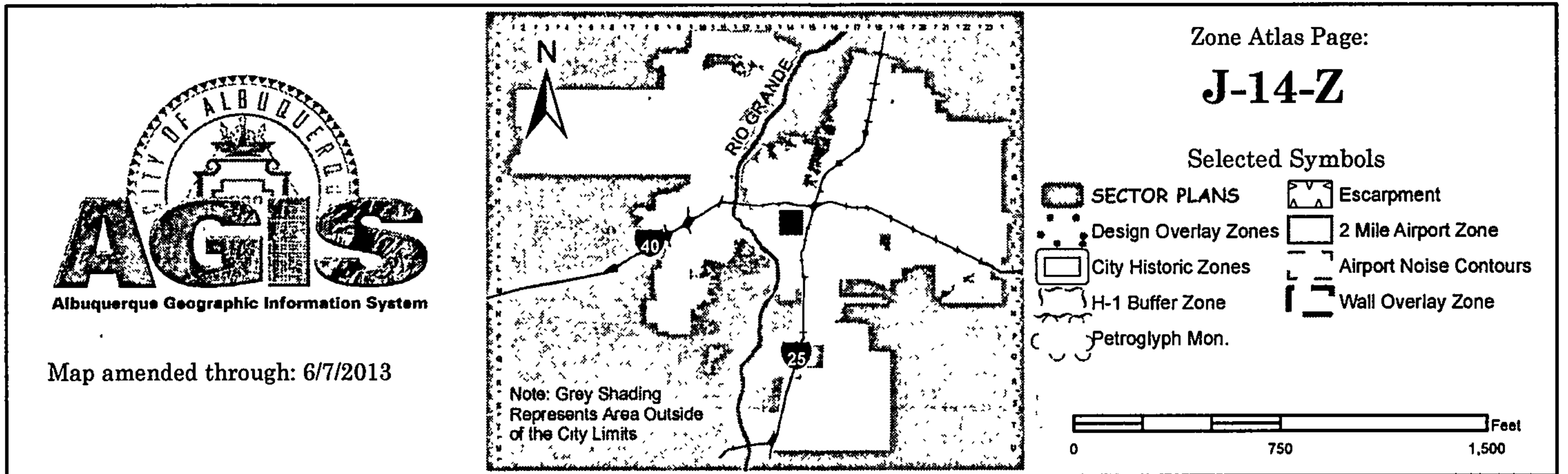
Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.



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



November 6, 2013

Mr. Russ Hugg  
Surv-Tek, Inc.  
5643 Paradise Blvd. N.W.  
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Central Paint and Body, LLC, for the purpose of replatting Lots 1 thru 4, Block 4, Paris Addition and Lots 5 thru 9, Block 5, Anderson Addition, City of Albuquerque, Bernalillo County, New Mexico.

Sincerely,

Central Paint and Body, LLC

  
\_\_\_\_\_  
Ursula Martinez, Managing member



---

**J. Kory Baker**

**Architect**

---

P.O. Box 254  
Estancia, NM 87016

Phone: 505-384-3112

Fax: 505-384-1853

Email: [j.k.baker@centurylink.net](mailto:j.k.baker@centurylink.net)

6 November 2013

Parking calculations for Central Paint and Body – 1418 Fourth Street NW:

3 spaces per 1000 square feet (Liner Building – page 36, North Fourth St Corridor Plan)

$5400 \text{ sf} / 333 = 16$  spaces less 10% transit reduction = 15 spaces required.

1 motorcycle space required.

2 bicycle spaces required.



J. Kory Baker

December 31. 2013



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- 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
- 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 2<sup>nd</sup> 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): J. Kory Baker PHONE: 505-384-3112  
 ADDRESS: P.O. Box 254 FAX: 505-384-1853  
 CITY: Estancia STATE NM ZIP 87016 E-MAIL: j.k.baker@centurylink.net

APPLICANT: David Martinez / Central Paint & Body PHONE: 505-850-6839  
 ADDRESS: 1710 Central Ave SW FAX: N/A  
 CITY: ABQ STATE NM ZIP 87104 E-MAIL: mmelendez100@yahoo.com  
 Proprietary interest in site: Under contract to purchase List all owners: CSD Holdings LLC

DESCRIPTION OF REQUEST: Sketch plat review and comment to consolidate 9 lots into 2 lots for construction of an Auto Body Repair shop on one of lots.

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. Lots 1-4<sup>5-9</sup> BLOCK: 445 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Pan's Addition  
 Existing Zoning: C-2 or SU-2 UFTOD Proposed zoning: Same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): 5-14-Z UPC Code: 101405825339623001, 101405826039623002

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1009666  
PA# 13-078

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 9 No. of proposed lots: 2 Total site area (acres): .6406  
 LOCATION OF PROPERTY BY STREETS: On or Near: 4<sup>th</sup> and Kinley  
 Between: Mountain Rd & I-40 and \_\_\_\_\_

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

SIGNATURE David Martinez DATE 6-22-13  
 (Print Name) David Martinez Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB - 70608</u>	<u>SP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" 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				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total \$ <u>0</u>

Hearing date July 10, 2013

Project # 1009666

6-25-13  
 Staff signature & Date

*[Handwritten Signature]*

Revised: 4/2012

**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.

- \_\_\_ 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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
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- \_\_\_ Infrastructure list if required (**verify with DRB Engineer**)
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**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.

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

David Martinez  
Applicant name (print)  
David Martinez  
Applicant signature / date



- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
13 - DRB - 70608

Form revised **October 2007**

[Signature] 10-25-13  
Planner signature / date  
Project # 1009666





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

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- 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
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- L A **APPEAL / PROTEST of...**
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 ADDRESS: 1710 Central Ave SW FAX: N/A  
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 Proprietary interest in site: Under contract to purchase List all owners: CSD Holdings LLC

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

Lot or Tract No. Lots 1-4<sup>5-9</sup> BLOCK: 445 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Paris Addition  
 Existing Zoning: C-2 or SU-2 (ETOD) Proposed zoning: Same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): 5-14-Z UPC Code: 101405825339623001 101405826039623002

CASE HISTORY: 101405826639623004  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1009666  
PA# 13-078

CASE INFORMATION:  
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 No. of existing lots: 9 No. of proposed lots: 2 Total site area (acres): .6406  
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 Between: Mountain Rd & I-40 and \_\_\_\_\_

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

SIGNATURE David Martinez DATE 6-22-13  
 (Print Name) David Martinez Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB - 70608</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
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<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>July 10, 2013</u>				Total \$ <u>0</u>
Staff signature & Date <u>6-25-13</u>				Project # <u>1009666</u>

Revised: 4/2012

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL REVIEW

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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.

David Martinez  
Applicant name (print)

David Martinez  
Applicant signature / date



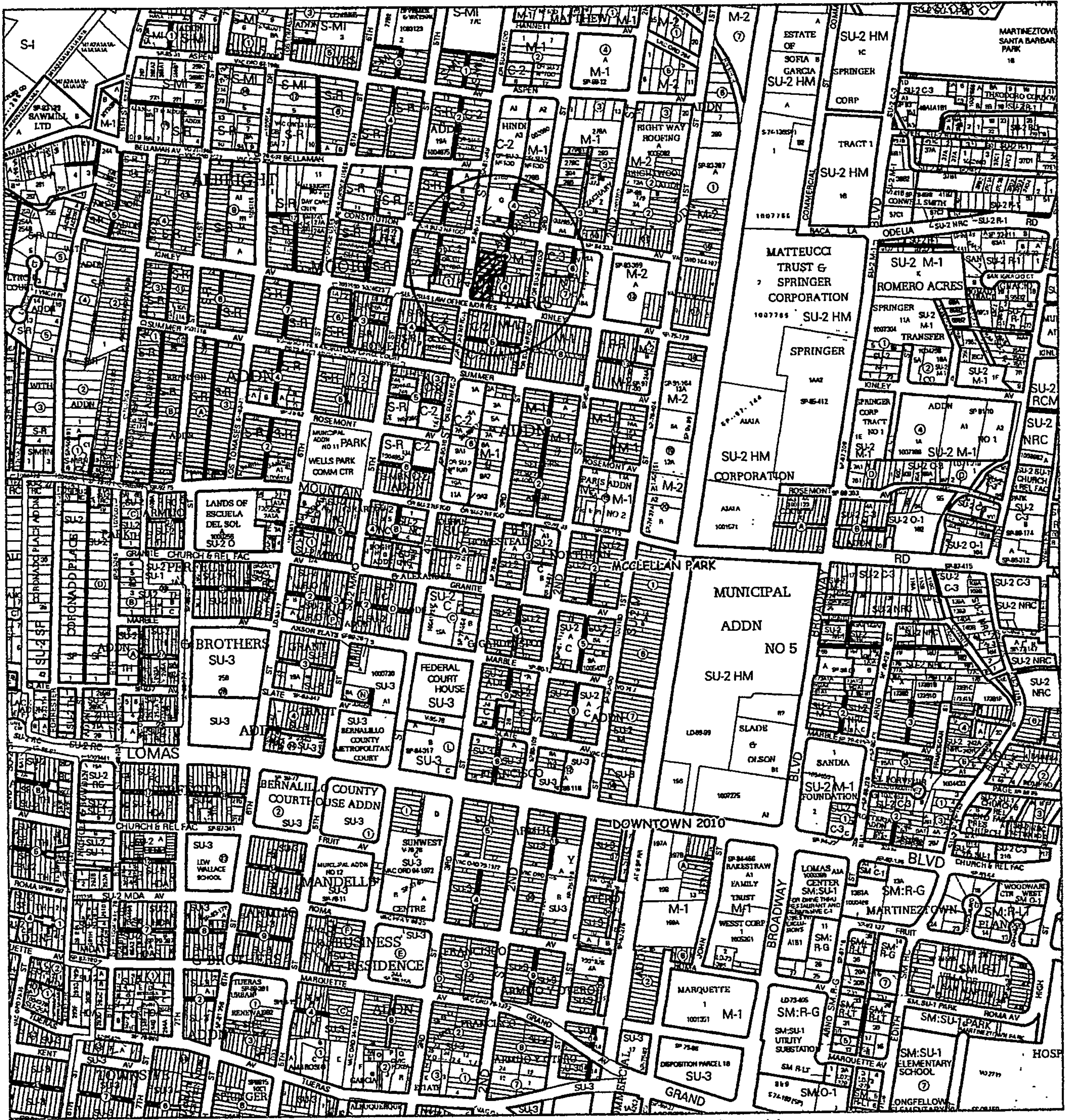
Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
13 - DRB - 70608

[Signature] 10-25-13  
 Planner signature / date

Project # 1009666



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

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

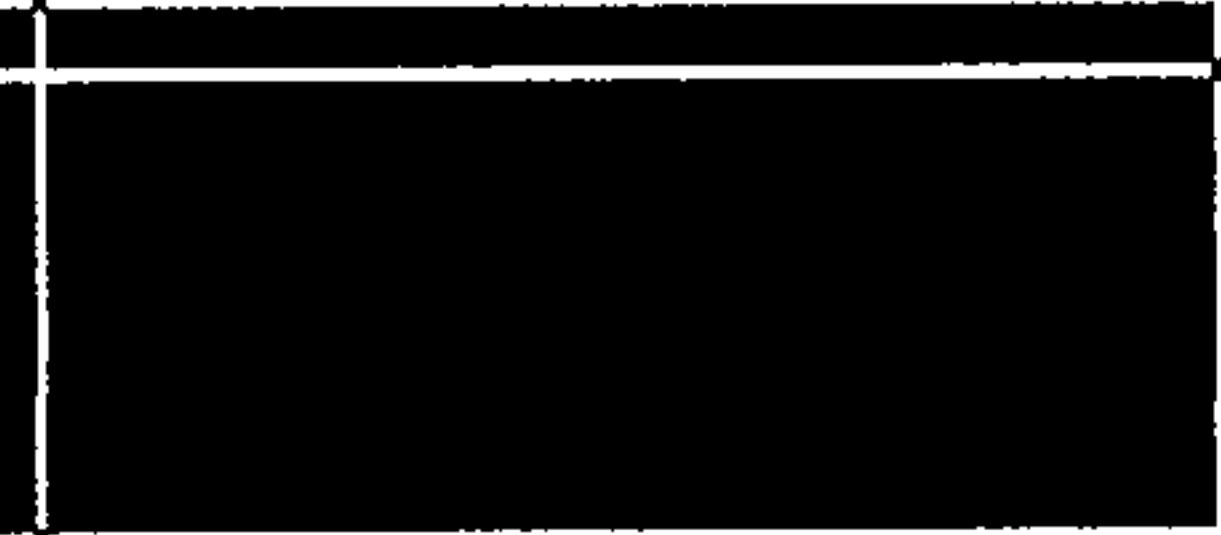
Zone Atlas Page:  
**J-14-Z**

Selected Symbols

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

0 750 1,500 Feet

**J. Kory Baker** ————— **Architect**



P.O. Box 254  
Estancia, NM 87016

Phone: 505-384-3112  
Fax: 505-384-1853  
Email: [j.k.baker@centurylink.net](mailto:j.k.baker@centurylink.net)

June 25, 2013

Development Review Board  
City of Albuquerque  
Albuquerque, New Mexico

This request is for sketch plat review and comment on proposed consolidation of 9 lots into 2 for construction of an auto paint and body shop on one of the lots. The existing building would remain on the southern lot

We are requesting comments from each department on the proposed layout and any issues that need to be addressed.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "J. Kory Baker".

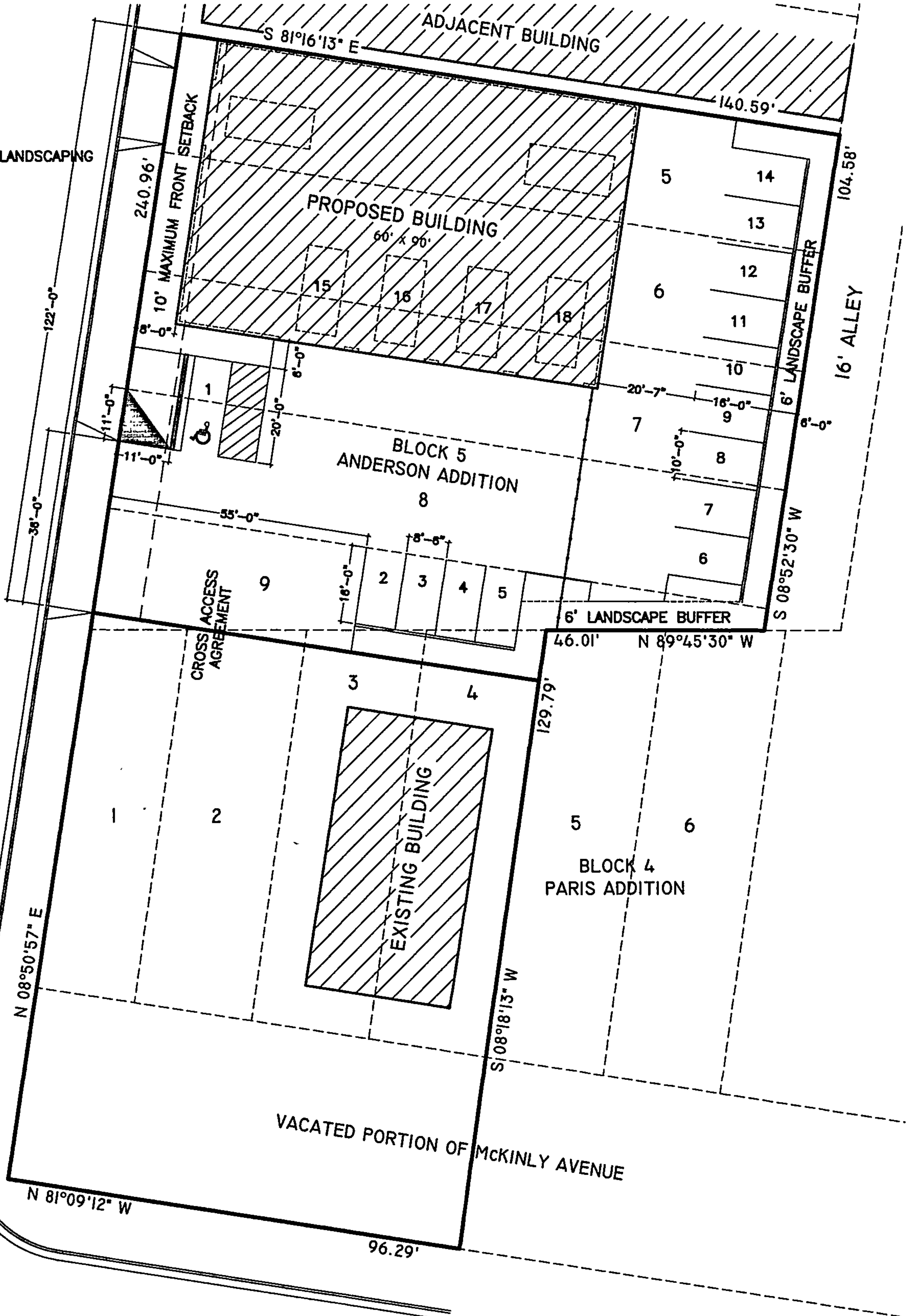
J. Kory Baker

Attachments: Site Plan  
Zone Atlas Map J-14-Z

July 10. 2013

16511 SF SITE  
 5400 SF BUILDING  
 11111 SF NET SITE  
 15% = 1667 SF REQ. LANDSCAPING  
 1621 SF SHOWN

FOURTH STREET NW  
 MINOR ARTERIAL  
 60' R/W



N 08°50'57" E

S 81°16'13" E

N 81°09'12" W

S 08°18'13" W

N 89°45'30" W

KINLEY AVENUE NW  
 60' R/W

**SITE PLAN**



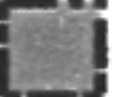

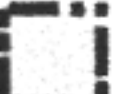
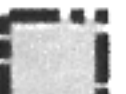

**1" = 30'-0"**



# City of Albuquerque



## Legend

-  Metropolitan Redevelopment A
- Municipal Limits**
-  CORRALES
-  EDGEWOOD
-  LOS RANCHOS
-  RIO RANCHO
-  TIJERAS
-  UNINCORPORATED AREAS

## Notes

0.1                      0                      0.07                      0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
6/4/2013                      © City of Albuquerque

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

