HYDROLOGY G23/D6 2 PLANS

G23/D6

2 PLANS

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

December 19, 1984

Mr. Chris Weiss
CTS, Inc.
1100 A Alvarado NE
Albuquerque, NM 87123

REF: TRAMWAY APARTMENTS CERTIFICATION PHASE II (G23-D6A)

Dera Mr. Weiss:

Based on the information provided on your December 11, 1984 submittal, certification for the above referenced drainage plan is approved.

If you have any questions or comments, please feel free to call me at 766-7644.

Sincerely yours,

Bernie J Montoya

Bernie J. Montoya
Engineering Assistant, C.E.

BJM:mrk

CTS INC., ENGINEERING

Mr. Fred Aguirre, P.E.
Hydrology Department
City of Albuquerque
123 Central N.W.
Albuquerque, New Mexico

RE: Tramway Apartments, Phase II As-Builts

Dear Fred:

The purpose of this letter concerns the Engineers Certification of as-builts drainage and grading improvements for Phase II of the Tramway Apartments. This phase consists of Buildings 6-11, with related sidewalks drains, retaining walls, and the adjoining paved parking area.

In general, you will notice slight-to-substantial elevation changes at each spot shot. The spot elevation differences between the designed and the as-built elevations were the result of an in-the-field change by the owner to help balance the earthwork. These elevation changes do not affect the overall drainage concept, because the site drains to the channel along the south side of the site, as designed.

All paving that was not in place to the south of Phase I has now been installed to complete the drainage of flows to the channel.

One final area which differs from the plan are the drains from the interior court yards of Buildings 6-11. The drain pipe locations were changed from the plan in that each inlet was moved out of the walk area. Additionally, the flow patterns to each pipe inlet is not clearly defined. This area was graded to elevations shown and as such, I have asked the owner to write a letter to the City of Albuquerque in which he agrees to accept the responsibility for the drainage patterns within each courtyard.

In summary, I certify that the Tramway Apartments, Phase II, exclusive of the courtyard areas, is in substandard compliance with the approved drainage plan.

If you have any further questions concerning the above, please do not hesitate to give me a call.

Sincerely,

Christopher Weiss
C.T.S. Inc.

1100 ALVARADO N.E. ALBUQUERQUE, NEW MEXICO 87110 (505) 266-3444
CONSULTANTS TERRA-SOL INC. CIVIL ENGINEERING/HYDROLOGY/RENEWABLE ENERGY DESIGN

HARRISON SMITH DEVELOPMENT CO.

9705 Pebble Beach Drive, N.E. Albuquerque, New Mexico 87111

(505)821-8400/(505)822-8300

December 11, 1984

City of Albuquerque
123 Central, N.W.
Albuquerque, New Mexico 87103

Attention: Fred Aguirre, Hydrology Section

Re: Courtyard Drainage
Buildings 6 - 11
4200 Spanish Bit, N.E.

Dear Mr. Aguirre:

I, Harrison Smith, accept responsibility for the drainage patterns of the courtyards in Buildings 6 thru 11 located at 4200 Spanish Bit, N.E., as per the letter dated December 11, 1984, from Chris Weiss, CTB Engineering, to the City of Albuquerque.

Sincerely,

Harrison E. Smith
HARRISON SMITH DEVELOPMENT CO.

HES/mse

INC., ENGINEERING

Mr. Fred Aguirre, P.E.
Hydrology Department
City of Albuquerque
123 Central N.W.
Albuquerque, New Mexico

RE: Tramway Apartments, Phase I As-Builts

Dear Fred:

The purpose of this letter concerns the Engineers Certification of as-builts drainage and grading improvements for Phase I of the Tramway Apartments. This phase consists of Buildings 1-5, with related sidewalks, drains, retaining walls, and the east paved parking area.

In general, you will notice slight-to-moderate elevation changes at each spot shot. The spot elevation differences between the designed and the as-built elevations were the result of an in-the-field change by the owner to help balance the earthwork. These elevation changes do not affect the overall drainage concept, because the site drains to the channel along the south side of the site, as designed.

You will notice that the Phase I line does not include the pavement immediately south of Building 5. This pavement was not installed at the time of the survey, but the drainage from the parking lot does enter the channel at a designed point of rundown.

One final area which differs from the plan are the drains from the interior court yards of Buildings 1-5. The drain pipe locations were changed from the plan in that each inlet was moved out of the walk area. Short sections of drain were then installed under each walk to help flows get to the main outlet for each court yard. This area was graded to elevations shown and as such, I have asked the owner to write a letter to the City of Albuquerque in which he agrees to accept the responsibility for the drainage patterns within each courtyard.

In summary, I certify that the Tramway Apartments, Phase I, exclusive of the courtyard areas, is in substandard compliance with the approved drainage plan.

If you have any further questions concerning the above, please do not hesitate to give me a call.

Sincerely,

Christopher Weiss
C.T.S. Inc.

1100 ALVARADO N.E. ALBUQUERQUE, NEW MEXICO 87110 (505) 266-3444

CONSULTANTS TERRA-SOL INC. CIVIL ENGINEERING/HYDROLOGY/RENEWABLE ENERGY DESIGN

HARRISON SMITH

9705 PEBBLE BEACH DR., N.E.
ALBUQUERQUE, NEW MEXICO 87111
(505) 822-8300

6121 INDIAN SCHOOL RD., N.E. #121
ALBUQUERQUE, NEW MEXICO 87110
(505) 821-8400

October 16, 1984

City of Albuquerque
123 Central, N.W.
Albuquerque, New Mexico 87103

Attention: Fred Aguirre, Hydrology Section

Re: Courtyard Drainage
Buildings 1 - 5
4200 Spanish Bit, N.E.

Dear Mr. Aguirre:

I, Harrison Smith, accept responsibility for the drainage patterns of the courtyards in Buildings 1 thru 5 located at 4200 Spanish Bit, N.E., as per the letter dated October 16, 1984, from Chris Weiss, CTS Engineering, to the City of Albuquerque.

Sincerely,

Harrison E. Smith

Harrison E. Smith
HARRISON SMITH DEVELOPMENT CO.

HES/mse

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
MDD/Engineering 766-7467

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

October 19, 1983

Mr. Andre Houle
CTS, Inc.
1100-A Albarado NE
Albuquerque, NM 87110

RE: Tramway Apartment Complex (G23-D6A)

Dear Mr. Houle:

Your referenced drainage plan is approved and the financial security for the required improvements in the arroyo is satisfactory to the City; therefore, a building permit can be released. Please see that copies of this plan and copies of the "Construction Within Public Right-of-Way" are included in the building set for Hydrology sign off.

Please call me at 766-7467 if you have any further questions.

Very truly yours,

Fred J. Aguirre, P.E.
Design Hydrologist

FJA/dw

cc: File

10/19/83
Fred:
Your copies.
Denise

CITY OF ALBUQUERQUE
ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE October 19, 1983

TO: Angie Ludi, City Clerk

FROM: Denise Wilcox, Office Coordinator, MDD/ENG dw

SUBJECT: LETTER OF CREDIT - HARRISON SMITH

The attached subject Letter of Credit and Letter of Amendment No. 1 to Letter of Credit No. 1379 has been approved by the Legal Department and is submitted for filing.

The agreement for subject Letter of Credit is already on file with your office.

If you have any questions, please call me at ext. 7467.

/dw

cc: Fred J. Aguirre, Design Hydrologist
File

American Bank of Commerce
[illegible]
Albuquerque, New Mexico 87103
505/765-5000

IRREVOCABLE COMMERCIAL LETTER OF CREDIT

IRREVOCABLE CREDIT № 1379

TO City of Albuquerque,
P.O. Box 1293
Albuquerque, NM 87103

DATE October 17, 1983

AMOUNT $19,259.63***

GENTLEMEN:

WE HEREBY OPEN OUR IRREVOCABLE LETTER OF CREDIT IN YOUR FAVOR BY ORDER OF Harrison Smith

FOR THE ACCOUNT OF Harrison Smith

UP TO AN AGGREGATE AMOUNT OF Nineteen Thousand Two Hundred Fifty-Nine and 63/100***

AVAILABLE BY YOUR DRAFT(S) AT SIGHT ON American Bank of Commerce

FOR % OF INVOICE VALUE AND ACCOMPANIED BY DOCUMENTS SPECIFIED BELOW:

This Letter of Credit has been established to insure the completion of Vista Del Ciudad Apartment project as provided by the Agreement between Harrison Smith and the City of Albuquerque, which Agreement is recorded of Book Misc. 56-A at pages 273 - 282 of the records of the County of Bernalillo, State of New Mexico.

When presented for negotiation, the draft is to be accompanied by the following documents:

1. Beneficiary's notarized certification stating that Harrison E. Smith, has failed to comply with the terms of the agreement recorded at Book Misc. 56-A at pages 273 - 282, of the records of the County of Bernalillo, State of New Mexico, and also certifying that "the undersigned is Chief Administrative Officer of the City of Albuquerque and is authorized to sign this statement."

Partial drawings permitted.

DRAFTS MUST BE DRAWN AND NEGOTIATED NOT LATER THAN May 30, 1984 EACH DRAFT MUST BE MARKED "DRAWN UNDER LETTER OF CREDIT NUMBER 1379 OF AMERICAN BANK OF COMMERCE, ALBUQUERQUE, N.M. DATED October 17, 1983 " AND THE AMOUNT OF EACH DRAFT SO DRAWN ENDORSED BY THE NEGOTIATING BANK ON THE REVERSE SIDE HEREOF. THE PRESENTMENT OF ANY SUCH DRAFT SHALL BE A WARRANTY BY THE NEGOTIATING BANK THAT SUCH ENDORSEMENT HAS BEEN MADE.

WE HEREBY AGREE WITH THE DRAWERS, ENDORSERS AND BONA FIDE HOLDERS OF DRAFTS DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS CREDIT THAT THE SAME SHALL BE DULY HONORED ON DUE PRESENTATION AND DELIVERY TO DRAWEE OF DOCUMENTS AS SPECIFIED.

UNLESS OTHERWISE EXPRESSLY STATED, THIS CREDIT IS SUBJECT TO "THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS, 1974 REVISION, INTERNATIONAL CHAMBER OF COMMERCE BROCHURE NO. 290."

American Bank of Commerce

BY Samuel S. Spencer Jr.

General Counsel Trust Officer

LETTER OF AMENDMENT NO. 1 TO

LETTER OF CREDIT NO. 1379

Amendment issue date: October 18, 1983

Beneficiary: City of Albuquerque
P.O. BOX 1293
Albuquerque, N.M. 87103

Applicant: Harrison Smith

The above mentioned letter of credit is amended as follows:

Maturity date is extended from May 30, 1984 to July 30, 1984
All other terms are the same as original Letter of Credit.

This Letter of Amendment is to be considered as part of the above letter of Credit, and must be attached thereto.

The advising bank is requested to notify us promptly if this amendment is not accepted by the beneficiary. AMERICAN BANK OF COMMERCE R. GREG LEYENDECKER SENIOR VICE PRESIDENT	Indication of the advising bank _____ The beneficary is requested to notify us promptly of the acceptance or nonacceptance of this amendment (re. art. 3 par. c of the "Uniform Customs and Practice for Documentary Credits)". Place, date,name and signature of the advising bank.

INFORMATION SHEET

PROJECT TITLE Tramway Apts Ph I TYPE OF SUBMITTAL Certification

ZONE ATLAS PAGE NO. G23 CITY ADDRESS

LEGAL DESCRIPTION

ENGINEERING FIRM Chris Weiss CONTACT

ADDRESS PHONE

OWNER Harrison Smith CONTACT

ADDRESS 9705 Pebble Beach PHONE

ARCHITECT CONTACT

ADDRESS PHONE

SURVEYOR CONTACT

ADDRESS PHONE

CONTRACTOR CONTACT

ADDRESS PHONE

PRE-DESIGN MEETING:

File G23-D60

✓ YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
✓ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

Attn: Bernie.
(See Steve on this
Already Rejected
C.O.)

DATE SUBMITTED:

BY:

RECEIVED
OCT 17 1984
HYDROLOGY SECTION

P.O. Box 142, Sandia Park, New Mexico 87047

October 4, 1983

Mr. Fred Aguirre
City Hydrologist
City of Albuquerque
Post Office Box 1293
Albuquerque, New Mexico 87103

RECEIVED
OCT 05 1983
ENGINEERING

Re: Tramway Project (G23 - D6a)

Dear Mr. Aguirre:

The following letter addresses your concerns item by item of your September 7, 1983 letter regarding this project. Please review and inform me if this meets city requirements to allow this development a building permit:

1. The bank protection proposed is enclosed on the form for private drainage improvements in public right-of-way.

2. The cost estimate for the improvements is being prepared by the contractor, and upon your approval of the improvements, a negotiable letter of credit shall be submitted to you in the amount of the contractors proposal.

3. The access road is under construction at this time by the City of Albuquerque and is scheduled for completion by January, 1984.

4. The 50' drainage easement is part of the original plat and was probably for the two rundowns. It is impractical to use the drainage easement so the off-site flow are accepted in the development and routed through the parking lot.

5. The individual outlet drains are detailed on the grading plan.

6. The erosion treatment for sheet flow will be controlled with the landscaping and the cobble stones swales. The plans show the swale detail and location.

7. The flow rate calculations have been put on the grading plan.

8. The channel improvements and "V" ditch are under contract with KNC, Inc. and are currently under construction and scheduled for completion by January 1984.

9. The erosion control detail for the swales have been put on the plans.

10. The grading plan has been lowered and the swale relocated on private property.

11. The 20' alley has been vacated and the vacation plot was filed September 16, 1983, No. 83-63173.

12. The patio inlet details and calculations have been put on the plan.

If this meets with your requirement please consider this a request for drainage plan approval subject to obtaining the proper negotiable letter of credit.

Thank you,

Andre Houle, P.E.
Engineer

AH:lp

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 7, 1983

Andre Houle
CTS, Inc.
1100 Alvarado NE Suite B
Albuquerque, NM 87110

RE: TRAMWAY APARTMENT COMPLEX (G23-D6a)

Dear Andre:

To begin with, I apologize for the delay in forwarding the following comments discussed with you earlier.

1. Arroyo bank protection required for the unlined portion of the Glenwood Hills Channel (South bank only) to prevent the meandering of the arroyo.

2. Financial guarantee required for the required bank protection.

3. Time frame anticipated for the completion of the access road.

4. Purpose of the 50' drainage easement between this development and lots 8-A and 9.

5. Detail required for the individual outlet drains.

6. Proposed erosion treatment along the channel bank for the proposed sheet flow and pipe discharge points.

7. Provide the Q_{100} and Q_{10} for the developments discharge points.

8. Clarify the note on the drainage that states: "Channel Improvements This Area by Others" and "V" ditch by others. When will it be constructed?

9. Provide erosion control detail for the swales provided on-site.

10. Discharge into the N.M.S.H.D. right-of-way requires their concurrence and an evaluation of the adequacy of the "V" ditch for the safe conveyance of the anticipated runoff. Erosion control must be a consideration between the development and the V ditch outlet.

11. When is the 20' alley to be vacated?

12. Provide a detail of the patio inlet and sufficient calculations to demonstrate the capabilities of the proposed 4" pipe to convey the design flows from the patio site. Recommend Q_{100} storage capacity be provided in the event the pipe is plugged.

If you should have any questions regarding the above comments please feel free to call me.

Very truly yours,

Fred J. Aguirre
Civil Engineer/Hydrology

FJA/tsl

63 11012 273

AGREEMENT

Agreement made between the City of Albuquerque, New Mexico, a municipal corporation, hereinafter referred to as "City", and Harrison Smith, an individual, hereinafter referred to as "Developer".

WHEREAS, Developer is the owner or agent for the owner, Harrison Smith, and is the Developer of certain described real estate lying situate and being in the City of Albuquerque, County of Bernalillo, State of New Mexico, to-wit: Lot 2 and 3, Block 1 of Unit 1, Glenwood Hills Subdivision, hereinafter referred to as "the site"; and as depicted on the map attached hereto as Exhibit "A"; and,

WHEREAS, A Building Permit for the site has been requested from the City of Albuquerque and,

WHEREAS, the Building Permit provides for private and temporary drainage improvements in Glenwood Hills Arroyo; and

WHEREAS, the Developer has submitted, and the City has approved, plans for construction of the temporary drainage improvements as depicted on Exhibit "C", and the City is prepared to issue a building permit allowing the Developer to commence construction of an apartment complex on the site; and

WHEREAS, pursuant to Section 9.D of the City of Albuquerque Drainage Ordinance, No. 63-1982, of Albuquerque, New Mexico, the proposed site cannot be approved by the City Engineer until:

(a) The Temporary Drainage Improvements are installed to protect the site from the Glenwood Hills Arroyo, or

(b) A bond satisfactory to the Mayor is posted with the City to insure such improvements are installed prior to the use of the site; and,

WHEREAS, it is in the interest of the City that the temporary drainage improvements, be completed to City specifications within one (1) year; and

WHEREAS, under the circumstances, the City is satisfied that it is impossible for Developer to obtain a bond, as required and,

Recorded 10/1/83
Misc 56-A Pp. 273 282

WHEREAS, it is possible for Developer to obtain a Letter of Credit in an amount that will provide the City with sufficient security to insure that the temporary drainage improvements will be installed.

NOW, THEREFORE, the parties to this Agreement, in consideration of mutual confidence and stipulations set out herein, agree as follows:

1. Developer agrees to post a Letter of Credit, meeting reasonable conditions imposed upon Harrison Smith by the City, and acceptable to the City, in the amount of NINETEEN THOUSAND TWO HUNDRED FIFTY-NINE DOLLARS AND SIXTY-THREE CENTS ($19,259.63), running to the City, on or before October 15, 1983, which amount represents 125 percent (125%) of the current estimated cost of the temporary drainage improvements in the Glenwood Hills Arroyo and approved construction plans pursuant to City requirements which amount has been approved by the City Engineer. A copy of the estimate on which the Letter of Credit amount is based is attached hereto as Exhibit "B".
2. Developer agrees to complete by May 30, 1984, the temporary drainage improvement in the Glenwood Hills Arroyo as provided for in the submitted plans for the property and the approved construction plans pursuant to applicable City requirements.
3. Harrison Smith agrees to give the City notice in writing of sale or assignment of all or part of the above described property.
4. In the event of sale or assignment, the City will not release Harrison Smith from his obligations under this contract and will continue to hold Harrison Smith responsible for the installation of the temporary drainage improvements. Until a successor in interest to Harrison Smith has posted a bond or letter of credit

at such time as acceptable security has been posted by Harrison Smith's successor in interest, City will terminate the Letter of Credit.

5. If the temporary drainage improvements pursuant to the approved construction plans is not completed by May 30, 1984, and, if a bond or letter of credit acceptable to the City has not been posted by Harrison Smith's successor in interest to all or part of the property prior to that date, the City will have recourse on the Letter of Credit.

6. The City, at its option, may require a bond in lieu of a Letter of Credit as security hereunder in the event that it reasonably deems itself insecure under a Letter of Credit. The exercise of such option, and the reasons therefore, will be communicated to Harrison Smith in writing on or before May 30, 1984.

7. This instrument contains the entire agreement between the parties, and no statement, promises, or inducements made by either party or agent of either party that is not contained in this written Agreement shall be valid or binding; and this contract may not be enlarged, modified, or altered, except in writing, signed by the parties and endorsed hereon.

8. This Agreement may be extended and the amount of security posted modified upon agreement of the parties. Developer must meet with City Engineer to extend Agreement in advance of date of performance.

9. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, assignees, and successors of the respective parties and shall constitute a covenant running with the land and must be recorded in the records of the Bernalillo County Clerk.

Executed this ( ) 12th day of October, 1983.

CITY OF ALBUQUERQUE

Frank A. Kleinheinz
Chief Administrative Officer

ATTEST:

City Clerk

APPROVED:

10/7/83
City Engineering

By
Title

APPROVED:

Legal Department

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 7 day of October, 1983, by Harrison Smith

Notary Public

OFFICIAL SEAL
MARGARET WRIGHT
NOTARY PUBLIC - NEW MEXICO
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires 5-25-84

My Commission Expires:

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 12th day of October, 1983, by _____. Frank A. Kleinheinz, Chief Administrative Officer, City of Albuquerque.

Notary Public

My Commission Expires:

12/18/84

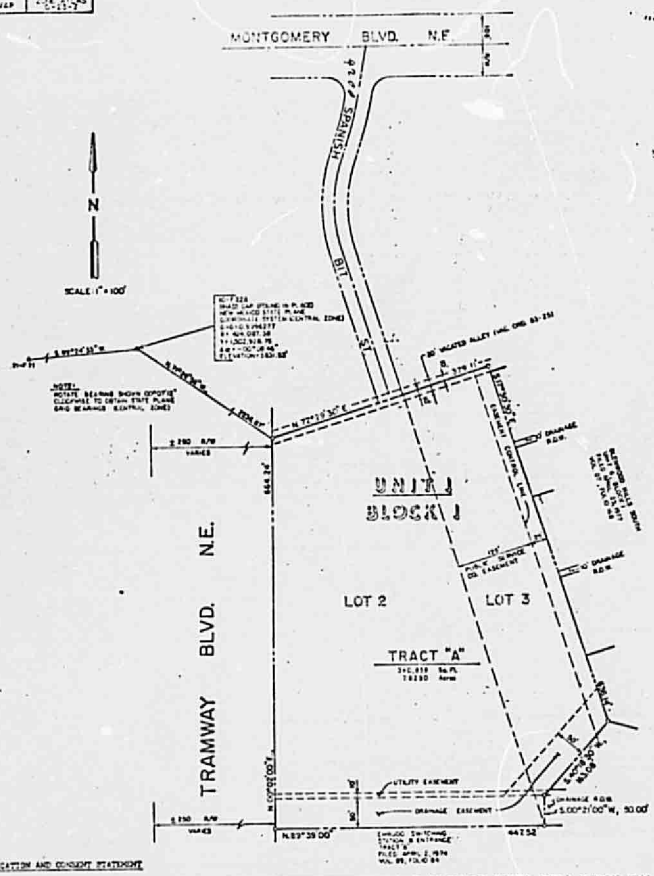
EXHIBIT A

SP-89-13-599

93 03173

SUMMARY PLAT
FOR AN EASTERLY PORTION OF
LOT 2 AND ALL OF LOT 3, BLOCK 1, UNIT 1, GLENWOOD HILLS
TOGETHER WITH AN EASTERLY PORTION OF
THE SOUTH ONE-HALF OF A VACATED ALLEY
COMBINED HEREON INTO TRACT "A", BLOCK 1, UNIT 1
GLENWOOD HILLS
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST 1993

VICINITY MAP



NOTES:

1. UNLESS OTHERWISE INDICATED ALL CORNERS ARE MARKED WITH AN IRON STAKE SURMOUNTED WITH A CAP MARKED "LS 4078".
2. BEARINGS SHOWN ARE BASED ON THE BEARINGS SHOWN ON THE PLAT OF UNIT 1, GLENWOOD HILLS, A SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, JUNE 15, 1961 IN VOLUME D3, FOLIO 8.
3. BEARINGS AND DIMENSIONS ARE FIELD FIELD AND RECORD BEARINGS AND DIMENSIONS.

Eugene Walker 9-13-93
PLANNING DIRECTOR, CITY OF ALBUQUERQUE DATE

G-23 SP-89-262
MAP NO. SUBDIVISION NO.

✓
CITY COUNTY

Rene Elwell 9-6-93
PROJECT MANAGEMENT DATE

N/A
CITY ENGINEER DATE

N/A
PUBLIC WORKS DATE

N/A
A.M.A.F.C.A. DATE

N/A
PARKS AND RECREATION DATE

N/A
TRAFFIC ENGINEER DATE

Alfred Delgado 9/6/93
CITY SURVEYOR DATE

DEDICATION AND CONSENT STATEMENT

THE UNDERSIGNED OWNER(S) OF THE LAND HEREON SHOWN; AN EASTERLY PORTION OF LOT 2 AND ALL OF LOT 3, BLOCK 1, UNIT 1, GLENWOOD HILLS, AS SAID LOTS 2 AND 3 ARE SHOWN AND DESIGNATED ON THE PLAT OF UNIT 1, GLENWOOD HILLS, A SUBDIVISION, ALBUQUERQUE, NEW MEXICO" (PLAT OF WHICH WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 15, 1961 IN VOLUME D3, FOLIO 8) TOGETHER WITH AN EASTERLY PORTION OF THE SOUTH ONE-HALF OF A VACATED 20 FOOT WIDE ALLEY (VACATION ORDINANCE V-83-06) COMBINED HEREON INTO TRACT "A", BLOCK 1, UNIT 1, GLENWOOD HILLS" DO HEREBY CONSENT TO THE SUBDIVISION DESCRIBED HEREON; IN THE MANNER SHOWN; DEDICATE ANY EASEMENTS SHOWN THEREON FOR PUBLIC USE; AND HEREBY CERTIFY THAT THIS SUBDIVISION IS TAKEN FREE ACT AND DEED. POWER AND COMMUNICATION EASEMENTS ARE RESERVED WHERE SHOWN BY DASHED LINES AS NOTED, INCLUDING THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES. ALSO INCLUDED ARE EASEMENTS FOR POWER AND COMMUNICATION SERVICE LINES.

DONNIE L. SMITH
1424 ALTAO N.E.
ALBUQUERQUE, NEW MEXICO 87110

PHYLLIS M. SMITH

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

ON THE _____ DAY OF _____, 19__ BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE PERSON NOTED IN THE DEDICATION APPEARING ABOVE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, FRED SANDOVAL, HEREBY CERTIFY THAT I AM A DULY QUALIFIED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ACCURATE DIMENSIONS, LAND AREAS, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FRED SANDOVAL, N.M.L.S. No. 4078

Plat & Survey By:
Sandoval Surveying Co. Inc., 219 Menaul Blvd. N.E., Albuquerque, New Mexico 87107

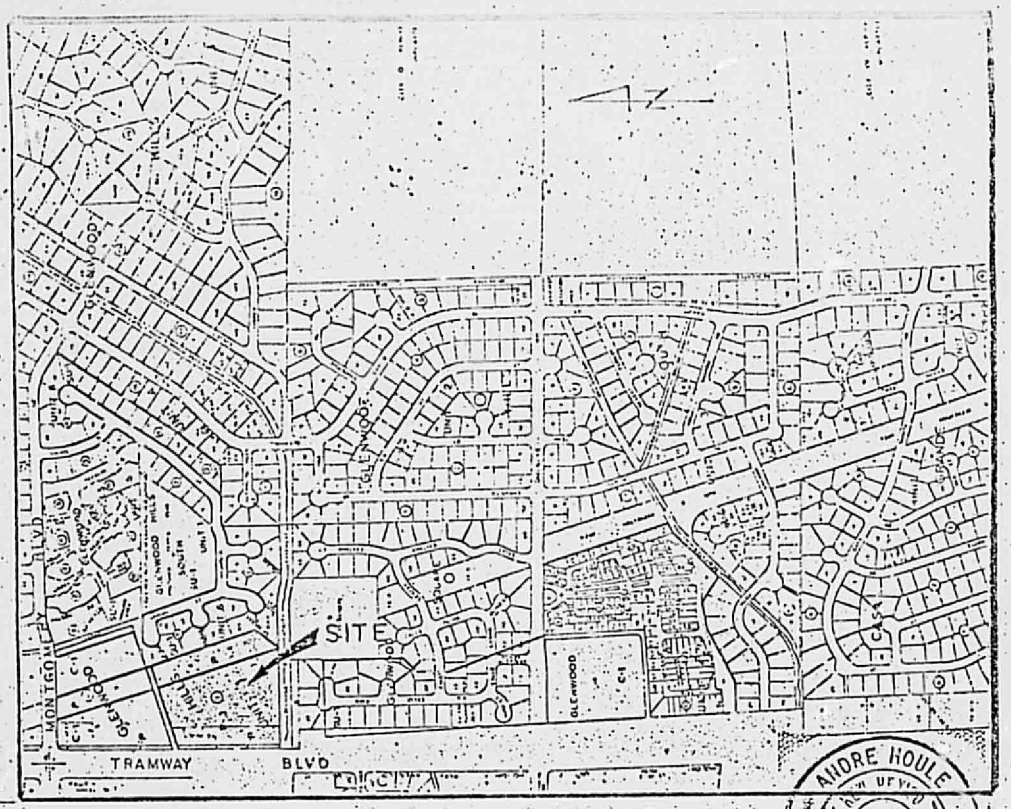
EXHIBIT "B"

COST ESTIMATE FOR TRAMWAY PROJECT
4200 Spanish Bit Street, NE
(G23-D62)

ITEM	QUANTITY	UNIT PRICE	TOTAL
Grading & Compacting less than two (2) feet	385 C.Y.	$2.00	$ 770.00
Concrete paving 6" thick	500 S.F.	2.25	1125.00
6" thick CTB	450 S.F.	3.35	1507.50
Wire Enclosed Rip-Rap	76 C.Y.	130.00	9880.00
	Subtotal		$13,282.50
	10% Cont.		1,328.25
	6% Eng.		796.95
	Total		15,407.70
	125% Total		$19,259.63

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

EXHIBIT C



VICINITY MAP (ZONE ATLAS 23)

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.

2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "Contract Documents for City-Wide Utilities and Cash Paving No. 31 "

3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.

4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.

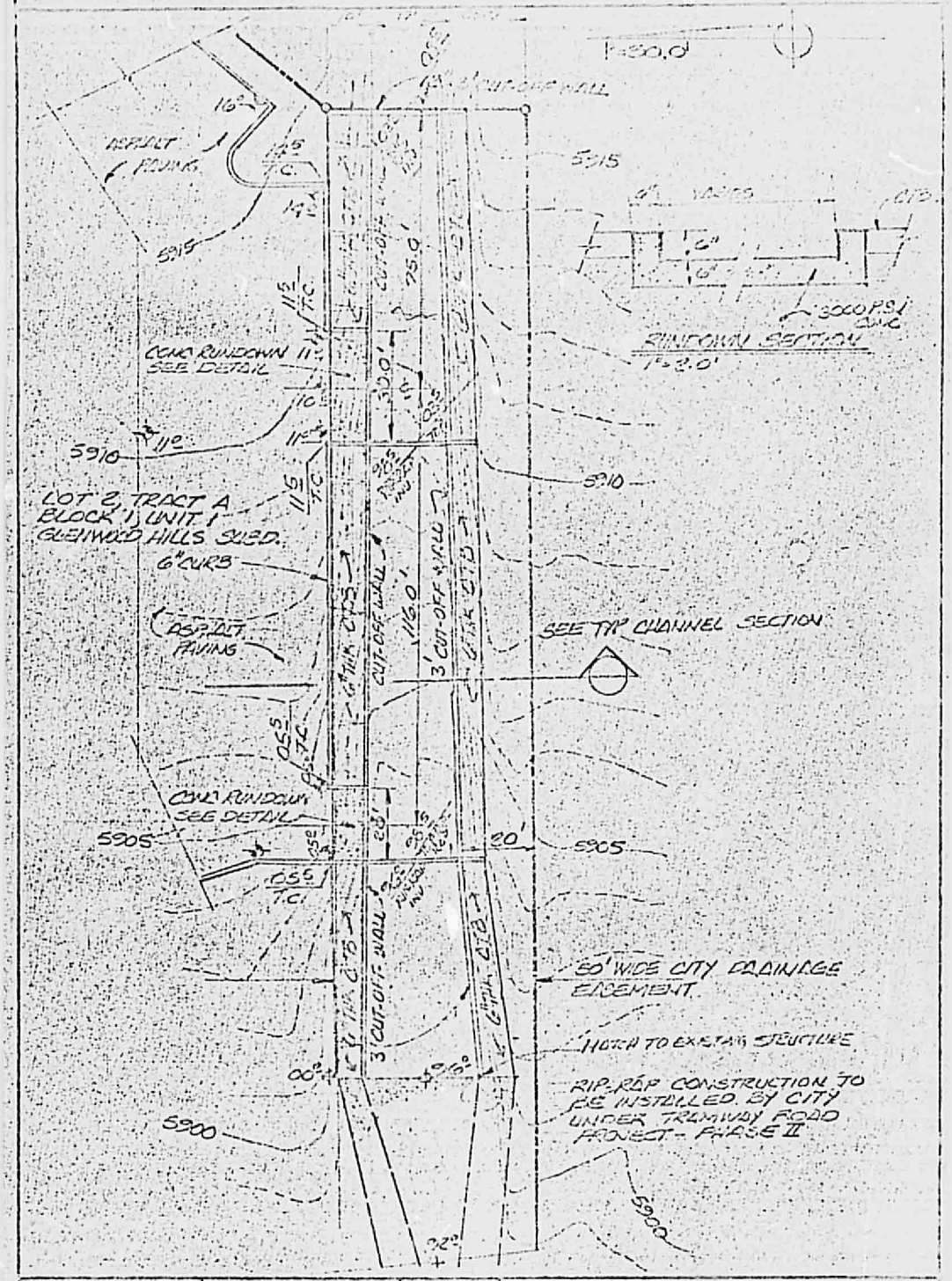
5. Backfill compaction shall be according to Residential street use.

C-124

APPROVALS	NAME	DATE	TITLE: Tramway Apartment Complex 4200 Spanish Bit St. N.E. Albuquerque, New Mexico
A.C.E./DESIGN	[illegible]	7 Oct 83	
INSPECTOR			PERMIT NO. / MAP

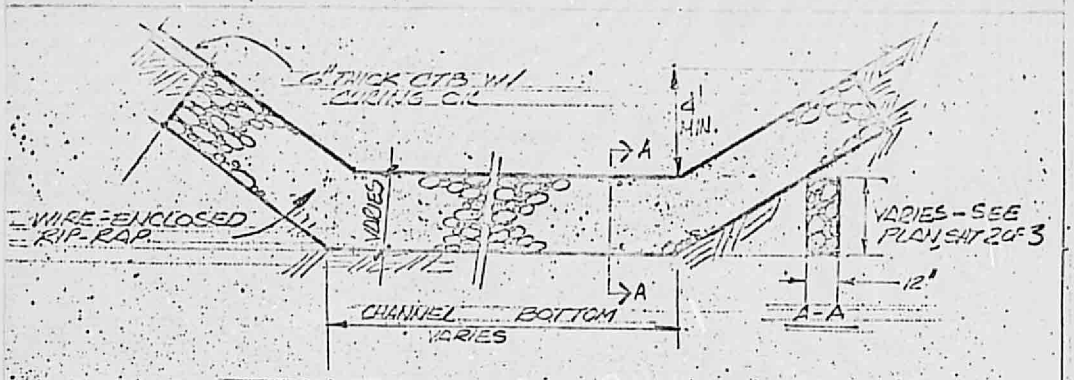
CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

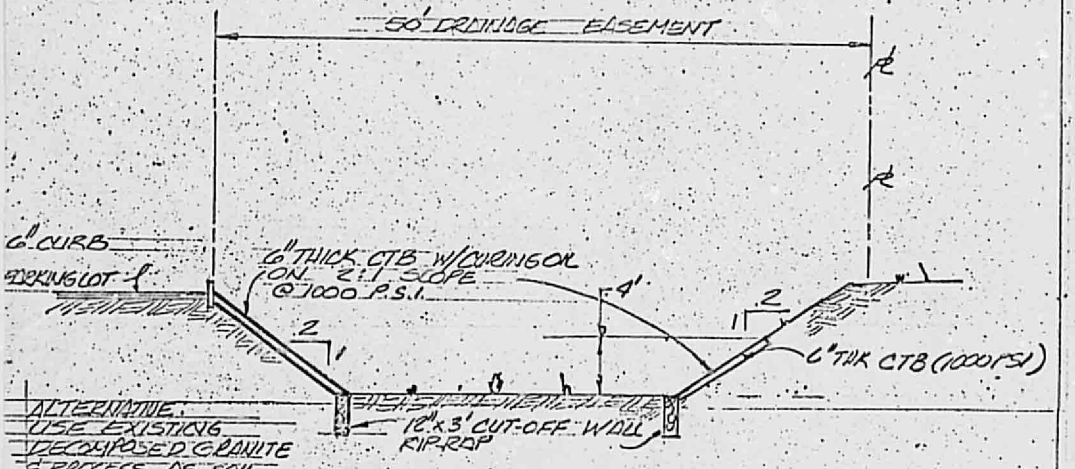


APPROVALS	NAME	DATE	TITLE:
A.C.E./DESIGN	[illegible]	7 Oct 83	TRAMWAY APARTMENT COMPLEX 4200 SPAINSVILLE RD. N.E. ALBUQUERQUE, N.M.

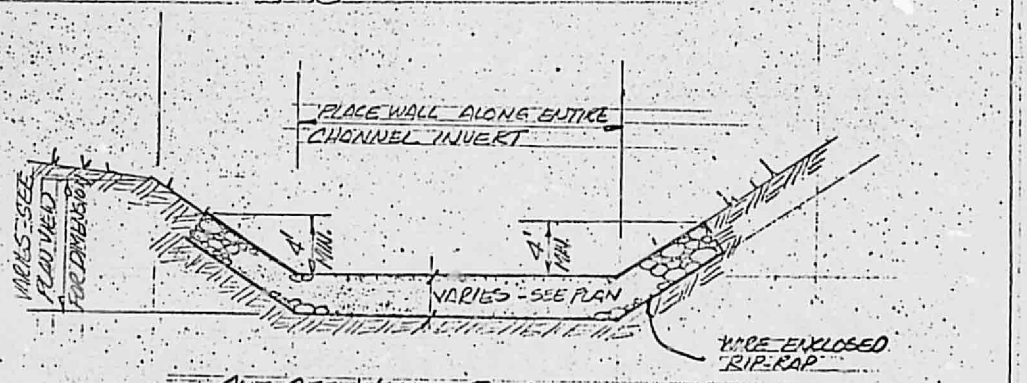
DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



CONCRETE GROUTED STABILIZER
1"=5'



TYPICAL CHANNEL SECTION
1"=10'



CUT-OFF WALL DETAIL
1"=10'

APPROVALS	NAME	DATE	TITLE:
A.C.E./DESIGN	[illegible]	70-183	TRAMWAY APARTMENT COMPLEX 4200 SPANISH BIT, N.E. ALBU., N.M.
INSPECTOR			

REAL PROPERTY ENCROACHMENT AGREEMENT

THIS AGREEMENT made this 12th day of October, 1983 by and between the City of Albuquerque, a New Mexico municipal corporation, (City), and HARRISON SMITH (User).

RECITAL

The User is the owner of certain real property located at 4200 Spanish Bit,N.E.,Albu. N.M. in Albuquerque, New Mexico, and more particularly described as follows: Lot 2&3, Block 1 of Unit 1 Glenwood Hills Subdivision Combined into Tract A Block 1, Unitl Glenwood Hills Filed Sept.16,1983

The City is the owner of certain real property, easement, or public right-of-way adjoining or abutting the above described property or the user. The User wishes to encroach upon the City's property by constructing an improvement theron or has already encroached upon the City property as follows: Construction Of Temporary Drainage Improvements in Glenwood Hills Channel

A sketch of the proposed or existing improvement is attached hereto and made a part of this agreement.

The City is agreeable to the encroachment of said improvement provided that the User comply with the provisions and covenants contained herein.

NOW THEREFORE, in consideration of the mutual covenants contained herein, it is agreed by and between the City and User that the User may construct and/or maintain, at his own expense, the improvement described herein.

RESPONSIBILITY

The User shall be responsible for the construction and/or maintenance of said improvement and it shall conform to all laws and ordinances and administrative regulations applicable thereto. Said inprovements shall not constitute a hazard to the health or safety of the general public and shall not interfere with the City's use of the property.

INDEMNIFICATION AND HOLD HARMLESS

The User shall agree to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties for or on account of any matter arising from the encroachment by the User or the User's failure to maintain, modify, or remove the encroachment under this Agreement.

REMOVAL

The User shall remove, modify, maintain, or cause same to be done and cause the premises to be returned to its original condition within 30 days after receipt of written Notice from the

Recorded 10/14/83 Misc 56A 00283-289

City. Notice shall be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt. In the event the User shall fail to comply with the Notice after the receipt of same, the City may undertake the project, at the expense of the User, and enter upon the property of the User as may be necessary to do so. The City shall assess the charge for same and any other expenses and damages arising therefrom to the User and file a lien therefore on the real property of the User.

LIABILITY

The City shall not be liable for any damages to the User's property or the improvement that may result from the maintenance, removal or any modification of the improvement.

NOTICE

The written notice provided for herein shall be accomplished by mailing same.

The User may change said address by giving written notice, certified mail, return receipt requested, to the City Engineer, at 400 Marquette, N.E., Albuquerque, New Mexico 87102.

COVENANT RUNNING WITH THE PROPERTY

The obligation of the User set forth herein shall be binding upon the User, his heirs, and assigns, and the property of the User as described herein and will run with said property until released by the City.

USER

By: [illegible]

Title: [illegible]

REVIEWED BY THE LEGAL DEPARTMENT

[illegible]

Assistant City Attorney

CITY OF ALBUQUERQUE

[illegible]

Chief Administrative Officer

[illegible]

ATTEST:
City Clerk

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this ____ day of _____ _____ 1981, by _____ (Name of Officer), _____ (Title), of _____ (Name of Corporation), a _____ (State of Incorporation) corporation, on behalf of said corporation.

_____
Notary Public

My Commission expires:

_____

STATE OF NEW MEXICO
ss
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this ____ day of _____ _____, 19_____, by _____ (Name of Acknowledging Partner or Partners)

On behalf of _____ (Name of Partnership)

a partnership.

_____
Notary Public

My Commission Expires:

_____

STATE OF NEW MEXICO
ss.
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me by Harrison Smith _____, on this 7 day of October, 1983

Margaret Wright
Notary Public

My Commission Expires:

_____

OFFICIAL SEAL
MARGARET WRIGHT
NOTARY PUBLIC - NEW MEXICO
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires 8-25-84

STATE OF NEW MEXICO
ss.
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me on this 27th day of Oct., 1983, by Frank A. Kleinhenz, Chief Administrative Officer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Ida L. Grant
Notary Public

My Commission Expires:
12/18/84

SP-09-13-599

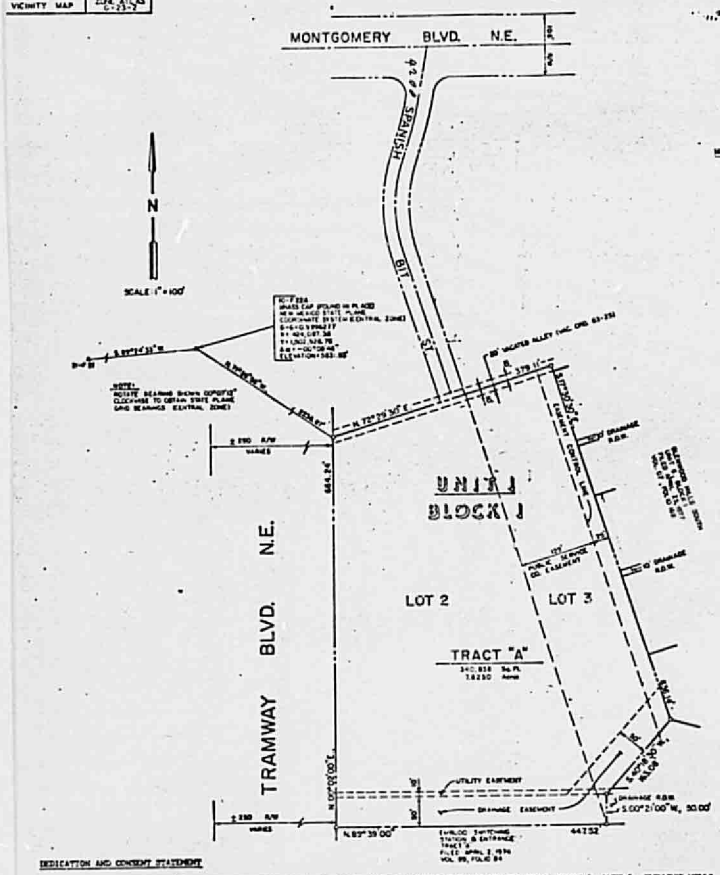
83 63373

SUMMARY PLAT
FOR AN EASTERLY PORTION OF
LOT 2 AND ALL OF LOT 3, BLOCK 1, UNIT 1, GLENWOOD HILLS
TOGETHER WITH AN EASTERLY PORTION OF
THE SOUTH ONE-HALF OF A VACATED ALLEY
COMBINED HEREON INTO TRACT "A", BLOCK 1, UNIT 1

GLENWOOD HILLS

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST 1983

VICINITY MAP | ZONE ATLAS C-23-Z



NOTES:

1. UNLESS OTHERWISE INDICATED ALL CORNERS ARE MARKED WITH AN INCH STAKE SURMOUNTED WITH A CAP MARKED "LS 4078".
2. BEARINGS SHOWN ARE BASED ON THE BEARINGS SHOWN ON THE PLAT OF UNIT 1, GLENWOOD HILLS, A SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, JUNE 15, 1961 IN VOLUME D3, FOLIO 8.
3. BEARINGS AND DIMENSIONS ARE BOTH FIELD AND RECORD BEARINGS AND DIMENSIONS.

PLANNING DIRECTOR, CITY OF ALBUQUERQUE	9-13-83 DATE
MAP NO. G-23	SUBDIVISION NO. SP-83-262
CITY ✓	COUNTY
PROPERTY MANAGEMENT	9-6-83 DATE
CITY ENGINEER N/A	DATE
WATER RESOURCES N/A	DATE
A.M.C.P.C.A. N/A	DATE
PARKS AND RECREATION N/A	DATE
TRAFFIC ENGINEER N/A	DATE
CITY SURVEYOR	9/6/83 DATE

DEDICATION AND CONSENT STATEMENT

THE UNDERSIGNED OWNER(S) OF THE LAND HEREON SHOWN; AN EASTERLY PORTION OF LOT 2 AND ALL OF LOT 3, BLOCK 1, UNIT 1, GLENWOOD HILLS, AS SAID LOTS 2 AND 3 ARE SHOWN AND DESIGNATED ON THE PLAT OF "UNIT 1, GLENWOOD HILLS, A SUBDIVISION, ALBUQUERQUE, NEW MEXICO" (PLAT OF WHICH WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 15, 1961 IN VOLUME D3, FOLIO 8) TOGETHER WITH AN EASTERLY PORTION OF THE SOUTH ONE-HALF OF A VACATED 20 FOOT WIDE ALLEY (VACATION ORDINANCE V-83-25) COMBINED HEREON INTO "TRACT "A", BLOCK 1, UNIT 1, GLENWOOD HILLS" DO HEREBY CONSENT TO THE RESUBDIVISION HEREON SHOWN; IN THE MANNER HEREON SHOWN; DEDICATE ANY EASEMENT SHOWN (FOR THE PURPOSE SHOWN) AND HEREBY CERTIFY THAT THIS RESUBDIVISION IS THEIR FREE ACT AND DEED. POWER AND COMMUNICATION EASEMENTS ARE RESERVED WHERE SHOWN BY DASHED LINES AS NOTED, INCLUDING THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES. ALSO INCLUDED ARE EASEMENTS FOR POWER AND COMMUNICATION SERVICE LINES.

OWNER: C. E. SMITH
1524 ALISO N.E.
ALBUQUERQUE, NEW MEXICO 87110

PHYLLIS M. SMITH

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

ON THE _____ DAY OF _____, 19____ BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE PERSON NOTED IN THE DEDICATION APPEARING ABOVE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, FRED SANCHEZ, HEREBY CERTIFY THAT I AM A DULY QUALIFIED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ACCURATE DIMENSIONS, LAND AREAS, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FRED SANCHEZ, N.M.L.S. NO. 4078

Land & Survey By:
Sanchez Surveying Co. Inc., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107