



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input checked="" type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

Request final plat review of our approved major subdivision preliminary plat and vacation of 2 existing easements, which was heard 2/8/23. Proposed plat eliminates the interior lot lines of 9 parcels to create 2 new parcels. Plat also grants 3 new easements (public sidewalk and public utility). Recorded IIA is attached.

APPLICATION INFORMATION

Applicant/Owner: Rhino Holdings Boulevard, LLC		Phone:
Address: 2200 Paseo Verde Parkway Suite 260		Email:
City: Henderson	State: NV	Zip: 87174
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: PO Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List <u>all</u> owners: Rhino Holdings Tower 10 LLC; Rhino Holdings Tower 17 LLC	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Parcels B, C-1, C-2, D, E; Tracts 3-6-EL-2 and 3-7-EL-1; Lot 13 and 14	Block: 25	Unit:
Subdivision/Addition: Tijeras Place Addition	MRGCD Map No.:	UPC Code: See Attached Sheet
Zone Atlas Page(s): K-18-Z	Existing Zoning: MX-M and MX-L (port. Parcel B)	Proposed Zoning
# of Existing Lots: 9	# of Proposed Lots: 2	Total Area of Site (Acres): 3.3701

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 300 San Mateo Blvd NE	Between: Copper Ave NE	and: Domingo Rd NE
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2022-007589; PS-2022-00194 (sketch plan) PR-2018-001681 in Planning Sketch Plan comments

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: August 11, 2023
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

_ MAJOR SUBDIVISION FINAL PLAT APPROVAL

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the two documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat.
- ___ 6) Design elevations & cross sections of perimeter walls
- ___ 7) Recorded Infrastructure Improvements Agreement

SUPPORTIVE DOCUMENTATION

- ___ 8) Letter of authorization from the property owner if application is submitted by an agent
- ___ 9) Letter describing and explaining the request
- ___ 10) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer
- ___ 11) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ___ 7) Sidewalk Exhibit and/or cross sections of proposed streets
- ___ 8) Proposed Infrastructure List, if applicable

SUPPORTIVE DOCUMENTATION

- ___ 9) Letter of authorization from the property owner if application is submitted by an agent
- ___ 10) Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3)
- ___ 11) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ 12) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer

PUBLIC NOTICE DOCUMENTATION

- ___ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ 14) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ MINOR AMENDMENT TO PRELIMINARY PLAT

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Proposed Amended Preliminary Plat and/or Grading and Drainage Plan
- ___ 7) Original Preliminary Plat and/or Grading and Drainage Plan
- ___ 8) Infrastructure List, if applicable
- ___ 9) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: Parcels B, C-1, C-2, D, E, and Lots 13&14, Block 25 of Tijeras Place Addition; portions of vacated Zia Rd and Ortiz Dr; Parcels 3-6-EL-2 and 3-7-EL-1 of NMDOT ROW Map U-034-1(6) all located at 300 San Mateo Boulevard NE

Job Description: Preliminary Plat app. creating 2 new parcels from 9 existing parcels, and grant easements [PR-2022-007589]

☐ **Hydrology:**

• Grading and Drainage Plan	<u>X</u>	Approved	<u> </u>	NA
• AMAFCA	<u> </u>	Approved	<u>X</u>	NA
• Bernalillo County	<u> </u>	Approved	<u>X</u>	NA
• NMDOT	<u> </u>	Approved	<u>X</u>	NA
• MRGCD	<u> </u>	Approved	<u>X</u>	NA

Reggie Cho
Hydrology Department

1/11/2023
Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	<u>X</u>	Approved	<u> </u>	NA
• Traffic Impact Study (TIS)	<u> </u>	Approved	<u>X</u>	NA
• Neighborhood Impact Analysis (NIA)	<u> </u>	Approved	<u>X</u>	NA
• Bernalillo County	<u> </u>	Approved	<u>X</u>	NA
• NMDOT	<u> </u>	Approved	<u>X</u>	NA

Ernest Armijo
Transportation Department

1/11/2023
Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement/Serviceability Letter	<u> </u>	Approved	<u> </u>	NA
• ABCWUA Development Agreement	<u> </u>	Approved	<u> </u>	NA
• ABCWUA Service Connection Agreement	<u> </u>	Approved	<u> </u>	NA

ABCWUA

Date

<input type="checkbox"/> Infrastructure Improvements Agreement (IIA*)	<u> </u>	Approved
<input type="checkbox"/> AGIS (DXF File)	<u> </u>	Approved
<input type="checkbox"/> Fire Marshall Signature on the plan	<u> </u>	Approved

☐ **Signatures on Plat**

• Owner(s)	<u> </u>	Yes	
• City Surveyor	<u> </u>	Yes	
• AMAFCA**	<u> </u>	Yes	<u> </u> NA
• NM Gas**	<u> </u>	Yes	
• PNM**	<u> </u>	Yes	
• COMCAST**	<u> </u>	Yes	
• MRGCD**	<u> </u>	Yes	<u> </u> NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: Parcels B, C-1, C-2, D, E, and Lots 13&14, Block 25 of Tijeras Place Addition; portions of vacated Zia Rd and Ortiz Dr; Parcels 3-6-EL-2 and 3-7-EL-1 of NMDOT ROW Map U-034-1(6) all located at 300 San Mateo Boulevard NE

Job Description: Preliminary Plat app. creating 2 new parcels from 9 existing parcels, and grant easements [PR-2022-007589]

☐ **Hydrology:**

• Grading and Drainage Plan	_____ Approved	_____ NA
• AMAFCA	_____ Approved	_____ NA
• Bernalillo County	_____ Approved	_____ NA
• NMDOT	_____ Approved	_____ NA
• MRGCD	_____ Approved	_____ NA

Hydrology Department

Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	_____ Approved	_____ NA
• Traffic Impact Study (TIS)	_____ Approved	_____ NA
• Neighborhood Impact Analysis (NIA)	_____ Approved	_____ NA
• Bernalillo County	_____ Approved	_____ NA
• NMDOT	_____ Approved	_____ NA

Transportation Department

Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement/Serviceability Letter	_____ <u>x</u> Approved	_____ NA
• ABCWUA Development Agreement	_____ Approved	_____ <u>x</u> NA
• ABCWUA Service Connection Agreement	_____ Approved	_____ <u>x</u> NA

Sarah Luckie
ABCWUA

1/11/2023
Date

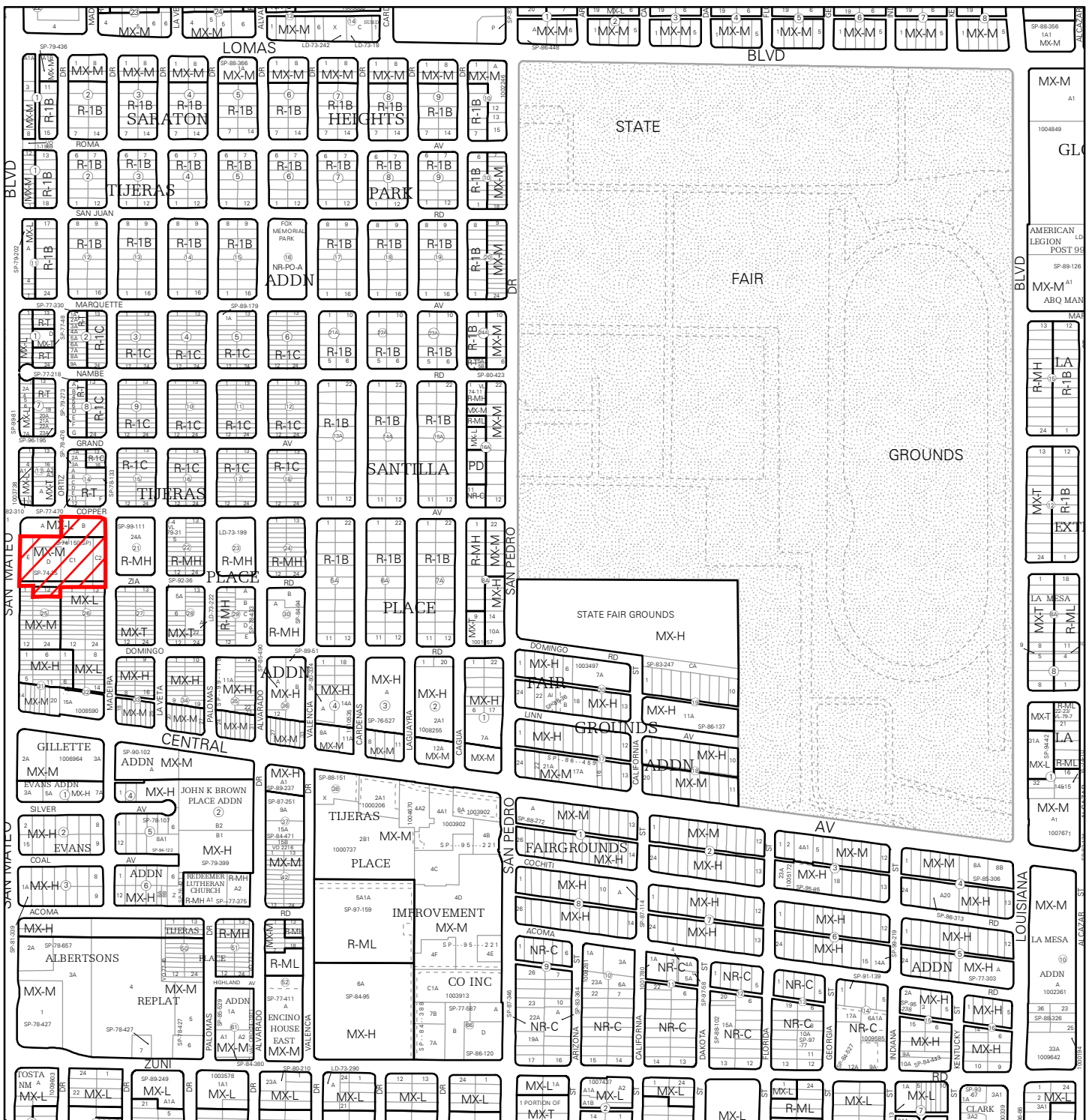
<input type="checkbox"/> Infrastructure Improvements Agreement (IIA*)	_____ Approved
<input type="checkbox"/> AGIS (DXF File)	_____ Approved
<input type="checkbox"/> Fire Marshall Signature on the plan	_____ Approved

☐ **Signatures on Plat**

• Owner(s)	_____ Yes	
• City Surveyor	_____ Yes	
• AMAFCA**	_____ Yes	_____ NA
• NM Gas**	_____ Yes	
• PNM**	_____ Yes	
• COMCAST**	_____ Yes	
• MRGCD**	_____ Yes	_____ NA

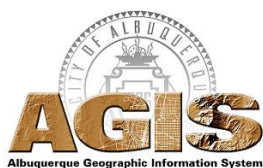
* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

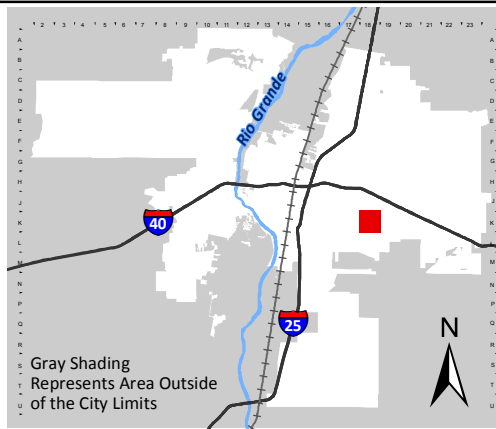


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

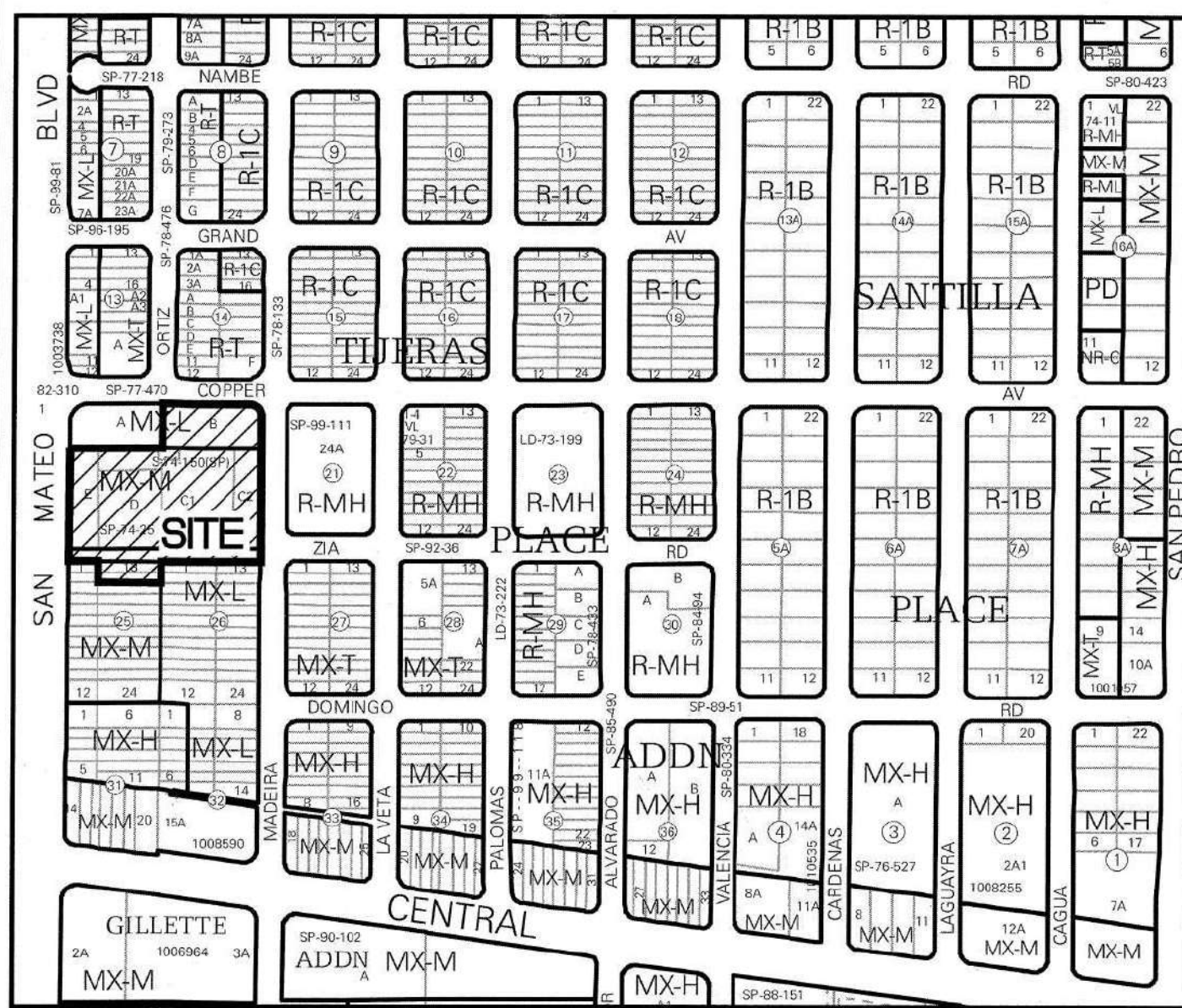


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
K-18-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet



Vicinity Map - Zone Atlas K-18-Z

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2021 AND JANUARY 2022
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. EXISTING PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0354H, DATED AUGUST 16, 2012.

Indexing Information

Section 24, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: Tijeras Place Addition
Owner: Rhino Holdings Tower 10 LLC
Rhino Holdings Tower 17 LLC (Lots 13 & 14, Block 25)
UPC #: 101805704228032231 (Parcel B)
101805703826232235 (Parcel C-1)
101805704926232230 (Parcel C-2)
101805702326032234 (Parcel D)
101805701226332233 (Parcel E)
101805700925132237 (Tract 3-6-EL-2)
101805700925532236 (Tract 3-7-EL-1)
10180570224832224 (Lot 13 & 14, Block 25 and Vacated Portion of Ortiz Dr NE)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 3.3701 ACRES
ZONE ATLAS PAGE NO. K-9-Z
NUMBER OF EXISTING LOTS. 9
NUMBER OF LOTS CREATED. 2
MILES OF FULL-WIDTH STREETS. 0.0000 MILES
MILES OF HALF-WIDTH STREETS. 0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
DATE OF SURVEY. JANUARY 2022

Plat Approvals:

PNM Electric Services <u>Natalia Antonia</u> <small>Natalia Antonia (May 25, 2023 15:49 MDT)</small>	May 25, 2023
Qwest Corp. d/b/a CenturyLink QC <u>Jeff Estvank</u> <small>Jeff Estvank (May 25, 2023 14:04 MDT)</small>	May 25, 2023
New Mexico Gas Company <u>Mike Mortus</u> <small>Mike Mortus (May 25, 2023 13:47 MDT)</small>	May 25, 2023
Comcast	

Legal Description

A CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING ALL OF PARCELS "B", "D" AND "E" OF THE REPLAT SHOWING PARCELS "A" THROUGH "E", INCLUSIVE, COMPRISING ALL OF BLOCK 20, PORTION OF BLOCK 19 TOGETHER WITH PORTIONS OF VACATED ORTIZ DRIVE NE, ZIA ROAD NE, OF TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 13, 1974, IN BOOK D6, PAGE 28;

AND

PARCELS "C-1" AND "C-2" OF THE REPLAT SHOWING PARCELS "C-1" AND "C-2" COMPRISING A REPLAT OF PARCEL "C" OF REPLATTED BLOCKS 19 & 20 OF THE TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 6, 1974, IN PLAT BOOK C9, PAGE 190;

AND

LOTS 13 AND 14, INCLUSIVE, IN BLOCK NUMBERED TWENTY-FIVE (25), TIJERAS PLACE ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 24, 1923, IN PLAT BOOK C, PAGE 21;

AND

PORTIONS OF THE VACATED ZIA ROAD NE AND PORTIONS OF LOTS 11 AND 12, BLOCK 19, OF TIJERAS ADDITION, IDENTIFIED AS TRACTS 3-6-EL-2 AND 3-7-EL-1, AS SHOWN ON THE NMDOT RIGHT-OF-WAY MAP HAVING PROJECT NO. "U-034-1(6)";

ALL TOGETHER BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS,

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHWEST CORNER OF SAID PARCEL E, A POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF SAN MATEO BOULEVARD SE, BEING MARKED BY A CHISELED "X", WHENCE A TIE TO ACS MONUMENT "9_J17" BEARS N 47°21'43" W, A DISTANCE OF 3,820.29 FEET;

CONTINUED ON SHEET 2...

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101805704228032231
101805703826232235
101805704926232230
101805702326032234
101805701226332233
101805700925132237
101805700925532236
10180570224832224

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Parcels B-1 and C-1-A
Tijeras Place Addition
Being Comprised of
Parcels B, C-1, C-2, D & E; Lots 13
and 14, Block 25, Tijeras Place
Addition; Portions of Vacated Ortiz
Drive NE, Zia Road NE; and Tracts
Identified as "3-6-EL-2" & "3-7-EL-1",
Being Portions of Lots 11 & 12,
Block 19, Tijeras Place Addition
City of Albuquerque
Bernalillo County, New Mexico
January 2023

Project Number: PR-2022-007589

Application Number:

City Approvals:

Loran N. Risenhoover P.S. 1/16/2023
City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

City Engineer

Planning Department

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez 1/12/23
N.M.R.P.S. No. 18374 Date

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com



Sheet 1 of 4
212451A

Legal Description (Continued from Sheet 1)

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, S 89°46'14" E, A DISTANCE OF 218.30 FEET TO AN ANGLE POINT, BEING MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 00°13'46" E A DISTANCE OF 100.33 FEET, TO AN ANGLE POINT, BEING THE NORTHWEST CORNER OF SAID PARCEL B, POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF COPPER AVENUE NE, BEING MARKED BY A 5/8 INCH REBAR;

THENCE, COINCIDING SAID RIGHT-OF-WAY, S 89°46'14" E, A DISTANCE OF 229.71 FEET, TO NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING THE NORTHEAST CORNER OF SAID PARCEL "B", POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF MADEIRA DRIVE NE, BEING MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, LEAVING SAID COPPER AVE. NE RIGHT-OF-WAY AND COINCIDING WITH SAID WESTERLY RIGHT-OF-WAY OF MADEIRA DRIVE NE, S 00°13'46" W, A DISTANCE OF 360.35 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT, BEING THE SOUTHEAST CORNER OF SAID PARCEL C-2, BEING MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, LEAVING SAID RIGHT-OF-WAY, N 89°46'14" W, A DISTANCE OF 230.13 FEET TO AN ANGLE POINT, BEING MARKED BY A PK NAIL "LS 18374";

THENCE, S 00°13'46" W, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT, BEING MARKED BY A PK NAIL "LS 18374";

THENCE, N 89°46'14" W, A DISTANCE OF 145.00 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 25, BEING MARKED BY A PK NAIL "LS 18374";

THENCE, N 00°13'46" E, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT, BEING THE NORTHWEST CORNER OF SAID LOT 13, BLOCK 24, BEING MARKED BY A PK NAIL "LS 18374";

THENCE, N 89°45'24" W, A DISTANCE OF 73.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHWEST CORNER OF SAID TRACT 3-6-EL-2, A POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF SAN MATEO BOULEVARD SE, BEING MARKED BY A PK NAIL "LS 18374";

THENCE, COINCIDING SAID RIGHT OF-WAY, N 00°15'14" E A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.3701 ACRES (146,801 SQ. FT.) MORE OR LESS.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

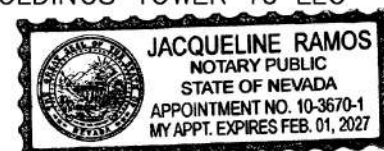
SANJIV CHOPRA, CHIEF EXECUTIVE OFFICER
RHINO HOLDINGS TOWER 10 LLC

STATE OF Nevada }
COUNTY OF Clark } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 2, 2023
BY: SANJIV CHOPRA, CHIEF EXECUTIVE OFFICER, RHINO HOLDINGS TOWER 10 LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES 02-01-2027



Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SANJIV CHOPRA, CHIEF EXECUTIVE OFFICER
RHINO HOLDINGS TOWER 17 LLC

STATE OF NEVADA }
COUNTY OF CLARK } SS

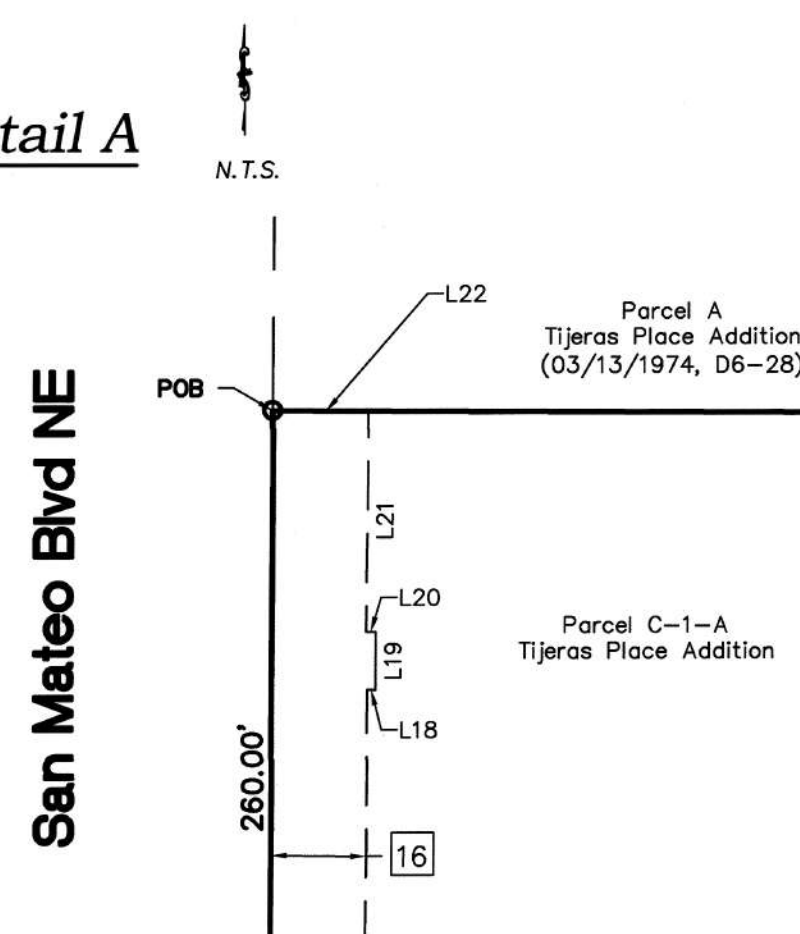
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 2, 2023
BY: SANJIV CHOPRA, CHIEF EXECUTIVE OFFICER, RHINO HOLDINGS TOWER 17 LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES 02-01-2027



Detail A



**Plat for
Parcels B-1 and C-1-A
Tijeras Place Addition
Being Comprised of
Parcels B, C-1, C-2, D & E; Lots 13 and 14,
Block 25, Tijeras Place Addition; Portions of
Vacated Ortiz Drive NE, Zia Road NE; and
Tracts Identified as "3-6-EL-2" & "3-7-EL-1",
Being Portions of Lots 11 & 12, Block 19,
Tijeras Place Addition
City of Albuquerque
Bernalillo County, New Mexico
January 2023**

Public Utility Easements

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

- 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.
- 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.
- 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.
- 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.

CSI-CARTESIAN SURVEYS INC.

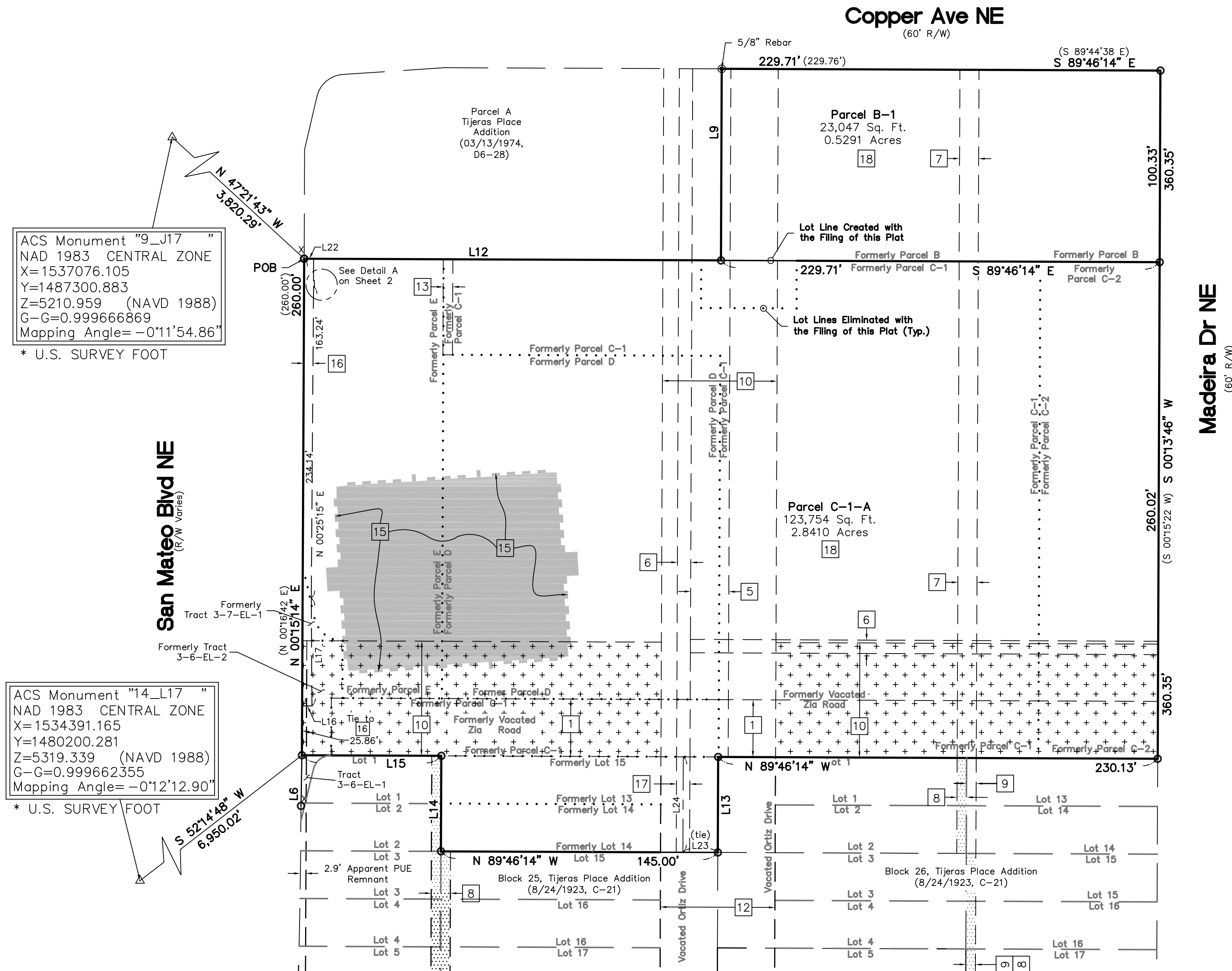
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com

Being Comprised of
 Parcels B, C-1, C-2, D & E; Lots 13 and 14,
 Block 25, Tijeras Place Addition; Portions of
 Vacated Ortiz Drive NE, Zia Road NE; and
 Tracts Identified as "3-6-EL-2" & "3-7-EL-1",
 Being Portions of Lots 11 & 12, Block 19,

Legend

A north arrow pointing upwards, labeled 'N' at the top. Below it is a graphic scale bar with markings at 0, 40', and 80'. The text 'BAR SCALE' is centered above the bar. Below the bar, the text 'SCALE: 1" = 40'' is written.

Sheet 3 of 4
212451A



Easement Notes


- 1

EXISTING 30' INGRESS & EGRESS EASEMENT (9/15/1975, BK. MISC. 440, PG. 113, DOC. NO. 81496) AND SHOWN ON PLAT (3/13/1974, D6-28) VACATED WITH THE FILING OF THIS PLAT
- 5

EXISTING 20' SANITARY SEWER AND WATER LINE EASEMENT (3/13/1974, D6-28)
- 6

EXISTING 7' MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT AS SHOWN ON PLAT (3/13/1974, D6-28)
- 7

EXISTING 10' UTILITY EASEMENT (3/13/1974, D6-28)
- 8

EXISTING 5' PNM AND MST&T EASEMENT (06/29/1956, BK. D355, PG. 321, DOC. NO. 992255) PARTIALLY RELEASED BY PNM PER WAIVER AND RELEASE (2/14/1974, BK. MISC. 354, PG. 143, DOC. NO. 94661) SHOWN HEREON AS 
- 9


EXISTING 5' PNM AND MST&T EASEMENT (2/5/1957, BK. MISC. 376, PG. 146, DOC. NO. 38553)
- 10

EASEMENTS RESERVED FOR EXISTING UTILITIES WITHIN THE VACATED RIGHT-OF-WAY OF ORTIZ DR. AND ZIA ROAD PER ORDINANCE NO. 32-1973, DATED 3/26/1973 (4/3/1973, BK. MISC. 306, PG. 104, DOC. NO. 43924) RELEASED BY MST&T PER QUITCLAIM DEED (10/07/1985, BK. 252-A, PG. 280, DOC. NO. 85-84066) AND RELEASED BY PNM PER WAIVER AND RELEASE OF EASEMENT (9/19/1985, BK. MISC. 272-A, PG. 864, DOC. NO. 85-78568) DISCLAIMED BY NM GAS PER DOCUMENT (09/26/1985, BK. 274A, PG. 941, DOC. NO. 8580460) PORTIONS WITHIN FORMERLY VACATED ORTIZ DRIVE TO REMAIN, PORTIONS FORMERLY IN ZIA ROAD VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS

+ +
- 12

EASEMENTS RESERVED FOR EXISTING UTILITIES WITHIN THE VACATED RIGHT-OF-WAY OF ORTIZ DRIVE AND DOMINGO ROAD PER COMMISSION ORDINANCE 2053, DATED 01/30/1952, EVIDENCED BY QUITCLAIM DEEDS (11/27/1962, BK. D670, PG 58, DOC. NO. 11809) AND (3/21/1963, BK. D685, PG. 539, DOC. NO. 29786)
- 13

EXISTING RETAINED 5' MST&T EASEMENT (06/29/1956, BK. D355, PG. 321, DOC. NO. 992255) PARTIALLY RELEASED BY PNM PER WAIVER AND RELEASE (2/14/1974, BK. MISC. 354, PG. 143, DOC. NO. 94661)
- 15

EXISTING UNRESTRICTED CABLE TELEVISION EASEMENT FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, UPGRADING, EXPANSION AND REMOVAL (5/15/1991, BK. 91-8, PG. 3361-3368, DOC. NO. 91037828) BLANKET IN NATURE WITHIN BUILDING AND SHOWN HEREON AS 
- 16

PUBLIC SIDEWALK AND PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 17

PUBLIC UTILITY EASEMENT, DEFINED ALONG THE CENTERLINE AS SHOWN HEREON, GRANTED WITH THE FILING OF THIS PLAT
- 18

PRIVATE CROSS-LOT ACCESS AND PARKING EASEMENT, BENEFITING AND MAINTAINED BY PARCELS B-1 AND C-1-A, GRANTED WITH THE FILING OF THIS PLAT.

*EASEMENTS 2 THRU 4, 11, AND 14 INTENTIONALLY OMITTED

Line Table		
Line #	Direction	Length (ft)
L1	N 74°17'27" W (N 89°44'38 W)	51.27' (49.99')
L2	N 10°21'26" W (N 89°44'38 W)	39.36'
L3	N 00°15'56" E (N 89°44'38 E)	72.72'
L4	N 00°15'56" E (N 00°17'32 E)	80.00' (80.00')
L5	N 00°15'56" E (N 89°44'38 E)	19.36'
L6	N 01°06'33" E (N 89°44'38 E)	26.51'
L7	S 00°13'46" W (S 89°44'38 W)	7.56'
L8	N 82°19'05" W (N 89°44'38 W)	30.26'
L9	N 00°13'46" E (N 00°15'42 E)	100.33' (100.00')
L10	N 00°13'46" E	142.56' (142.56)
L11	N 82°19'05" W(N 82°17'29 W)	156.35' (156.35')
L12	S 89°46'14" E	218.30' (218.14')
L13	S 00°13'46" W	50.00'
L14	N 00°13'46" E	50.00'
L15	N 89°45'24" W	73.00'
L16	S 89°49'38" E	5.11'
L17	N 00°20'21" W	56.47'
L18	S 89°32'20" E	0.43'
L19	N 00°00'00" E	3.00'
L20	N 89°33'08" W	0.50'
L21	N 00°34'22" E	11.43'
L22	N 89°46'14" W	4.98'
L23	N 89°46'14" W	18.29'
L24	N 00°13'46" E	50.00'

Plat for
Parcels B-1 and C-1-A
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City of Albuquerque
Bernalillo County, New Mexico
January 2023

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000091896 AND AN EFFECTIVE DATE OF SEPTEMBER 22, 2020.
2. PLAT OF TIJERAS PLACE FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON AUGUST 24, 1923, IN BOOK C2, PAGE 72.
3. WARRANTY DEED FOR PORTION OF SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON SEPTEMBER 10, 2021, AS DOC. NO. 2021107629.
4. SPECIAL WARRANTY DEED FOR PORTION OF SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON SEPTEMBER 14, 2021, AS DOC. NO. 2021109096.
5. REPLAT SHOWING PARCELS "A" THRU "E", TIJERAS PLACE, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON MARCH 13, 1974, IN BOOK D6, PAGE 28.
6. REPLAT SHOWING PARCEL "C-1" AND "C-2", TIJERAS PLACE ADDITION, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON MAY 6, 1974, IN BOOK C9, PAGE 190.
7. ALTA/N.S.P.S LAND TITLE SURVEY OF LOTS B, C-1, C-2, D AND E, AND PORTIONS OF LOTS 1 AND 12 AND ALL OF LOTS 13 TO 24, BLOCK 25, ALL OF LOTS 1 TO 24, BLOCK 25 AND PORTIONS OF LOTS 1 TO 5 AND 13 TO 15 AND ALL OF LOTS 6 TO 11 AND 16 TO 20, BLOCK 31 AND ALL OF LOTS 1 TO 13, BLOCK 32, TIJERAS PLACE ADDITION, BY ANTHONY L. HARRIS, NMPS #11463, UNSIGNED, WITH A DATE OF JANUARY 2021.
8. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. U-034-1(6) AND U-034-1(8), DATED MAY 1, 1969.



CSI-CARTESIAN SURVEYS INC.







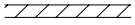
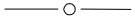

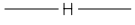


























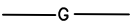
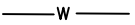

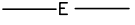




P.O. BOX 44414 RIO RANCHO, N.M. 87174
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cartesianbrian@gmail.com



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8. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. U-034-1(6) AND U-034-1(8), DATED MAY 1, 1969.

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0354H, DATED AUGUST 16, 2012.

Section 24, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: Tijeras Place Addition
Owner: Rhino Holdings Tower 10 LLC
Rhino Holdings Tower 17 LLC (Lots 13 & 14, Block 25)
UPC #: 101805704228032231 (Parcel B)
101805703826232235 (Parcel C-1)
101805704926232230 (Parcel C-2)
101805702326032234 (Parcel D)
101805701226332233 (Parcel E)
101805700925132237 (Tract 3-6-EL-2)
101805700925532236 (Tract 3-7-EL-1)
101805702224832224 (Lot 13 & 14, Block 25 and
Vacated Portion of Ortiz Dr NE)

N 90°00'00" E		MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)		RECORD BEARINGS AND DISTANCES PER PLAT (8/24/1923, C-21)
[N 90°00'00" E]		RECORD BEARINGS AND DISTANCES PER PLAT (3/13/1974, D6-28)
{N 90°00'00" E}		RECORD BEARINGS AND DISTANCES PER ROW MAP (PROJECT NO. U-034-1(6))
		FOUND CHISELED "X" IN CONCRETE UNLESS OTHERWISE INDICATED
		SET CHISELED "X" IN CONCRETE UNLESS OTHERWISE NOTED
		COVERED AREA
		CONCRETE
		BRICK
		METAL FENCE
		BLOCK WALL
		CHAINLINK FENCE
		RAILROAD TIES
		HANDRAIL
		BOLLARD
		OVERHEAD UTILITY LINE
		UTILITY POLE
		ANCHOR
		PULL BOX
		LIGHT POLE
		TRANSFORMER
		A/C UNIT
		SIGNAL BOX
		TRAFFIC MAST
		GAS VALVE
		CABLE MANHOLE
		UTILITY PEDESTAL
		WATER VALVE
		WATER METER
		FIRE HYDRANT
		FLAGPOLE
		MAILBOX
		SANITARY SEWER MANHOLE
		SAS CLEANOUT
		IRRIGATION BOX
		STORM DRAIN MANHOLE
 OR 		STORM DRAIN INLET
 OR 		SIGN
		UNDERGROUND GAS UTILITY LINE
		UNDERGROUND WATER UTILITY LINE
		UNDERGROUND SANITARY SEWER LINE
		UNDERGROUND ELECTRIC UTILITY LINE
		UNDERGROUND FIBER OPTIC UTILITY LINE
		UNDERGROUND STORM DRAIN UTILITY LINE
		UNDERGROUND CABLE UTILITY LINE
FDC		FIRE DEPARTMENT CONNECTION
PIV		POST INDICATOR VALVE
		CURB CUT/INDICATION OF ACCESS TO ROADWAY

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

1. FIELD SURVEY PERFORMED IN DECEMBER 2021 AND JANUARY 2022
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

A CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING ALL OF PARCELS "B", "D" AND "E" OF THE REPLAT SHOWING PARCELS "A" THROUGH "E", INCLUSIVE, COMPRISING ALL OF BLOCK 20, PORTION OF BLOCK 19 TOGETHER WITH PORTIONS OF VACATED ORTIZ DRIVE NE, ZIA ROAD NE, OF TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 13, 1974, IN BOOK D6, PAGE 28;

AND

PARCELS "C-1" AND "C-2" OF THE REPLAT SHOWING PARCELS "C-1" AND "C-2" COMPRISING A REPLAT OF PARCEL "C" OF REPLATTED BLOCKS 19 & 20 OF THE TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 6, 1974, IN PLAT BOOK C9, PAGE 190;

AND

LOTS 13 AND 14, INCLUSIVE, IN BLOCK NUMBERED TWENTY-FIVE (25), TIJERAS PLACE ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 24, 1923, IN PLAT BOOK C, PAGE 21;

AND

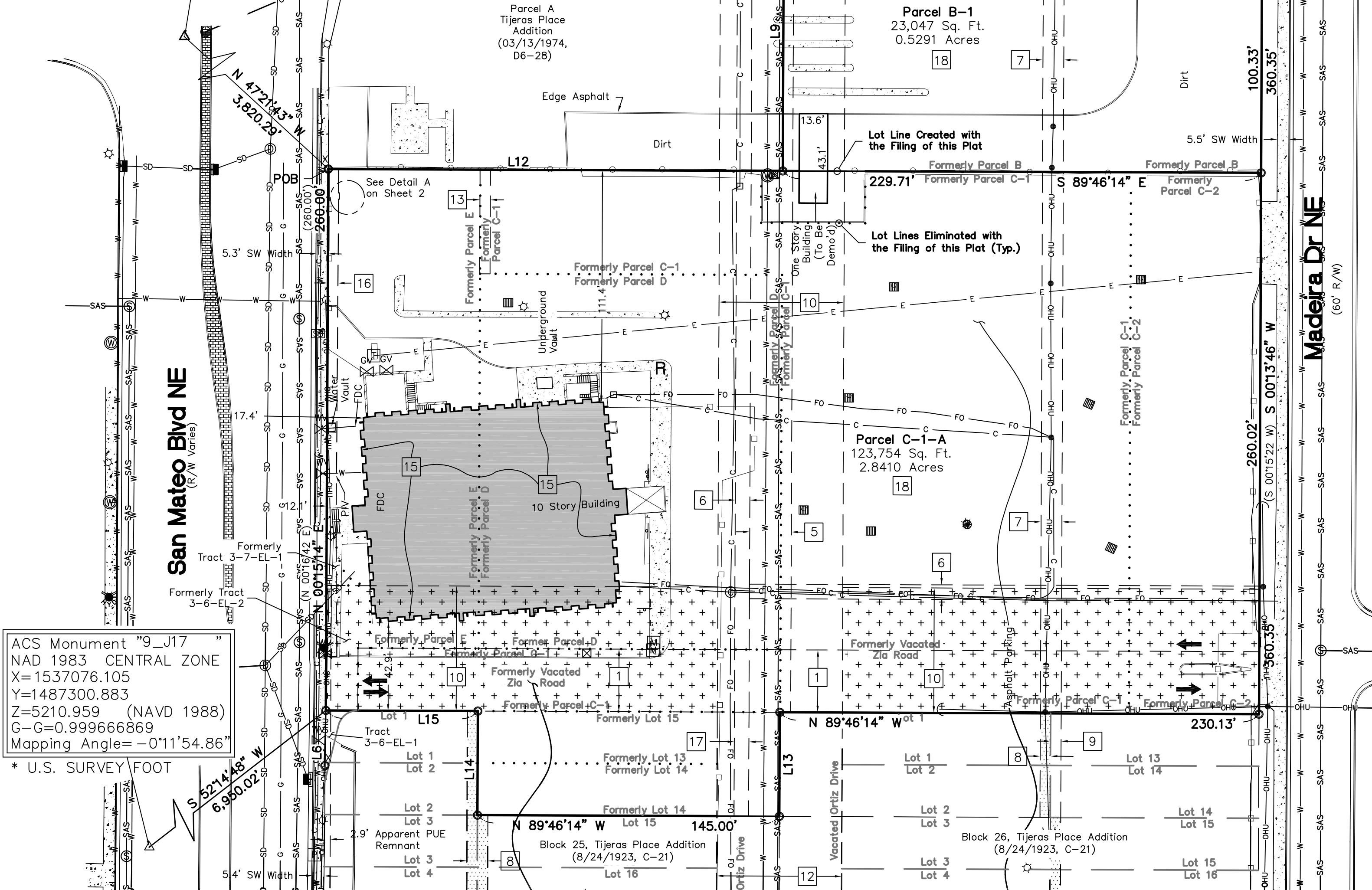
PORTIONS OF THE VACATED ZIA ROAD NE AND PORTIONS OF LOTS 11 AND 12, BLOCK 19, OF TIJERAS ADDITION, IDENTIFIED AS TRACTS 3-6-EL-2 AND 3-7-EL-1, AS SHOWN ON THE NMDOT RIGHT-OF-WAY MAP HAVING PROJECT NO. "U-034-1(6)";

ALL TOGETHER CONTAINING 3.3701 ACRES (146,801 SQ. FT.) MORE OR LESS.

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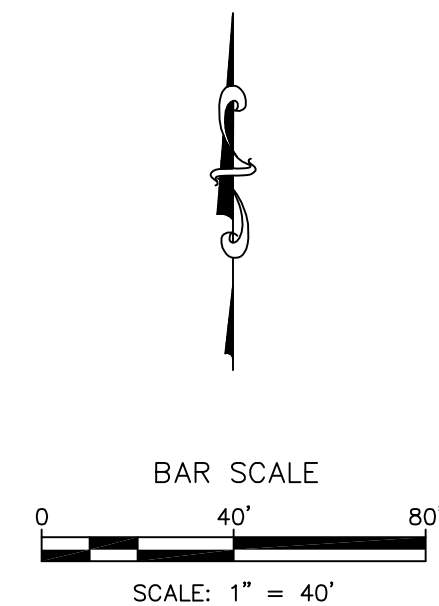
**Site Sketch for
Parcels B-1 and C-1-A
Tijeras Place Addition
Being Comprised of
Parcels B, C-1, C-2, D & E;
Lots 13 and 14, Block 25
Tijeras Place Addition; and
Portions of Vacated Ortiz Drive NE,
Zia Road NE; and Tracts Identified
as 3-6-EL-2 & 3-7-EL-1, Being
Portions of Lots 11 & 12, Block 19,
Tijeras Place Addition
City of Albuquerque
Bernalillo County, New Mexico
January 2023**

ACS Monument "9_J17"
NAD 1983 CENTRAL ZONE
X=1537076.105
Y=1487300.883
Z=5210.959 (NAVD 1988)
G-G=0.999666869
Mapping Angle=-0°11'54.86"
* U.S. SURVEY FOOT



ACS Monument "9_J17"
NAD 1983 CENTRAL ZONE
X=1537076.105
Y=1487300.883
Z=5210.959 (NAVD 1988)
G-G=0.999666869
Mapping Angle=-0°11'54.86"
* U.S. SURVEY FOOT

Line Table		
Line #	Direction	Length (ft)
L1	N 74°17'27" W (N 89°44'38" W)	51.27' (49.99')
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L3	N 00°15'56" E (N 89°44'38" E)	72.72'
L4	N 00°15'56" E (N 00°17'32" E)	80.00' (80.00')
L5	N 00°15'56" E (N 89°44'38" E)	19.36'
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L7	S 00°13'46" W (S 89°44'38" W)	7.56'
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L9	N 00°13'46" E (N 00°15'42" E)	100.33' (100.00')
L10	N 00°13'46" E	142.56' (142.56)
L11	N 82°19'05" W (N 82°17'29" W)	156.35' (156.35')
L12	S 89°46'14" E	218.30' (218.14')
L13	S 00°13'46" W	50.00'
L14	N 00°13'46" E	50.00'
L15	N 89°45'24" W	73.00'



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Easement Notes

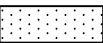
- 1

EXISTING 30’ INGRESS & EGRESS EASEMENT (9/15/1975, BK. MISC. 440, PG. 113, DOC. NO. 81496) AND SHOWN ON PLAT (3/13/1974, D6–28) VACATED WITH THE FILING OF THIS PLAT
- 5

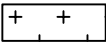
EXISTING 20’ SANITARY SEWER AND WATER LINE EASEMENT (3/13/1974, D6–28)
- 6

EXISTING 7’ MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT AS SHOWN ON PLAT (3/13/1974, D6–28)
- 7

EXISTING 10’ UTILITY EASEMENT (3/13/1974, D6–28)
- 8


EXISTING 5’ PNM AND MST&T EASEMENT (06/29/1956, BK. D355, PG. 321, DOC. NO. 992255) PARTIALLY RELEASED BY PNM PER WAIVER AND RELEASE (2/14/1974, BK. MISC. 354, PG. 143, DOC. NO. 94661) SHOWN HEREON AS 
- 9

EXISTING 5’ PNM AND MST&T EASEMENT (2/5/1957, BK. MISC. 376, PG. 146, DOC. NO. 38553)
- 10

EASEMENTS RESERVED FOR EXISTING UTILITIES WITHIN THE VACATED RIGHT–OF–WAY OF ORTIZ DR. AND ZIA ROAD PER ORDINANCE NO. 32–1973, DATED 3/26/1973 (4/3/1973, BK. MISC. 306, PG. 104, DOC. NO. 43924) RELEASED BY MST&T PER QUITCLAIM DEED (10/07/1985, BK. 252–A, PG. 280, DOC. NO. 85–84066) AND RELEASED BY PNM PER WAIVER AND RELEASE OF EASEMENT (9/19/1985, BK. MISC. 272–A, PG. 864, DOC. NO. 85–78568) DISCLAIMED BY NM GAS PER DOCUMENT (09/26/1985, BK. 274A, PG. 941, DOC. NO. 8580460) PORTIONS WITHIN FORMERLY VACATED ORTIZ DRIVE TO REMAIN, PORTIONS FORMERLY IN ZIA ROAD VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS 
- 12

EASEMENTS RESERVED FOR EXISTING UTILITIES WITHIN THE VACATED RIGHT–OF–WAY OF ORTIZ DRIVE AND DOMINGO ROAD PER COMMISSION ORDINANCE 2053, DATED 01/30/1952, EVIDENCED BY QUITCLAIM DEEDS (11/27/1962, BK. D670, PG 58, DOC. NO. 11809) AND (3/21/1963, BK. D685, PG. 539, DOC. NO. 29786)
- 13

EXISTING RETAINED 5’ MST&T EASEMENT (06/29/1956, BK. D355, PG. 321, DOC. NO. 992255) PARTIALLY RELEASED BY PNM PER WAIVER AND RELEASE (2/14/1974, BK. MISC. 354, PG. 143, DOC. NO. 94661)
- 15

EXISTING UNRESTRICTED CABLE TELEVISION EASEMENT FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, UPGRADING, EXPANSION AND REMOVAL (5/15/1991, BK. 91–8, PG. 3361–3368, DOC. NO. 91037828) BLANKET IN NATURE WITHIN BUILDING AND SHOWN HEREON AS 
- 16

PUBLIC SIDEWALK AND PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 17

PUBLIC UTILITY EASEMENT, DEFINED ALONG THE CENTERLINE AS SHOWN HEREON, GRANTED WITH THE FILING OF THIS PLAT
- 18

PRIVATE CROSS–LOT ACCESS AND PARKING EASEMENT, BENEFITING AND MAINTAINED BY PARCELS B–1 AND C–1–A, GRANTED WITH THE FILING OF THIS PLAT.

*EASEMENTS

2

 THRU

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11

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14

 ARE INTENTIONALLY OMITTED

Site Sketch for
Parcels B-1 and C-1-A
Tijeras Place Addition
Being Comprised of
Parcels B, C-1, C-2, D & E;
Lots 13 and 14, Block 25
Tijeras Place Addition; and
Portions of Vacated Ortiz Drive NE,
Zia Road NE; and Tracts Identified
as 3-6-EL-2 & 3-7-EL-1, Being
Portions of Lots 11 & 12, Block 19,
Tijeras Place Addition
City of Albuquerque
Bernalillo County, New Mexico
January 2023

Line Table		
Line #	Direction	Length (ft)
L1	N 74°17'27" W (N 89°44'38 W)	51.27' (49.99')
L2	N 10°21'26" W (N 89°44'38 W)	39.36'
L3	N 00°15'56" E (N 89°44'38 E)	72.72'
L4	N 00°15'56" E (N 00°17'32 E)	80.00' (80.00')
L5	N 00°15'56" E (N 89°44'38 E)	19.36'
L6	N 01°06'33" E (N 89°44'38 E)	26.51'
L7	S 00°13'46" W (S 89°44'38 W)	7.56'
L8	N 82°19'05" W (N 89°44'38 W)	30.26'
L9	N 00°13'46" E (N 00°15'42 E)	100.33' (100.00')
L10	N 00°13'46" E	142.56' (142.56)
L11	N 82°19'05" W (N 82°17'29 W)	156.35' (156.35')
L12	S 89°46'14" E	218.30' (218.14')
L13	S 00°13'46" W	50.00'
L14	N 00°13'46" E	50.00'
L15	N 89°45'24" W	73.00'

 CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

INFRASTRUCTURE IMPROVEMENTS AGREEMENT
(Procedure B-No Work Order)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS

Project Name: DISTRICT 505 TOWER 10 APARTMENTS

Project Number: 639484

THIS AGREEMENT is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and RHINO HOLDINGS TOWER 10, LLC ("Developer"), a DELAWARE LIMITED LIABILITY COMPANY [state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.], whose email address is jwall@rhinoig.com, whose address is 2200 PASEO VERDE PARKWAY, SUITE 260 (Street or PO Box) HENDERSON, NV (City, State), 89052 (Zip Code) and whose telephone number is 702-202-6573, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Parcels B, C-1, C-2, D and E; Lots 13 and 14, Block 25, Tijeras Place Addition; Portions of vacated Ortiz Drive NE and Zia Road NE; and Tracts identified as "3-6-EL-2" & "3-7-EL-1" being portions of Lots 11 and 12, Block 19, Tijeras Place Addition recorded as follows: BOOK D6, PAGE 28 on 3/13/1974; BOOK C9, PAGE 190 on 5/6/1974; BOOK C, PAGE 21 on 8/24/1923; and NMDOT RIGHT-OF-WAY MAP having Project Number 'U-034-1(6)', in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] RHINO HOLDINGS TOWER 10, LLC ("Owner").

The Developer has submitted and the City has approved a preliminary plat or Site Plan identified as PARCELS B-1 AND C-1-A, TIJERAS PLACE ADDITION describing Developer's Property ("Developer's Property").

As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Plan.

2. Improvements and Construction Deadline. The Developer agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the Construction Completion Deadline as shown in paragraph 6 at no cost to the City. Although the Improvements are required, they are below the threshold level to be governed by the Work Order process. Permits are to be obtained from the Municipal Development Department



Construction Services Division for work in the City Right-of-Way.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Developer meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. The Developer agrees to comply with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pay the staking fees, testing fees, and other related City fees required for work in the City ROW.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the Improvements shall be performed by New Mexico Registered Surveyor. The City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey.

B. Construction Inspection Methods. Inspection of the construction of the Improvements shall be performed by a New Mexico Registered Professional Engineer with the ability to make in-person observations of the improvements. The City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports, and related data as required for project close out and a Certification of Substantial Compliance for the project to the City, which the City requires for review and approval. The City retains the right to perform its own general overall inspection of the construction project at any time prior to/and including final acceptance of the Improvements.

C. Field Testing. Field testing of the construction of the Improvements shall be performed by a certified testing laboratory under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. The City may monitor the field testing and the

Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review.

D. Additional Testing. The City retains the right to request additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the cost for the additional testing.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the Developer must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's I.D.O. requirements, the Developer has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: INFRASTRUCTURE IMPROVEMENT BOND

Amount: \$ 53,124.65

Name of Financial Institution or Surety providing Guaranty: American Contractors Indemnity Company

Date City first able to call Guaranty (Construction Completion Deadline):

APRIL 15, 2025

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call

Guaranty is: June 15, 2025

Additional information: _____

7. Notice of Start of Construction. Before construction begins, the Developer shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Developer's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Chapter 2). If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Developer has provided to assure the materials and workmanship, as required by the I.D.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the

Developer will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat.

10. Reduction of Financial Guaranty Upon Partial Completion. The Developer shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements detailed in the DPM, Chapter 2.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Developer must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the I.D.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein. The indemnification required hereunder shall not be limited as a result of the

specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Developer's Property or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has entered into an Infrastructure Improvement Agreement with the City. Thereafter, if the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Developer shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City Legal Department on this form.

22. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

DEVELOPER:

By [Signature]: [Signature]
Name [Print]: BANJIV CHOPRA
Title: Manager
Dated: 4.7.2023

DEVELOPER'S NOTARY

STATE OF Nevada)
COUNTY OF Clark) ss.

This instrument was acknowledged before me on this 7th day of April, 2023, by
[name of person:] Banjiv Chopra, [title or capacity, for instance,
"President" or "Owner":] Manager of [Developer:] Rhino Holdings Tower 10, LLC



[Signature]
Notary Public
My Commission Expires: 2-1-2027

CITY OF ALBUQUERQUE

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

Agreement is effective as of (Date): 6/20/2023 | 8:23 AM MDT

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on this 20th day of June, 2023,
by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of
said corporation.

(SEAI
STATE OF NEW MEXICO
NOTARY PUBLIC
Rachael Miranda
Commission No. 1119740
November 09, 2025

Rachael Miranda
Notary Public

My Commission Expires: 11-9-2025

[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATTACHED IF DEVELOPER
IS NOT THE OWNER OF THE DEVELOPER'S PROPERTY]

Current DRC

Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-16-16)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST

PARCELS B-1 AND C-1-A, TIJERAS PLACE ADDITION

PROPOSED NAME OF PLAT

Date Submitted: 8/8/2022

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 2/8/2023

Date Preliminary Plat Expires: _____

DHO Project No.: SD-2023-00023

DHO Application No.: PR-2022-007589

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private	City Cnst Engineer
		N/A	Remove Existing Curb & Replace with Curb/Gutter & Sidewalk to Match Existing	Madeira Rd NE 140' South of Copper			/	/	/
		N/A	Remove Existing Curb & Replace with Curb/Gutter & Sidewalk to Match Existing	Copper Ave NE 90' West of Madeira			/	/	/
		N/A	Remove & Replace existing ADA Ramp to meet City (DPM) Standards	Southwest Corner of Copper & Madeira			/	/	/
		10' Wide	Approx. 234 LF Concrete Sidewalk	San Mateo Frontage	SWC Parcel C-1-A	NWC Parcel C-1-A	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:		Approval of Creditable Items:	
Impact Fee Administrator Signature	Date	City User Dept. Signature	Date


NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

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AGENT / OWNER	DEVELOPMENT FACILITATION TEAM MEMBER APPROVALS	
Jeffrey T. Wooten, P.E.	Jay Rodesbeck Ernest Amijo TRANSPORTATION DEVELOPMENT - date UTILITY DEVELOPMENT - date Shahab Biagar CITY ENGINEER - date	Feb 12, 2023 Feb 13, 2023 Feb 13, 2023 Feb 13, 2023 Feb 13, 2023
FIRM 2/8/2023 	Parks & Recreation - date AMAFCA - date CODE ENFORCEMENT - date HYDROLOGY - date	Feb 13, 2023 Feb 12, 2023 Feb 13, 2023 Feb 13, 2023
DESIGN REVIEW COMMITTEE REVISIONS		

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Engineers Bid Tab List
Parcels B-1 and C-1-A, Tijeras Place Addition
City Project Number 639484

6	7	8		9	10	11	12
Item No.	Short Description	Estimated Unit Price	Unit	Estimated Quantity	Estimated Amount	As-Built Quantity	As-Built Amount
	A. PRIVATE ROAD IMPROVEMENTS						
340.010	SIDEWALK, 4" PCC, CIP	\$58.67	SY	320	\$18,774.40		
340.025	W/C RAMP, 4" PCC	\$2,452.61	EA	1	\$2,452.61		
340.029	DETECT WARN SURFACE	\$35.45	SF	20	\$709.00		
340.050	C & G, STD, PCC	\$26.33	LF	120	\$3,159.60		
343.040	CONC PVMT <6", SAW, R&D	\$17.60	SY	31	\$545.60		
343.080	CURB & GUT, PCC, R&D	\$8.83	LF	20	\$172.60		
343.085	SDWK, 4" PCC, R & D	\$11.73	SY	145	\$1,700.85		
343.090	EXIST SDWK & DRIVEPAD, R&D	\$11.50	SY	60	\$690.00		
	TOTAL				\$28,204.66		
	B. MISCELLANEOUS						
4.010	CONSTRUCTION STAKING	1.43	%	1	\$403		
4.020	SURVEY	0.74	%	1	\$0		
6.050	MOBILIZATION	4.26	%	1	\$1,202		
19.010	TRAFF CONT & BARR	3.43	%	1	\$987		
30.020	NPDES PERMITTING	0.83	%	1	\$178		
201.060	EROSION CONTROL	0.2	%	1	\$56		
	SUBTOTAL				\$2,806		
	Total Cost (A - B)				\$31,011		

James Salcedo

Estimate approved as basis of financial
guaranty, April 3, 2023



FINANCIAL GUARANTY AMOUNT

April 3, 2023

Type of Estimate: I.I.A. Procedure B with FG -- Non work order

Project Description:

Project ID #: 639484 Parcels B-1 and C-1-A, Tijeras Place Addition

Requested By: Jeff Wooten, P.E.

Approved Estimate Amount: \$ 31,011.00

Contingency Amount: 15.00% \$ 4,651.65

Subtotal: \$ 35,662.65

PO Box 1293

NMGRT: 7.750% \$ 2,763.86

Subtotal: \$ 38,426.51

Albuquerque

Engineering Fee: 6.60% \$ 2,536.15

New Mexico 87103

Testing Fee: 4.00% \$ 1,537.06

Subtotal: \$ 42,499.71

www.cabq.gov

FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ 53,124.65

APPROVAL:

DATE:

April 3, 2023

Notes: Procedure B, Non work order

**INFRASTRUCTURE BOND
(Procedure B)**

Premium: \$1,328.00 Annually

Bond No. [Surety's No:] 100748109

INFRASTRUCTURE IMPROVEMENT BOND

KNOW ALL PERSONS BY THESE PRESENTS: That we [name of Developer:] **RHINO HOLDINGS TOWER 10, LLC** ("Developer") a [state type of business entity, e.g. "New Mexico corporation," "general partnership," "individual," etc.] **DELAWARE LIMITED LIABILITY COMPANY** as "Principal", and [name of surety:] American Contractors Indemnity Company, a corporation organized and existing under and by virtue of the laws of the State of California and authorized to do business in the State of New Mexico, as "Surety," are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of [written amount:] **FIFTY THREE THOUSAND ONE HUNDRED TWENTY FOUR AND SIXTY FIVE CENTS** Dollars, ([amount in figures:] \$ **53,124.65**), as required by the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as [name of Developer's Property:] **RHINO HOLDINGS TOWER 10, LLC** ("Developer's Property"), City Project No. **639484**; and

WHEREAS, said Developer's Property is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Integrated Development Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Integrated Development Ordinance also requires the Principal to install and construct the following improvements at the Developer's Property: [list the improvements, e.g., water, sewer, pavement, sidewalks:]

10' WIDE SIDEWALK ALONG SAN MATEO BLVD AND MISC SIDEWALK / ADA IMPROVEMENTS PER THE APPROVED INFRASTRUCTURE LIST ("Improvements")


All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Infrastructure Improvements Agreement entered into between [name of Developer:] **RHINO HOLDINGS TOWER 10, LLC** and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on _____, 20 _____ as Document Number _____, as amended by change order or amendments to the agreement.

Bond No. [surety's No:] **100748109**


NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work hereinabove specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] APRIL 15th, 2025 ("the "Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed 17th day of May, 2023 .

DEVELOPER

By [signature:] 
Name: SATVU Chant
Title: Manager
Dated: 5.24.2023

SURETY American Contractors Indemnity Company

By [signature:] 
Name: Nhung H. Saephan
Title: Attorney-in-Fact
Dated: May 17, 2023

*NOTE: Power of Attorney for Surety must be attached.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

On 5/17/2023 before me, KATY TAYLOR Notary Public,
Date (here insert name)

personally appeared NHUNG H. SAEPHAN,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:  (Seal)



OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: _____ Number of Pages: _____

Document Date: _____ Other: _____



**TOKIO MARINE
HCC**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That American Contractors Indemnity Company of the State of California, a California corporation, does hereby appoint,

NHUNG H. SAEPHAN

its true and lawful Attorney-in-Fact, with full authority to execute on its behalf bond number 100748109, issued in the course of its business and to bind the Company thereby, in an amount not to exceed Three million and 00/100 (\$3,000,000.00).

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the Board of Directors of AMERICAN CONTRACTORS INDEMNITY COMPANY at a meeting duly called and held on the 1st day of September, 2011.

"Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached."

The Attorney-in-Fact named above may be an agent or a broker of the Company. The granting of this Power of Attorney is specific to this bond and does not indicate whether the Attorney-in-Fact is or is not an appointed agent of the Company.

IN WITNESS WHEREOF, American Contractors Indemnity Company has caused its seal to be affixed hereto and executed by its President on this 18th day of April, 2022.

State of California
County of Los Angeles



AMERICAN CONTRACTORS INDEMNITY COMPANY

By: _____

Adam S. Pessin
Adam S. Pessin, President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On this 18th day of April, 2022, before me, Sonia O. Carrejo, a notary public, personally appeared Adam S. Pessin, President of American Contractors Indemnity Company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Sonia O. Carrejo

(seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, do hereby certify that the Power of Attorney and the resolution adopted by the Board of Directors of said Company as set forth above, are true and correct transcripts thereof and that neither the said Power of Attorney nor the resolution have been revoked and they are now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of May, 2023.

Bond No. 100748109

Agency No. 16001



Kio Lo
Kio Lo, Assistant Secretary

Sanjiv Chopra, Chief Executive Officer
Rhino Holdings Tower 10 LLC and Rhino Holdings Tower 17 LLC
2200 Paseo Verde Parkway Suite 260
Henderson, NV 89052-2703


City of Albuquerque
Plaza del Sol Building
600 Second St NW
Albuquerque, NM 87102

RE: Letter of Authorization for Proposed Subdivision Plat

To whom it may concern,

I, Sanjiv Chopra, Chief Executive Officer of Rhino Holdings Tower 10 LLC and Rhino Holdings Tower 17 LLC, the owner in fee simple of the below property, do hereby give authorization to Cartesian Surveys Inc. to act as our agent in regards to the obtaining documentation, certificates, or waivers from the city needed for the platting action for existing Parcels B, C-1, C-2, D & E; Lots 13 and 14, Block 25 Tijeras Place Addition; and Portions of Vacated Ortiz Drive NE, Zia Road NE; and Tracts Identified as 3-6-EL-2 & 3-7-EL-1, Being Portions of Lots 11 & 12, Block 19, Tijeras Place Addition. The property is located at 300 San Mateo Boulevard NE.

Thank You,


Sanjiv Chopra (Jan 12, 2023 13:20 PST)

Jan 12, 2023

Sanjiv Chopra, Chief Executive Officer
Rhino Holdings Tower 10 LLC and Rhino Holdings Tower 17 LLC

Date

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

August 14, 2023

Development Hearing Officer
City of Albuquerque

Re: Final Plat Review for Proposed Parcels B-1 and C-1-A, Tijeras Place Addition, located at 300 San Mateo Blvd NE

Members of the Board:

Cartesian Surveys is acting as an agent for the owner, Rhino Holdings Boulevard, LLC, to request a final plat review to create two new lots from the nine (9) existing parcels, and grant 3 easements. The property is currently zoned MX-M (Mixed-Use Moderate-Intensity) except for the major portion of Parcel B, which is zoned MX-L (Mixed-Use Low-Intensity).

The subject properties were evaluated for preliminary plat and to vacate portions of 2 existing easements [1] access easement and [10] retained PUE on February 8, 2023 under SD-2023-00025 and SD-2023-00027.

Association actions were a site plan at a hearing on September 14, 2022 under PR-2022-007589; PS-2022-00191 with Planning comments for sketch plan also listing a PR-2018-001681. The preliminary plat comments from the hearing on February 8, 2022 are addressed below, and a sketch review with DFT will be conducted ahead of the February 8th DHO hearing. Justification of easement vacation is handled in a separate letter.

ABCWUA

Availability Statement #220424 provides conditions for service to convert the existing development to a multi-family development.

1. No comments or objection

Noted

Code Enforcement

1. Prior Sketch Plat comments of 12.07.22 have been noted and/or addressed with this submittal.
2. Code Enforcement has no comments and no objections.

Noted

Parks and Recreation Department

02-08-2023

For informational purposes: if new development is applicable per IDO 5-6(B), install street trees on San Mateo Blvd NE & Copper Ave NE. Please contact Parks & Recreation if City Forester is needed to assess existing trees, some showed signs of needing irrigation this year.

Noted.

Hydrology

- Hydrology has an approved Conceptual Grading and Drainage Plan (K18D086) with engineering stamp date 07/27/2022.
- Hydrology has no objection to the Vacations.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to Infrastructure List.

Noted

Transportation

1. All comments have been addressed. No objection.
Future Development:
2. An approved TCL will be required prior to site plan.
3. Please prepare and submit a Traffic Scoping Form to determine if a Traffic Impact Study will be required.

Noted

Planning

♣ There are two zone districts present on the subject property, MX-L and MX-M. The Plat depicts Parcel B-1 (which is zoned MX-L) as delineated from the remainder of the site which is zoned MX-M. Therefore, a Zone Map Amendment will not be necessary as a result of the proposed replat.

Noted, proposed lots clear up floating zoning of current lots and a zone map amendment is not necessary.

♣ Parcel C-2 (101805704926232230) is shown in Bernalillo County Property records as being owned by GGD Oakdale LLC, while the remainder of the parcels comprising the subject property are owned by Rhino Holdings Tower 10 LLC. GGC Oakdale LLC must sign the Plat as an owner of one of the parcels on the subject property.

Special Warranty Deed (document number 2021109096) handles the transfer of ownership from GGD Oakdale LLC to our client Rhino Holdings Tower 10 LLC.

♣ An Infrastructure List is included with the Preliminary Plat. A recorded Infrastructure Improvements Agreement (IIA) must be recorded and submitted with the application submittal for a Final Plat before the Final Plat application can be accepted and placed on a DHO agenda.

Noted, recorded IIA is included in this application bundle.

♣ A Final Plat submittal must be received within 1-year after the approval of the Preliminary Plat should the Preliminary Plat be approved by the DHO

Noted

♣ For the Final Plat application, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DHO agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.

♣ The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S. Obtain all required signatures as a part of the application submittal process.

Noted, signatures are provided for all the above

♣ The application submittal details how the existing principal building on proposed Parcel C-1-A on the subject property will be retained for residential use, and how the proposed Parcel B-1 will have amenities for the residences such as a path around playground and a community garden with the remainder consisting of parking. The application submittal also mentions the existing accessory building straddling between Parcel B-1 and Parcel C-1-A, but doesn't elaborate on whether the building will be retained or removed. This building cannot straddle on top of both lot lines.

Building is to be removed; client has a request for C&C Demo targeting removal by month end.

♣ A multi-family residential use is proposed on the subject property. Clarification must be provided that the parking requirements of Table 5-5-1 of the IDO are being met for the proposed use, as well as how those requirements are being met. A large parking lot is abutting along the southern boundary of the subject property (owned by Rhino Holdings Tower 17 LLC). Is that parking area required to be utilized for the proposed development on the subject property, and if so, there any shared parking agreements permitting access to the parking area to the south?

Site plan shows how parking will be distributed to accommodate residential tower, with parking on north lot to accommodate the overall development. Calculations show 142 spaces required (with appropriate reductions) and 177 provided.

Parking for Parcel B-1 will be for use of Parcel C-1-A site, and so cross-lot parking and access easement [18] is proposed with our plat. Cross lot parking and access to the lots south of this one is not desired for future use, and is not necessary for future development plans.

♣ The application submittal details compliance with the standards of 5-4-C of the IDO (Subdivision of Land Compliance) for the proposed re-plating action, and how it does not increase any existing nonconformity or create a new nonconformity.

Nonconformities are reduced with encroachments of lot lines through buildings reduced and soon to be removed.

♣ Requirements of DPM Table 7.2.29 for the pedestrian realm generally require as follows:

The subject property is located within a Center.

San Mateo Blvd. NE is an arterial street with a minimum sidewalk width requirement of 10-feet. The landscape/buffer zone width of 5-6 feet is desired, but will not fit within existing site conditions. The Infrastructure List included with the Preliminary Plat submittal features a 10-foot wide sidewalk along San Mateo.

Copper Ave. NE is a local street with a minimum sidewalk width requirement of 5-feet and a landscape/buffer zone width of 4-6 feet is desired.

Madeira Dr. NE is a local street with a minimum sidewalk width requirement of 5-feet and a landscape/buffer zone width of 4-6 feet is desired.

This project is to accomplish a redevelopment of the property. The DPM allows balancing of considerations of the pedestrian realm in a redevelopment situation, see below: DPM Section 7-2(D)(4) (p.7-20) states, "Achieving standards widths for desired elements may be particularly challenging for roadway reconstruction projects, thus requiring some level of prioritization on individual roadways and consideration of the role that a series of roads play across the network. For reconstruction projects, the landscape buffer zone should be provided as space allows.

Noted, see attached IIA.

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

☐ Table III – Provisions for ABC Comp Plan Centers & Corridors. See MT-Major Transit, AC-Activity Center, PT-Premium Transit, MS-Main Street.

☐ 4-2 Allowed Uses, table 4-2-1. *Reference Use Specific Standards any new uses and/or development. *Clarify proposed development and Uses.

☐ 5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments.

***Plans will need to show Dimensional standards detail for new development.**

☐ 5-3 Access & Connectivity requirements.

***Clarify if access is affected by proposed replat.**

☐ 5-6 Landscaping, Buffering, and Screening standards and requirements.

*** Plans will need to demonstrate compliance of landscaping requirements. Provide calculation detail. Including buffering and screening. *Clarify if parking is affected by replat.**

☐ 5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting.

☐ 5-8 for Outdoor Lighting requirements.

☐ 5-12 for Signage requirements and restrictions.

♣ The easement vacations were justified per 6-6(M)(3) of the IDO

Noted.

Thank you for your consideration,
Ryan Mulhall

UPC Numbers for Subject Parcels

101805704228032231 (Parcel B)

101805703826232235 (Parcel C-1)

101805704926232230 (Parcel C-2)

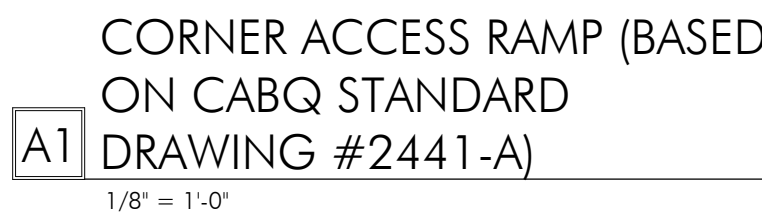
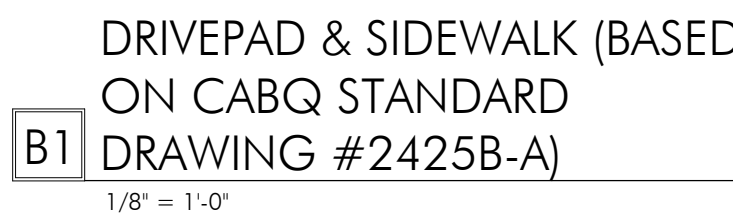
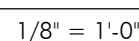
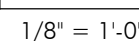
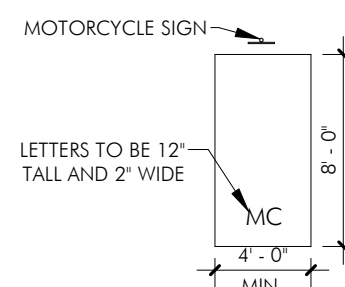
101805702326032234 (Parcel D)

101805701226332233 (Parcel E)

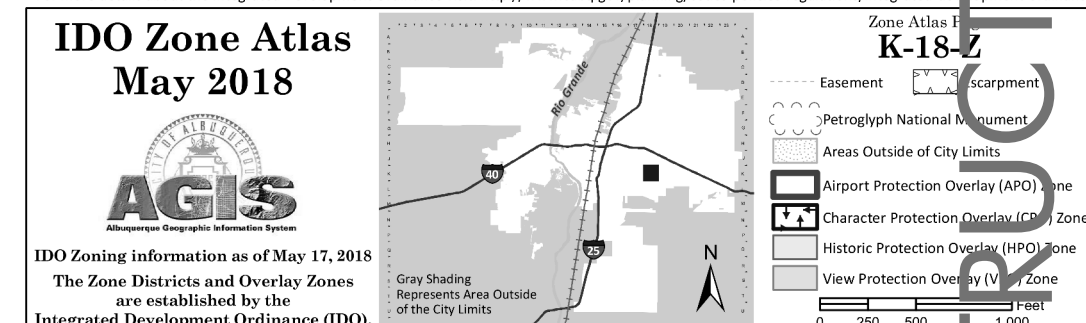
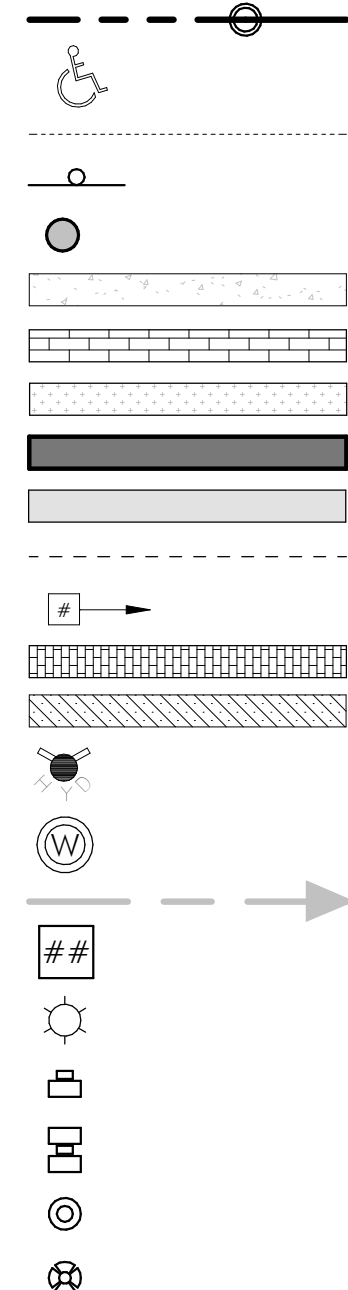
101805700925132237 (Tract 3-6-EL-2)

101805700925532236 (Tract 3-7-EL-1)

101805702224832224 (Lot 13+14, Block 25)

1'-0"

- PROPERTY LINE WITH PROPERTY CORNER
- ACCESSIBLE PARKING SPACE
- 6' TALL, BLACK STEEL PICKET FENCE
- SIGN
- UTILITY POLE
- HARDSCAPE - CONCRETE
- PEDESTRIAN WALKWAY / PARKING LOT BUFFER
- LANDSCAPED AREA
- EXISTING BUILDING FOOTPRINT
- EXISTING PARKING - NO CHANGES
- EXISTING EASEMENT
- EASEMENT CALLOUT TAG
- MEDIAN
- APPROXIMATE AREA OF NEW ASPHALT
- FIRE HYDRANT
- WATER METER
- ADA ACCESSIBLE ROUTE
- PARKING COUNTS
- STREET LIGHT
- POLE-MOUNTED, SINGLE-HEAD FIXTURE @ 20'
- POLE-MOUNTED, DOUBLE-HEAD FIXTURE @ 20'
- POLE-MOUNTED, SINGLE-HEAD FIXTURE @ 16'
- GROUND-MOUNTED, DOWN-CAST BOLLARD LIGHT, 4' HIGH

 $1^{\circ} = 50' - 0$

www.equiterre.design

300 SAN MATEO BLVD NE
ALBUQUERQUE NM 87108

REPLA

DRAWN BY: MG
CHECKED BY: DD/KE
DATE : FEB 03, 2023

REPLAT
INFORMATION

21001
RP101

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**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**

OFFICIAL NOTIFICATION OF DECISION

Rhino Holdings Blvd. LLC
2200, Paseo Verde Parkway, Suite 260
Henderson, NV, 87174

Project# PR-2022-007589
Application#
SD-2023-00023 PRELIMINARY PLAT
SD-2023-00025 VACATION OF PUBLIC
EASEMENT
SD-2023-00027 VACATION OF PRIVATE
EASEMENT

LEGAL DESCRIPTION:

For all or a portion of: **PARCELS B, C-1, C-2, D, E, TRACTS 3-6-EL-2 & 3-7-EL-1; LOTS 13 & 14, TIJERAS PLACE ADDITION** zoned **MX-M & MX-L (port. PARCEL B)** located at **300 SAN MATEO BLVD NE** between **COPPER AVE NE** and **DOMINGO RD NE** containing approximately **3.3701** acre(s). **(K-18)**

On February 8, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications and approved the requests, based on the following Findings:

SD-2023-00023 PRELIMINARY PLAT

1. This Preliminary Plat request is to consolidate nine (9) existing parcels in the Tijeras Place Addition into two lots/parcels (Parcels B-1 and C-1-A) a total of 3.3701 acres in size, and vacate and grant easements as depicted on the Plat.
2. The property is zoned MX-L & MX-M (Parcel B-1 is zoned MX-L and Parcel C-1-A is zoned MX-M). The dimensional standards for these zone districts are listed in Table 2-4-3 and 2-4-5 of the IDO respectively, and the allowable uses are listed in Table 4-2-1 of the IDO. Future development must be consistent with the underlying zone district.

3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to the acceptance of the Final Plat and placement on a DHO agenda.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. The applicant must contact the Parks and Recreation Department regarding whether existing trees will be retained on the site.
6. The final Grading & Drainage Plan will be required prior to Building Permit approval.
7. The existing accessory building on the site which encroaches on the lot boundary between Parcels B-1 and C-1-A must be removed prior to the final sign-off of the Final Plat. Evidence of the demolition of the building must be submitted.
8. Verification of the transfer of ownership of Parcel C-2 from GGD Oakdale LLC to Rhino Holdings Tower 10 LLC or Rhino Holdings Tower 17 LLC prior to the acceptance of the Final Plat and placement on a DHO agenda.

SD-2023-00025 VACATION OF PUBLIC EASEMENT (Portions of a Public Utility Easement)

1. The applicant proposes to vacate a portion of a public utility easement which was retained with the vacation of right-of-way from Zia Road and Ortiz Drive on the site. The applicant proposes to vacate the Zia road alignment portions of this easement, and will leave the Ortiz Drive portions of the easement in place.
2. The utility companies have quit-claimed their rights to this easement as noted below per Quitclaim Deed (10/07/1985, BK. 252-A, PG. 280, DOC. NO. 85- 84066) by MST&T; per waiver and release of easement (9/19/1985, BK. MISC. 272-A, PG. 864, DOC. NO. 85-78568) by PNM; and disclaimed by NM Gas per document (09/26/1985, BK. 274A, PG. 941, DOC. NO. 8580460).
3. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The vacated easement clears up the record of the easement and allows for the redevelopment of the principal building on the site.

SD-2023-00027 VACATION OF PRIVATE EASEMENT (Access Easement)

1. The applicant proposes to vacate an existing private access easement which was granted to benefit First National Bank for access to the San Mateo and Madeira rights-of-way and recorded on September 15, 1975.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The public welfare does not require the easement to be retained since the easement was privately held and there will be sufficient conductivity and turn-in access from the public rights-of-way to access any part of this property.

Additionally, the vacated easement clears up the record and permits the property owner to better define and manage the drive aisles of their property to meet their planned use for residential development.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **FEBRUARY 27, 2023**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

Ronald R. Bohannon

[Ronald R. Bohannon \(Feb 10, 2023 14:23 MST\)](#)

Ronald R. Bohannon

Development Hearing Officer

RRB/ls

CSI-Cartesian Surveys Inc., PO Box 44414, Rio Rancho, NM, 87174







PR-2022-007589_February_8_2023 - Notice of Decision

Final Audit Report

2023-02-10

Created:	2023-02-10
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHFPTV9bJIFSiJh7fDdqR38iXblvrTTzJ

"PR-2022-007589_February_8_2023 - Notice of Decision" History

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-  Document emailed to 7868rrb@gmail.com for signature
2023-02-10 - 9:02:48 PM GMT
-  Email viewed by 7868rrb@gmail.com
2023-02-10 - 9:20:52 PM GMT- IP address: 50.193.232.49
-  Signer 7868rrb@gmail.com entered name at signing as Ronald R. Bohannon
2023-02-10 - 9:23:25 PM GMT- IP address: 50.193.232.49
-  Document e-signed by Ronald R. Bohannon (7868rrb@gmail.com)
Signature Date: 2023-02-10 - 9:23:27 PM GMT - Time Source: server- IP address: 50.193.232.49
-  Agreement completed.
2023-02-10 - 9:23:27 PM GMT