

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

January 8, 2021

John Douglas Heller, RA  
Mullen Heller Architecture, PC  
1718 Central Ave SW, Suite D  
Albuquerque, NM 87104

**Re:   Burque Bakehouse**  
**640 Broadway Blvd SE**  
**Final Certificate of Occupancy**  
**Transportation Development Final Inspection**  
     Engineer's/Architect's Stamp dated 8-23-19 (K14D119)  
     Certification dated 10-22-20

Dear Mr. Heller,

Based upon the information provided in your submittal received 1-7-21, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

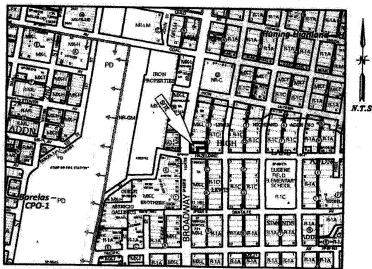
If you have any questions, please contact Ernie Gomez at (505) 924-3981.

Sincerely,

Jeanne Wolfenbarger, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

Ernie Gomez  
Plan Checker, Planning Dept.  
Development Review Services

EG    via: email  
C:    CO Clerk, File



PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO REMOVE THE LOT LINE BETWEEN LOT EIGHT (8) AND THE WESTERLY 75' OF LOT NINE (9), BLOCK "B", HIGHLAND ADDITION SOUTH AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES

- 1: UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.249L ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD.
- 7: DATE OF FIELD WORK: OCTOBER, 2019.
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
- 9: PLATS USED TO ESTABLISH BOUNDARY.
  - A: HIGHLAND ADDITION SOUTH
  - FILED JANUARY 10, 1987 IN VOLUME D1, FOLIO 17
- 10: THE PROPERTY SHOWN HEREIN IS LOCATED WITHIN FEMA ZONE X, WHICH IS CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN. FEMA FIRM PANEL No. 35001C03346, DATED 09/28/2008.
- 11: THE WESTERLY 75' OF LOT 9, BLOCK B OF THE HIGHLAND ADDITION SOUTH WAS DIVIDED BY WARRANTY DEED RECORDED ON NOVEMBER 5, 1941.

LEGAL DESCRIPTION

LOT NUMBERED EIGHT (8) IN BLOCK LETTERED "B" OF THE HIGHLAND ADDITION SOUTH, TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 8, 1987.

AND

THE WEST SEVENTY-FIVE FOOT (N. 75') OF LOT NUMBERED NINE (9) IN BLOCK LETTERED "B" OF THE HIGHLAND ADDITION SOUTH, TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 8, 1987.

DOC# 2020133110

12/11/2020 11:51 AM BY: [Signature] Linda Stover, Bernalillo County

PLAT OF  
**LOT 8-A, BLOCK "B"**  
 HIGHLAND ADDITION SOUTH  
 WITHIN  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 20, T.10N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2020

PROJECT NUMBER: PA 2019-003055  
APPLICATION NUMBER: SP 2020-00162

UTILITY APPROVALS

PUBLIC UTILITY DIVISION OF NEW MEXICO 12/11/20  
 DATE  
 NEW MEXICO GAS COMPANY 01/12/2020  
 DATE  
 WEST CORPORATION D/B/A CENTURYLINK INC. 8/2/20  
 DATE  
 COWI 8/2/20  
 DATE

CITY APPROVALS

CITY SURVEYOR 9/14/2020  
 DATE  
 REAL PROPERTY DIVISION (CONDITIONAL) 12/20/2020  
 DATE  
 ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) 12/20/2020  
 DATE  
 TRAFFIC ENGINEERING/TRANSPORTATION DIVISION Dec 23, 2020  
 DATE  
 ARCHITECT Dec 29, 2020  
 DATE  
 PLANS AND RECORDATION DEPARTMENT Dec 27, 2020  
 DATE  
 ENGINEER 9/21/2020  
 DATE  
 CITY ENGINEER Dec 23, 2020  
 DATE  
 DIST. CHAIRPERSON, PLANNING DEPARTMENT Dec 29, 2020  
 DATE  
 CODE ENFORCEMENT Dec 23, 2020  
 DATE

SURVEYORS CERTIFICATE

STATE OF NEW MEXICO ) s.s.  
 COUNTY OF BERNALILLO )  
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.  
 GIVEN UNDER MY HAND AND SEAL, AT ALBUQUERQUE, NEW MEXICO, THIS 11th DAY OF AUGUST, 2020  
 [Signature] ANTHONY L. HARRIS, P.S.# 11463

THE SURVEY OFFICE, LLC  
 ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0393  
 333 LOMAS BLVD., N.E. 87102 FAX: (505) 998-0305

SHEET 1 OF 2

18-1025.00g PRINTED: 8/25/2020

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# 1014067353158413601, 1014067353158413622  
 PROPERTY OWNER OF RECORD: [Signature] LLC  
 BERNALILLO CO. TREASURER'S OFFICE: [Signature]

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF, SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT, THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

[Signature]  
 OWNER 9/11/2020  
 DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO ) s.s.  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS 1st DAY OF September 2020

BY: [Signature]  
 Chris McQuarrie  
 OWNERS NAME

MY COMMISSION EXPIRES: 11-10-22 BY: [Signature]

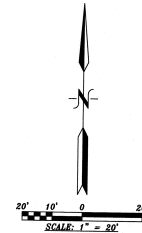
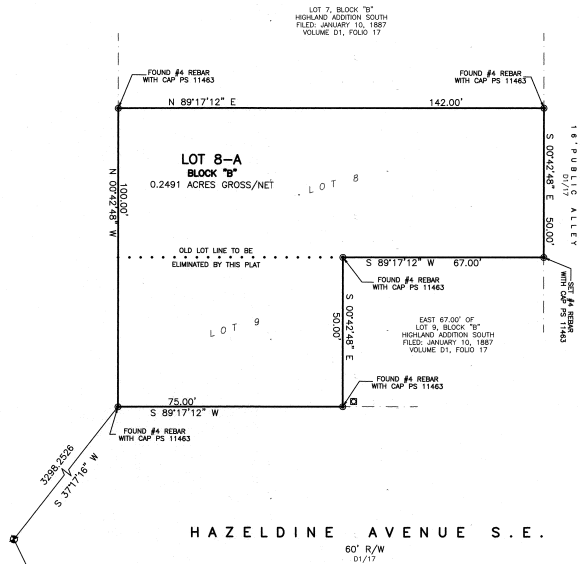


2020 C-141 (1)

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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
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DOCK 2020133110  
 RECORDED IN THE PUBLIC RECORDS OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 10, 2020, BY LINDA STOKER, COUNTY CLERK

BROADWAY BOULEVARD S.E.  
 100' R/W  
 D1/17



ACE STATION "12-14"  
 N= 1480971.275 US SURVEY FEET  
 E= 1500496.230 US SURVEY FEET  
 GRID TO GRID=0.999833030  
 L=K = -00° 13' 52.10"  
 CENTRAL ZONE, NAD 1983  
 ELEVATION = 4947.708 US SURVEY FEET  
 NAVD 1988

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 ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303  
 333 LOMAS BLVD., N.E. 87102 FAX: (505) 998-0305

SHEET 2 OF 2

2020 C-141 (2)