

City of Albuquerque

Dave Dekker
DCSW Architects
320 Central SW
Albuquerque, NM 87102

October 1, 1999

RE: TRAFFIC CIRCULATION LAYOUT REVIEW FOR BUILDING PERMIT
APPROVAL
ENVIRCO, Balloon Fiesta Parkway, Resubmittal, B18-D004, Not Stamped.

Dear Mr. Dekker:

The above referenced Traffic Circulation Layout (TCL) requires modifications to the site plan prior to review for Building Permit. The comments are indicated in red ink on the attached marked-up site plan.

Please add the following note on the site plan: "The engineer's certification required by the Hydrology section needs to include certification that this site was constructed in accordance with the TCL before Certificate of Occupancy (C.O.) is released."

Please return the attached marked-up site plan with your next submittal.

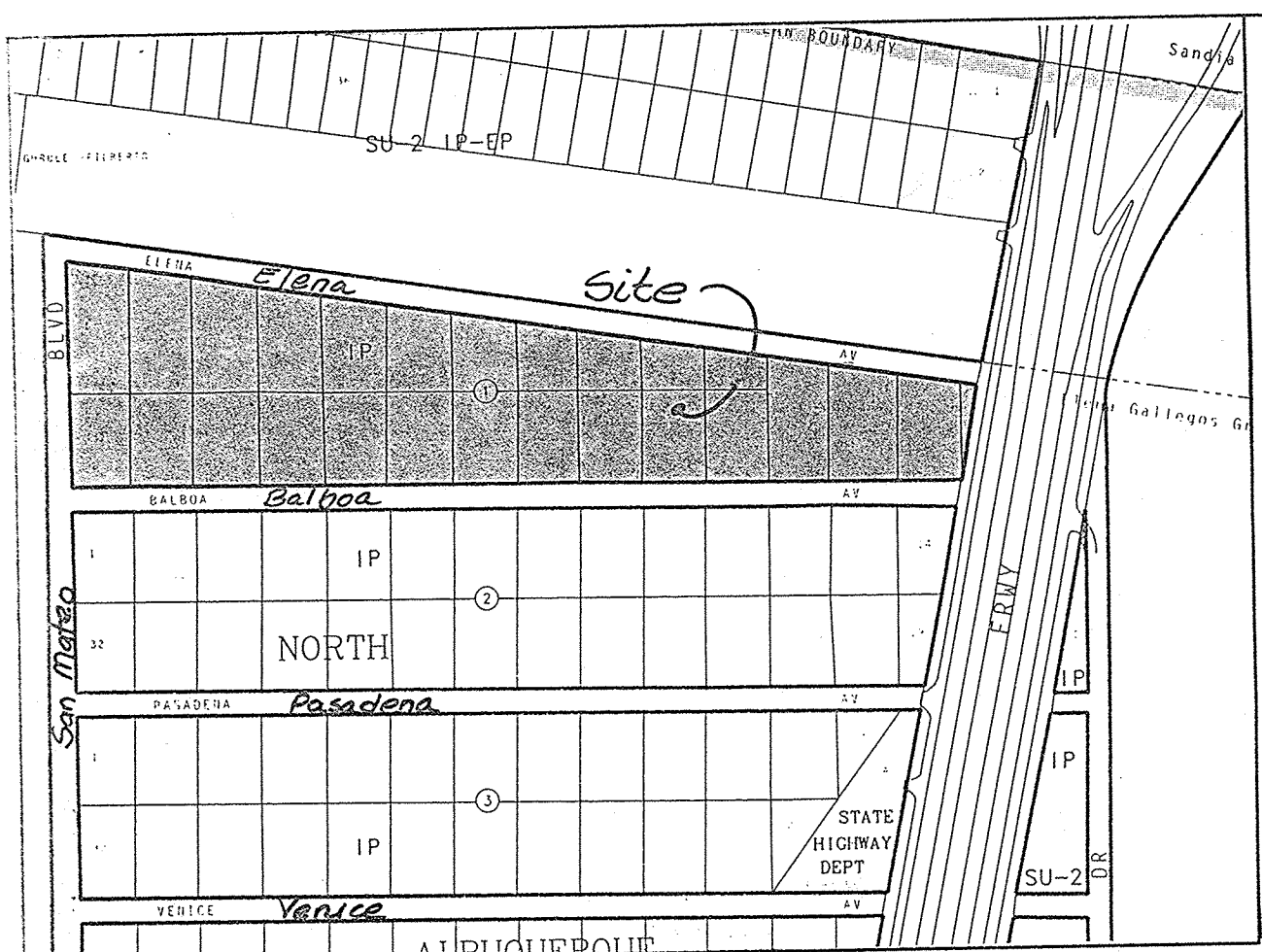
You can reach me at 924-3993 to set up a meeting to discuss this project.

Sincerely,

Afsaneh Yavari
Associate Engineer

Attachments

cc: Mark Goodwin, Mark Goodwin & Associates



LOCATION MAP ZONE ATLAS B-18-Z
SCALE: NONE

SUBDIVISION DATA

PLAT CASE NOS. DRB. 97-6 S V. 97-7
GROSS ACREAGE 22.0227
ZONE ATLAS NO. B-18
NO. OF EXISTING TRACTS/LOTS 25
NO. OF TRACTS/LOTS CREATED 1
NO. OF TRACTS/LOTS ELIMINATED 25
MILES OF FULL WIDTH STREETS CREATED 0
AREA DEDICATED TO CITY OF ALBUQUERQUE 0.8587 AC
DATE OF SURVEY 3/93
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 96121213200468

PURPOSE OF PLAT

- To remove lot lines as shown
- To grant new easements
- To dedicate new right-of-way

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim, interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

TED MARTINEZ, OWNER

OWNER'S ACKNOWLEDGMENT OFFICIAL SEAL SUSAN BARROR

STATE OF NEW MEXICO } ss
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on DECEMBER 16, 1996
Susan Barror 93-00
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1 THRU 23 and A PORTION OF LOT 24, BLOCK 1, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936 in Volume D, Folio 130 and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract, said point being on the east right-of-way line of San Mateo Drive N.E. and further being on the southerly right-of-way line of Elena Drive N.E. from whence the USGL BRASS CAP "CC 11/12 EG." bears N 24°28'17" W, 71.76 feet;

THENCE leaving said east right-of-way line S 81°18'33" E, 2304.90 feet along said southerly right-of-way line to the northeast corner;

THENCE leaving said southerly right-of-way line S 00°15'39" W, 186.79 feet to a point;

THENCE S 10°45'13" W, 65.38 feet to the southeast corner, said point being on the north right-of-way line of Balloon Fiesta Parkway N.E.;

THENCE along said north right-of-way line N 89°47'03" W, 2268.09 feet to the southwest corner, said point being on the east right-of-way line of San Mateo Drive N.E.;

THENCE leaving said north right-of-way line N 00°15'39" E, 590.76 feet along said east right-of-way line to the point of beginning and containing 22.0227 acres more or less.

NOTES

- Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
"NORTH ALBUQUERQUE ACRES, TRACT A-UNIT B", (04-24-36, D-130)
all being records of Bernalillo County, New Mexico.

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, Effective November 1, 1989 and revisions effective January 25, 1991 and February 2, 1994, and is true and correct to the best of my knowledge and belief."

TIMOTHY ALDRICH S. No. 7719 DATE 12-19-96

PLAT OF
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 1
LOT 1A
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 13
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 1996

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

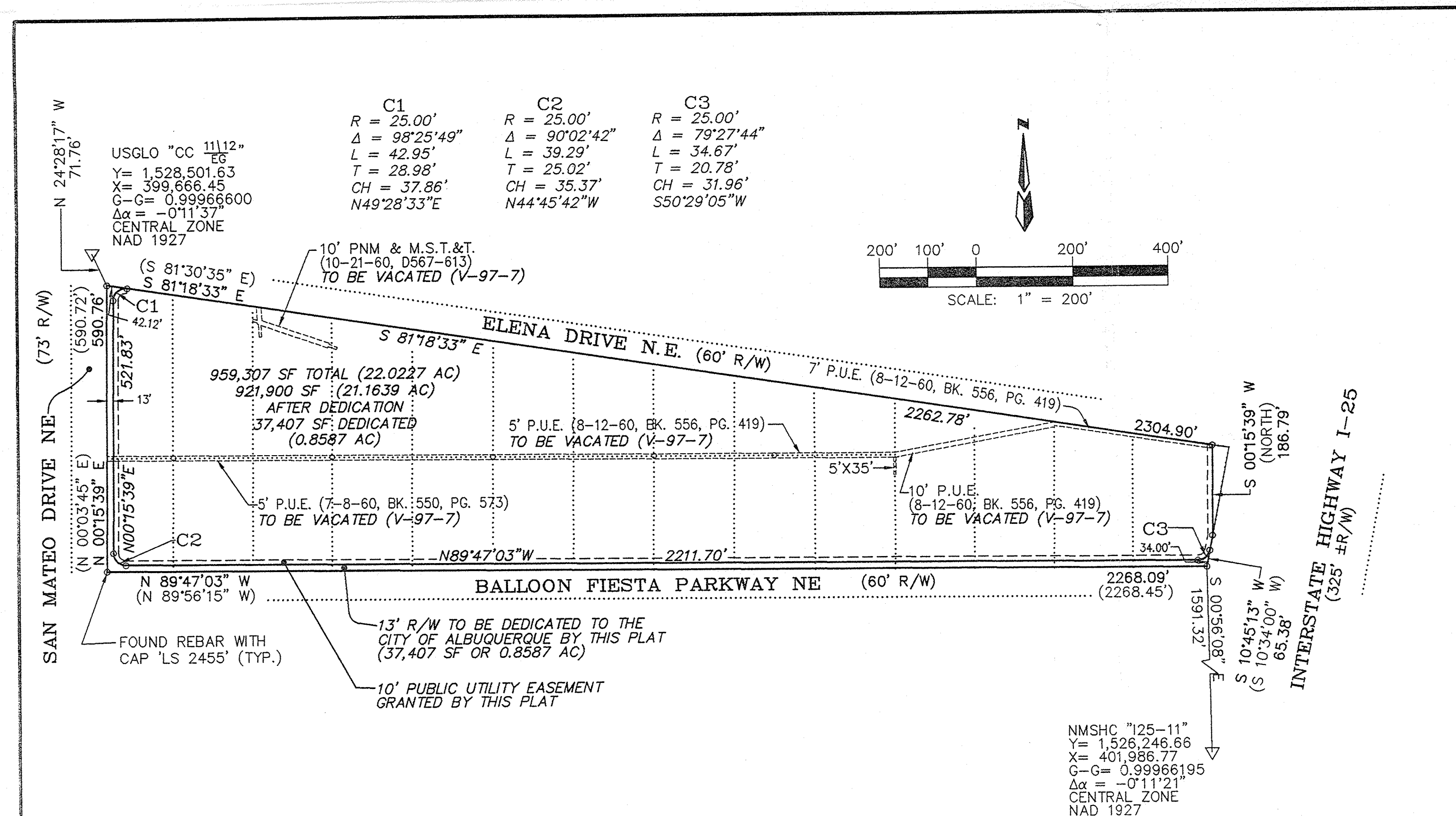
Planning Director, City of Albuquerque, N.M. Date 4-15-97
City Engineer, City of Albuquerque, N.M. Date 3-27-97
Albuquerque Metropolitan Arroyo Flood Control Authority Date 3-14-97
Transportation Department, City of Albuquerque, N.M. Date 1-28-97
City Development Division, City of Albuquerque, N.M. Date 1-28-97
Parks Design and Development, C.D.P., City of Albuquerque, N.M. Date 12-19-96
City Surveyor, City of Albuquerque, N.M. Date
Property Management, City of Albuquerque, N.M. Date

PNM GAS 1-8-97
Norma S. Carrillo 1-8-97
U.S. West Telecommunications Date
PNM ELECTRIC 1-8-97
Jones Intercable, Inc. Date

NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 1
LOT 1A

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

Designed: Drawn: B.J.G. Checked: ALS Sheet 1 of 2
Scale: 1" = 200' Date: 12/96 Job: 95060



EASEMENT DEDICATION

Dedication to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, Grantee, its successors and assigns, of lands, rights of way, and easements designated herein as "Flood Plain Easement" is with the full and free consent and in accordance with the desire of the undersigned owner, Grantor. This dedication is for drainage, flood control, conveyance of storm water, and the construction, operation, and maintenance of, and access to such facilities, and for subordinate recreational use and access on such facilities. Except by the written approval of Grantee, no fence, wall, building, or other obstruction may be placed or maintained in said easements, and there shall be no alteration of the grades or contours in said easement. The granting of easements shall not obligate the Grantee to maintain natural arroyos, drainage channels, or facilities that do not meet the standards of the Grantee for design and construction, nor shall this granting require the protection of property lying outside of the easement granted. Grantee shall only maintain property and/or improvements that it specifically agrees, by written agreement filed for public record, to maintain. Unless Grantee specifically agrees, by such written agreement, to maintain property and/or improvements, such maintenance responsibility shall remain with the Grantor, its successors or assigns. Landscaping or maintenance work, by the Grantor, within the easement herby conveyed shall not alter the present flowline, capacity, or permeability of the present flood way area, except in an emergency. If emergency work is performed, Grantor shall notify the Grantee as soon as practical thereafter. Grantee will then determine if the emergency work can remain or must be removed or modified. Safe locations for structures built on lands adjacent to the real property described herein may be substantially outside of the area described herein. Any portion of any lands, rights of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed. Vacation approval consistent with the City of Albuquerque or Bernalillo County Subdivision Ordinances will also be required.

NOTES

- PRUDENT LINE is based upon Flood Zone as shown on FEMA Community Panel 35001C0129 D. Flood Zone Flow Rate is 1800 cfs. PRUDENT LINE SETBACK is 6' per 100 cfs which equates to 108 feet.
- This plat action allows the development of a building and parking lot only, as referenced by case number DRB 97-6 and approved grading and drainage plan, engineer stamp dated 2/27/97. No further development or subdividing will be allowed within this tract until future North Camino Arroyo improvements are addressed.

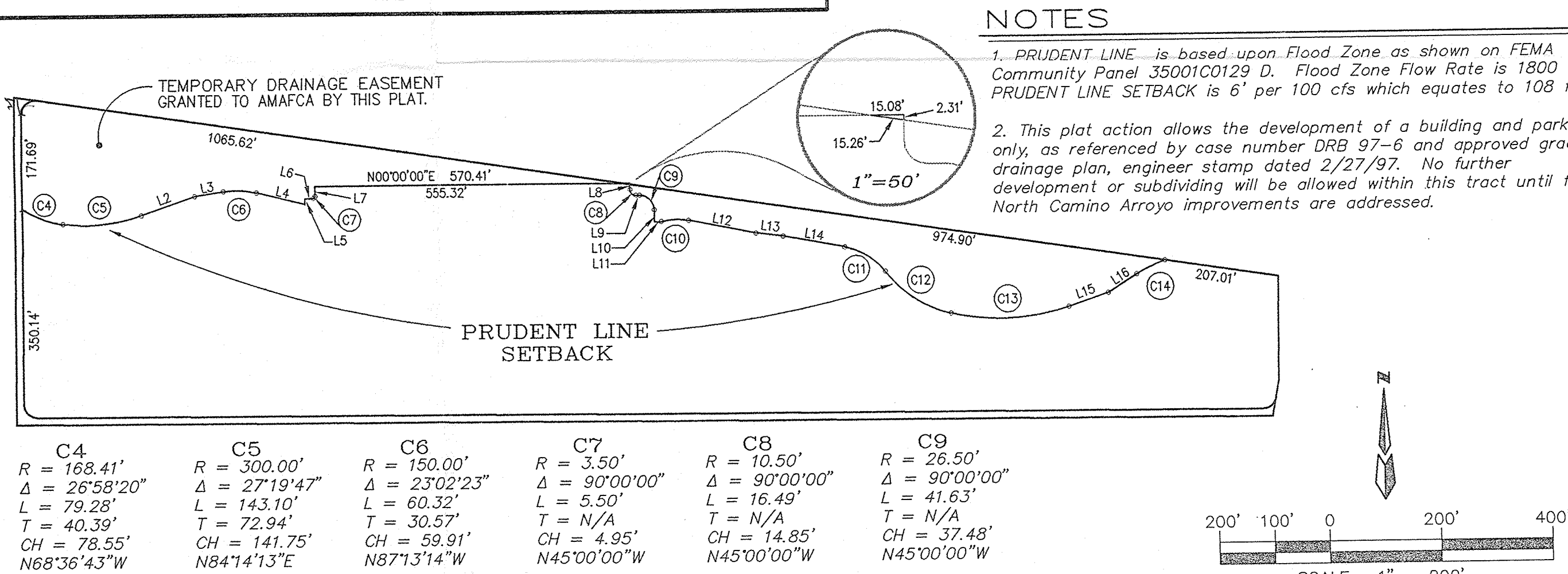
PUBLIC UTILITY EASEMENTS

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

- The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- U.S. West for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Jones Intercable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, 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 (above ground 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 caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies 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.



NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 1
LOT 1A

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
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