

LOCATION MAP NOT TO SCALE

**SUBDIVISION DATA**

1. Plat Case No's 09EPC-40015/40016 Project # 1007690 Case #
2. Zone Atlas No. K-14-Z
3. Gross Lot Acreage 0.2752
4. Original Number of Lots 5
5. Number of Lots Created 1
6. TALOS LOG 2009371157
7. Miles of full width street created

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

INDEXING INFORMATION FOR COUNTY OF BERNALILLO  
 THE WEST 20' OF LOT 20 AND LOTS 21,22,23, AND 24, BLOCK Q, ATLANTIC AND PACIFIC ADDITION, WITHIN THE CITY OF ALBUQUERQUE LAND GRANT  
 OWNER(S): RON J. ROMERO SUBDIVISION: ATLANTIC AND PACIFIC ADDITION

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO COMBINE THE WEST 20' OF LOT 20 AND LOTS 21, 22, 23, AND 24, BLOCK Q, ATLANTIC AND PACIFIC ADDITION INTO ONE LOT AND DEDICATE TO THE CITY THE AREA SHOWN ON THIS PLAT.

**REFERENCES**

- ① PLAT OF THE ATLANTIC AND PACIFIC ADDITION FILED 04/24/1888, BOOK C-154
- ② WARRANTY DEED, DOCUMENT NUMBER 48589 FILED 12/14/1959, BOOK D-517, PAGE 246

**EASEMENTS**

THIS PLAT SHOWS EXISTING EASEMENTS THAT ARE SHOWN ON THE RECORDED PLAT OF THE ATLANTIC AND PACIFIC ADDITION TO THE CITY OF ALBUQUERQUE.

**PNM AND ELECTRIC GAS SERVICES:**

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.

**LEGAL DESCRIPTION**

CERTAIN TRACT OF LAND WITHIN THE TOWN OF ALBUQUERQUE GRANT ALSO BEING A PORTION OF PROJECTED SECTION 20, T.10N., R.3E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING THE WEST 20 FEET PORTION OF LOT 20, BLOCK LETTERED "Q" OF ATLANTIC-PACIFIC, BY WARRANTY DEED, DOCKET NUMBER 48589, RECORDED DECEMBER 14, 1959, BOOK D-517, PAGE 246, AND LOTS 21, 22 23 AND 24, BLOCK Q, ATLANTIC-PACIFIC ADDITION TO THE CITY OF ALBUQUERQUE, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED APRIL 24, 1888, PLAT BOOK C, FOLIO 154, RESPECTIVELY, IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, AND NOW COMPRISING LOT 24-A, BLOCK Q, ATLANTIC-PACIFIC ADDITION TO THE CITY OF ALBUQUERQUE, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT STAMPED "6 K13" MONUMENTED WITH 3.25 INCH ALUMINUM CAP, FROM WHENCE A CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT STAMPED "8 L13" MONUMENTED WITH A 3.25 INCH ALUMINUM CAP BEARS S 40°15'35" E, A DISTANCE OF 5210.18 FEET(GROUND); THENCE S 73°23'13" E, A DISTANCE OF 4569.16 FEET TO THE POINT OF BEGINNING;  
 THENCE S 81°05'10" E, A DISTANCE OF 120.00 FEET;  
 THENCE S 09°28'29" W, A DISTANCE OF 99.92 FEET;  
 THENCE N 81°05'10" W, A DISTANCE OF 120.00 FEET;  
 THENCE N 09°28'29" E, A DISTANCE OF 99.92 FEET TO THE POINT OF BEGINNING.  
 SAID DESCRIBED TRACT CONTAINING 0.2752 ACRES, MORE OR LESS.

**FREE CONSENT AND DEDICATION STATEMENT**

SURVEYED AND REPLATTED AND NOW COMPRISING LOT 24-A, BLOCK Q, OF ATLANTIC AND PACIFIC ADDITION, WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 20, T.10N., R.3E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND WARRANT HE HOLDS COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND BEING SUBDIVIDED AND DEDICATE TO THE CITY THE ADDITIONAL RIGHT-OF-WAY SHOWN ON THIS PLAT IN FEE SIMPLE WITH WARRANTY COVENANTS.

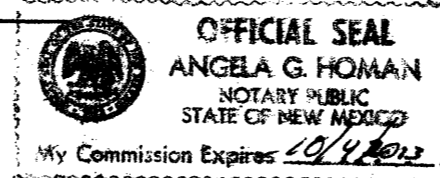
*[Signature]*  
 RON J. ROMERO, OWNER

DOCH 201004283  
 01/19/2010 10:55 AM Page: 1 of 2  
 vPLAT R:\$12.00 B: 201004283 P: 0007 R: Toulous Olivere, Bernalillo Cour

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, BY: RON J. ROMERO  
*[Signature]* 12/14/09  
 RON J. ROMERO, OWNER DATE

*[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 10/14/13



**TREASURERS CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON THE FOLLOWING:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER DATE

PLAT OF LOT 24-A, BLOCK Q ATLANTIC AND PACIFIC ADDITION WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY DECEMBER 2009

**CITY APPROVALS:**

- [Signature]* 12-14-09  
 CITY SURVEYOR  
 N/A  
 REAL PROPERTY DIVISION  
*[Signature]* 12-16-09  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION  
*[Signature]* 12-16-09  
 ABCWUA  
*[Signature]* 12/16/09  
 PARKS AND RECREATION DEPARTMENT  
*[Signature]* 12/16/09  
 AMAFCA  
*[Signature]* 12/16/09  
 CITY ENGINEER  
*[Signature]* 12-23-09  
 DRB CHAIRPERSON, PLANNING DEPARTMENT

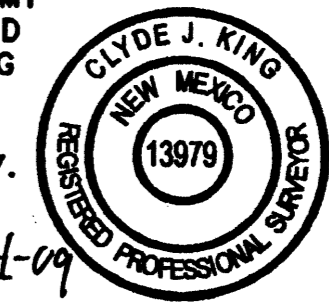
**UTILITY COMPANY APPROVALS**

- N/A  
 PUBLIC SERVICE COMPANY OF NEW MEXICO  
 N/A  
 NEW MEXICO GAS COMPANY  
*[Signature]* 12/21/09  
 QWEST TELECOMMUNICATIONS  
 N/A  
 CABLE TV

**SURVEYOR'S CERTIFICATION:**

I, CLYDE J. KING, A DULY REGISTERED LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR CONDUCTED UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS OF PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.

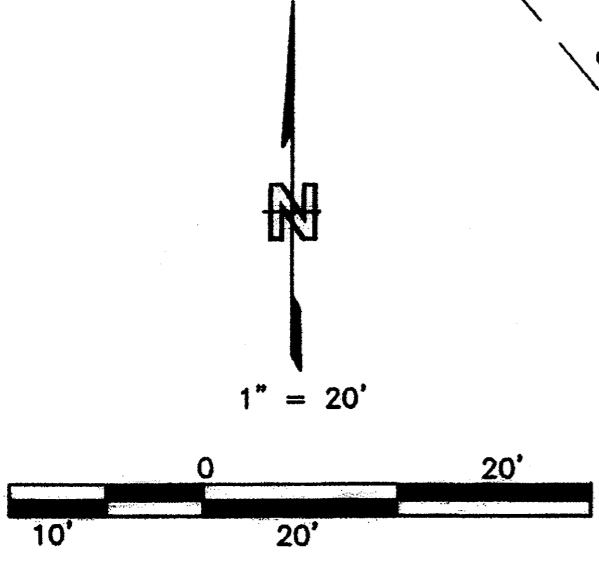
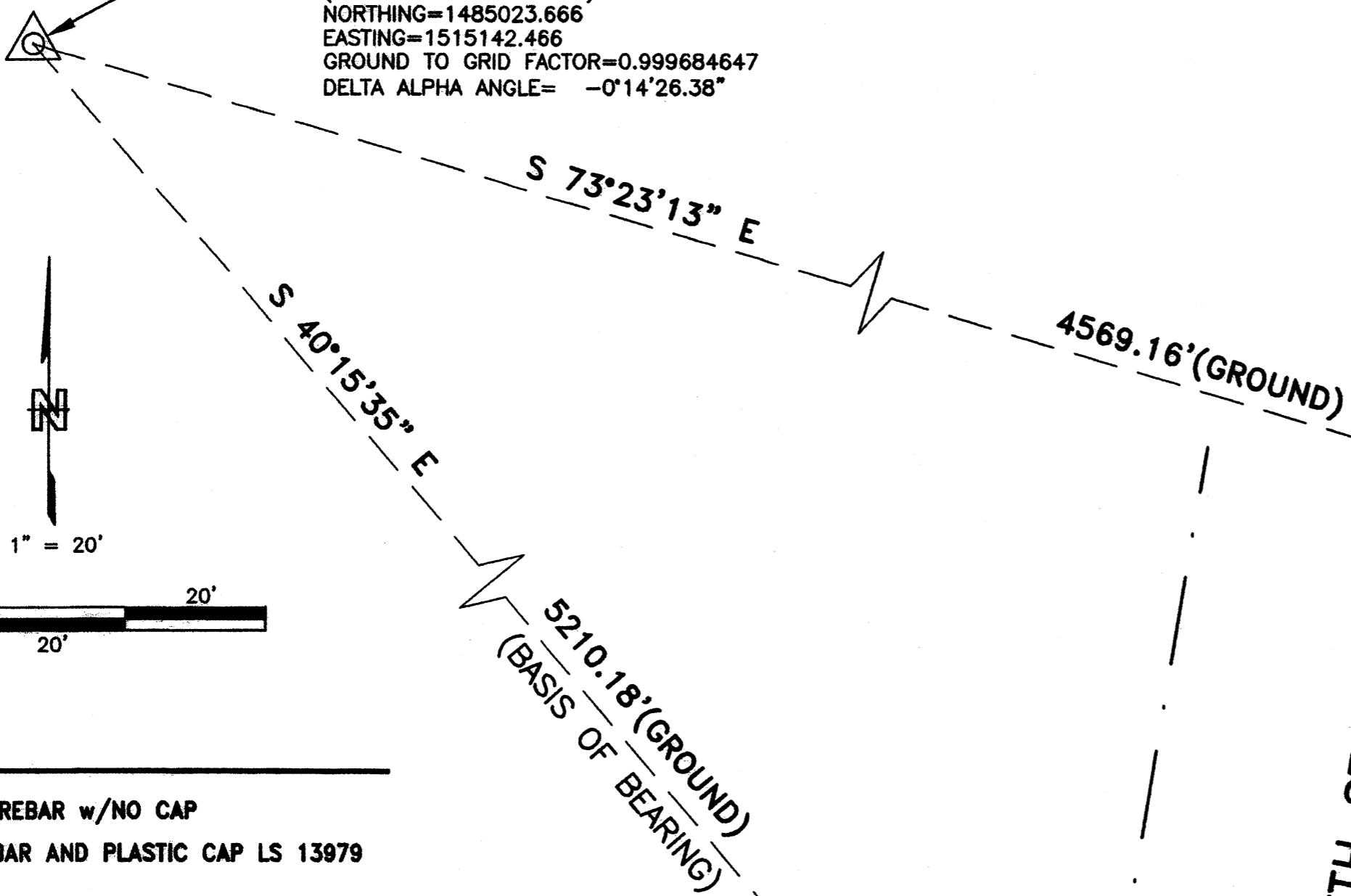
*[Signature]* 12-14-09  
 CLYDE J. KING, NMFS #13979 DATE



**RHOMBUS**  
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 info@rhombuspc.com  
 www.rhombuspc.com  
 SHEET 1 OF 2

PLAT  
 OF  
 LOT 24-A, BLOCK Q  
 ATLANTIC AND PACIFIC ADDITION  
 WITHIN THE TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY  
 DECEMBER 2009

FOUND CITY OF ALBUQUERQUE  
 CONTROL MONUMENT STAMPED  
 "6 K13"  
 (CENTRAL ZONE NAD 83)  
 NORTHING=1485023.666  
 EASTING=1515142.466  
 GROUND TO GRID FACTOR=0.999684647  
 DELTA ALPHA ANGLE= -0°14'26.38"



**LEGEND**

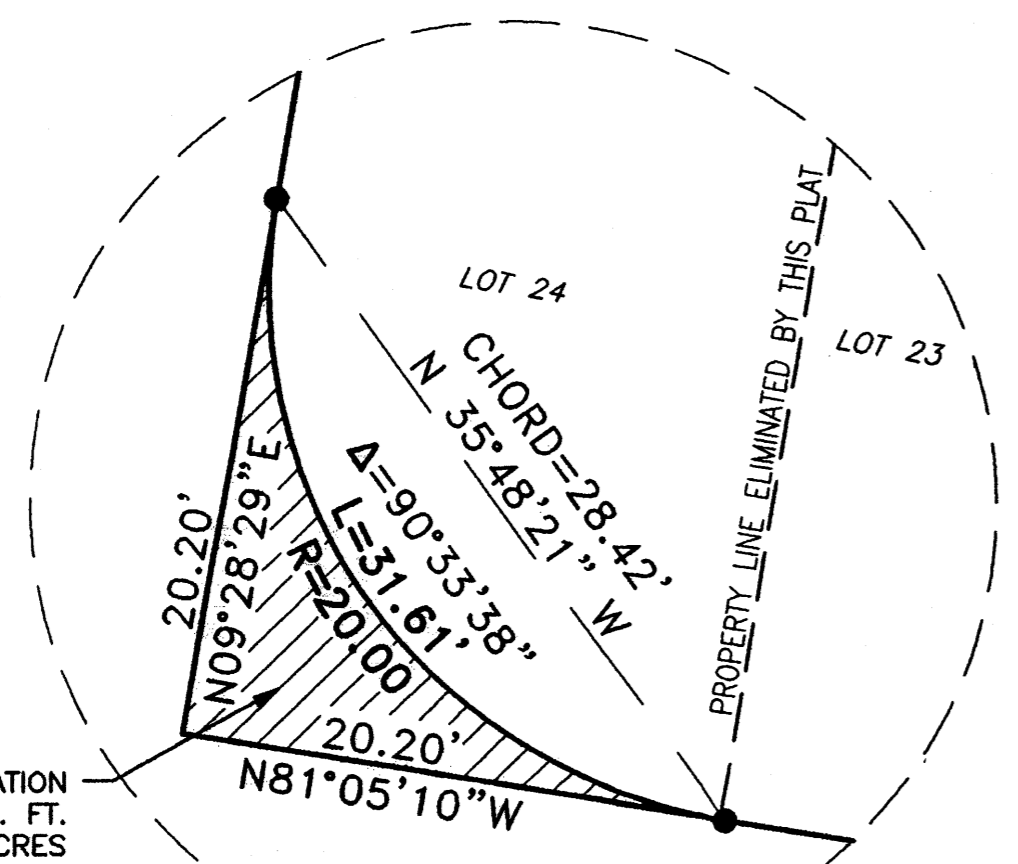
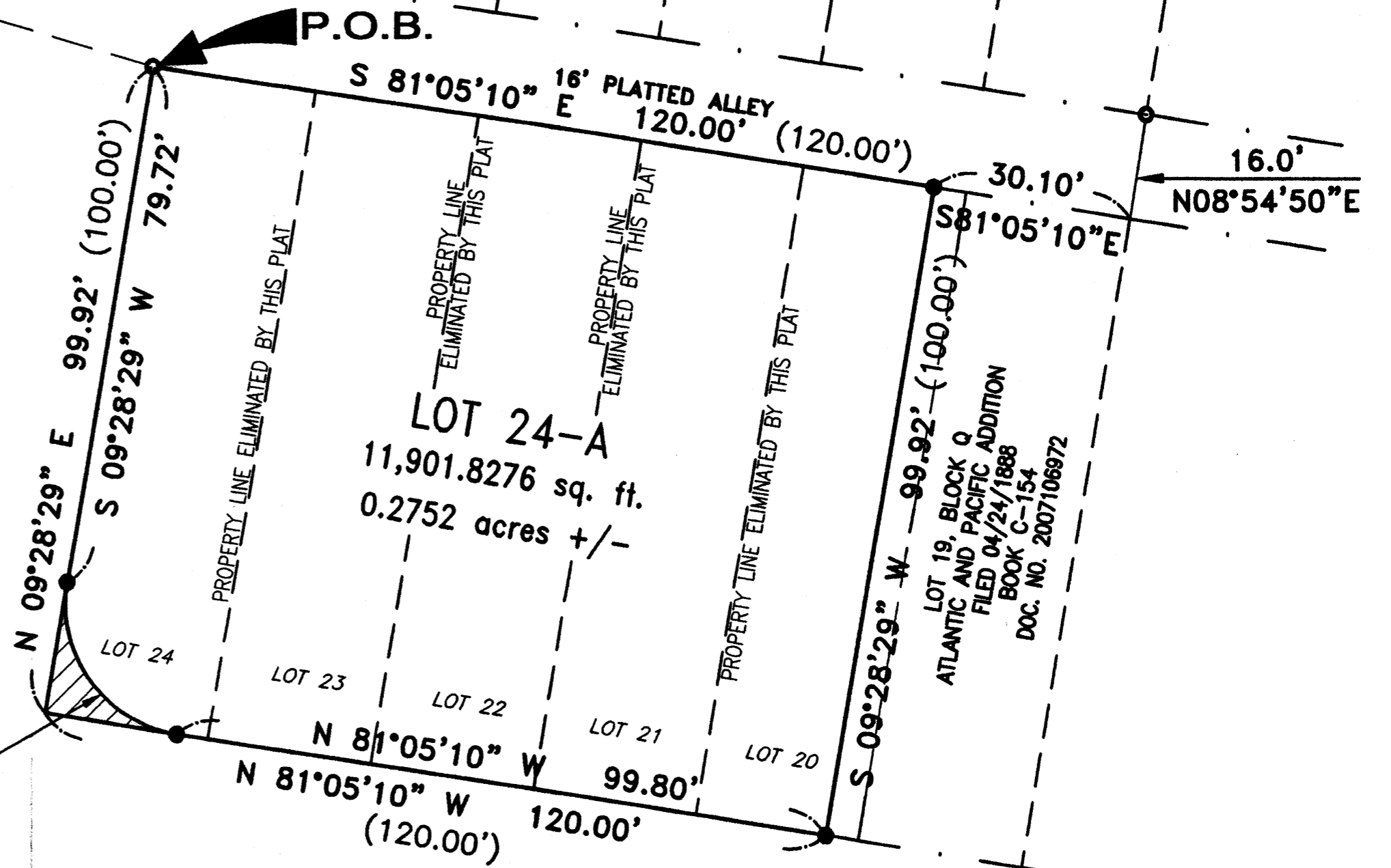
- FOUND 1/2" REBAR w/NO CAP
- SET 1/2" REBAR AND PLASTIC CAP LS 13979

**NOTE:**  
 (RECORD DIMENSIONS IN PARENTHESES)

FOUND U.S.G.S. SURVEY CONTROL MONUMENT  
 MARKED "8 L13"  
 (CENTRAL ZONE NAD 83)  
 NORTHING=1481048.910  
 EASTING=1518508.493  
 GROUND TO GRID FACTOR=0.999683861  
 DELTA ALPHA ANGLE= -0°14'02.76"

SEE DETAIL "A"  
 FOR CURVE DATA AND  
 AREA OF DEDICATION


FIFTH STREET SW  
 60' RIGHT-OF-WAY



AREA OF DEDICATION  
 87.8172 SQ. FT.  
 0.0020 ACRES

**DETAIL "A"**  
 NOT TO SCALE

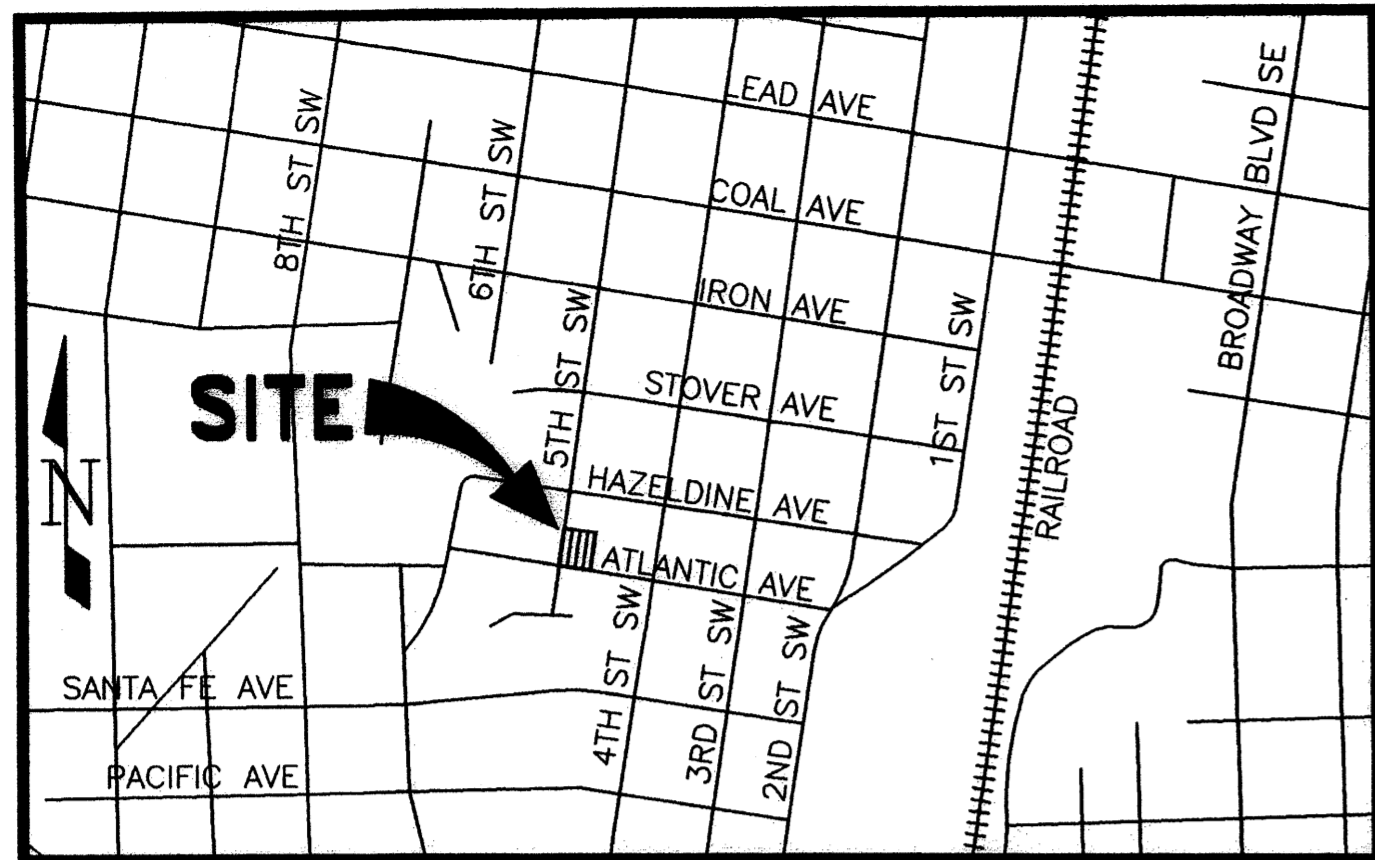
- NOTES**
1. NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THE PLAT.
  2. BEARINGS ARE NM STATE PLANE GRID NAD 83.



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SHEET  
 2 OF 2



LOCATION MAP

NOT TO SCALE

K-14-Z

**SUBDIVISION DATA**

1. Plat Case No's 09EPC-40015/40016 Project # 1007690 Case # \_\_\_\_\_
2. Zone Atlas No. K-14-Z
3. Gross Lot Acreage 0.2752
4. Original Number of Lots 5
5. Number of Lots Created 1
6. TALOS LOG 2009371157
7. Miles of full width street created \_\_\_\_\_

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

INDEXING INFORMATION FOR COUNTY OF BERNALILLO  
 LOTS 21,22,23, AND 24, BLOCK Q, ATLANTIC AND PACIFIC ADDITION,  
 WITHIN THE CITY OF ALBUQUERQUE LAND GRANT  
 OWNERS: SUBDIVISION: ATLANTIC AND PACIFIC ADDITION

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO COMBINE THE WEST 20' OF LOT 20 AND LOTS 21, 22, 23, AND 24, BLOCK Q, ATLANTIC AND PACIFIC ADDITION INTO ONE LOT.

**REFERENCES**

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- ② WARRANTY DEED, DOCUMENT NUMBER 48589 FILED 12/14/1959, BOOK D-517, PAGE 246

**EASEMENTS**

THIS PLAT SHOWS EXISTING EASEMENT THAT ARE SHOWN ON THE RECORDED PLAT OF THE ATLANTIC AND PACIFIC ADDITION TO THE CITY OF ALBUQUERQUE.

**PNM AND ELECTRIC GAS SERVICES:**

IN APPROVING THIS PLAT, PNM ELECTRIC AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

**LEGAL DESCRIPTION**

CERTAIN TRACT OF LAND WITHIN THE TOWN OF ALBUQUERQUE GRANT ALSO BEING A PORTION OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING THE WEST 20 FEET PORTION OF LOT 20, BLOCK LETTERED "Q" OF ATLANTIC-PACIFIC, BY WARRANTY DEED, DOCUMENT NUMBER 48589, RECORDED DECEMBER 14, 1959, BOOK D-517, PAGE 246 AND LOTS 21, 22 23 AND 24, BLOCK Q, ATLANTIC-PACIFIC ADDITION TO THE CITY OF ALBUQUERQUE, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED APRIL 24, 1888, PLAT BOOK C, FOLIO 154, RESPECTIVELY, IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, AND NOW COMPRISING LOT 24-A, BLOCK Q, ATLANTIC-PACIFIC ADDITION TO THE CITY OF ALBUQUERQUE, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT STAMPED "6 K13" MONUMENTED WITH 3.25 INCH ALUMINUM CAP, FROM WHENCE A CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT STAMPED "8 L13" MONUMENTED WITH A 3.25 INCH ALUMINUM CAP BEARS S 40°15'35" E, A DISTANCE OF 5210.18(GROUND); THENCE S 73°23'13" E, A DISTANCE OF 4569.16 FEET TO THE POINT OF BEGINNING; THENCE S 81°05'10" E, A DISTANCE OF 120.00 FEET; THENCE S 09°28'29" W, A DISTANCE OF 99.92 FEET; THENCE N 81°05'10" W, A DISTANCE OF 120.00 FEET; THENCE N 09°28'29" E, A DISTANCE OF 99.92 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 0.2752 ACRES, MORE OR LESS.

**FREE CONSENT AND DEDICATION STATEMENT**

SURVEYED AND REPLATTED AND NOW COMPRISING LOT 24A, BLOCK Q, OF ATLANTIC AND PACIFIC ADDITION, WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 20, T.10N., R.3E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND WARRANT HE HOLDS COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND BEING SUBDIVIDED.

*[Signature]*  
 RON J. ROMERO, OWNER

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS 4th DAY OF November, 2009, BY:

*[Signature]* 11/4/09  
 RON J. ROMERO, OWNER DATE

*[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 3/7/2010

**TREASURERS CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON THE FOLLOWING:

\_\_\_\_\_  
 \_\_\_\_\_

BERNALILLO COUNTY TREASURER DATE

PLAT  
 OF  
 LOT 24-A, BLOCK Q  
 ATLANTIC AND PACIFIC ADDITION  
 WITHIN THE TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY  
 NOVEMBER, 2009

**CITY APPROVALS:**

*[Signature]* 11-4-09  
 CITY SURVEYOR

REAL PROPERTY DIVISION

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

ABCWUA

PARKS AND RECREATION DEPARTMENT

AMAFCA

CITY ENGINEER

DRB CHAIRPERSON, PLANNING DEPARTMENT

**UTILITY COMPANY APPROVALS**

PNM ELECTRIC SERVICES

NEW MEXICO GAS COMPANY

QWEST TELECOMMUNICATIONS

COMCAST

NEW MEXICO UTILITIES

**SURVEYOR'S CERTIFICATION:**

I, CLYDE J. KING, A DULY REGISTERED LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR CONDUCTED UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS OF PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.

*[Signature]* 11-3-09  
 CLYDE J. KING, NMPS #13979 DATE



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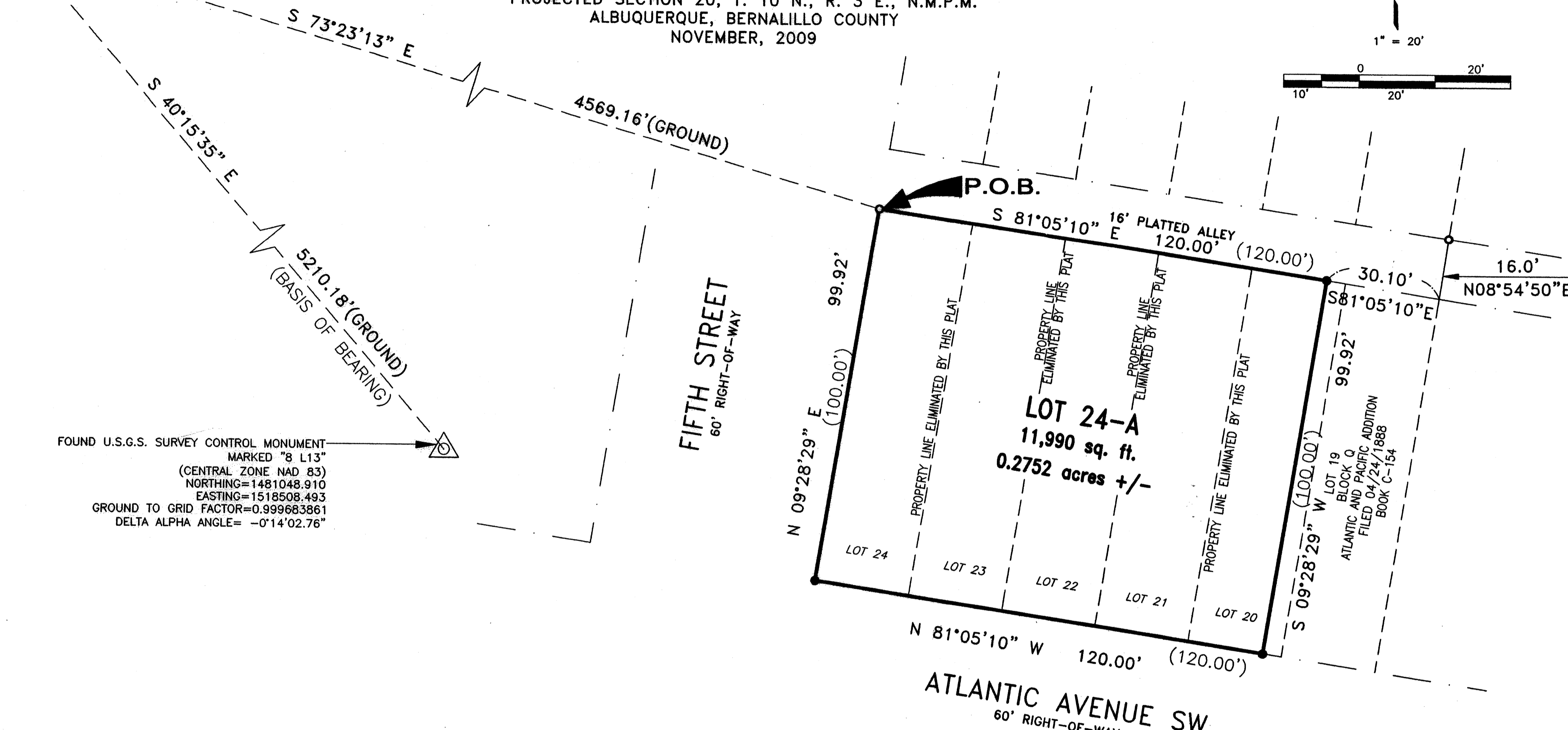
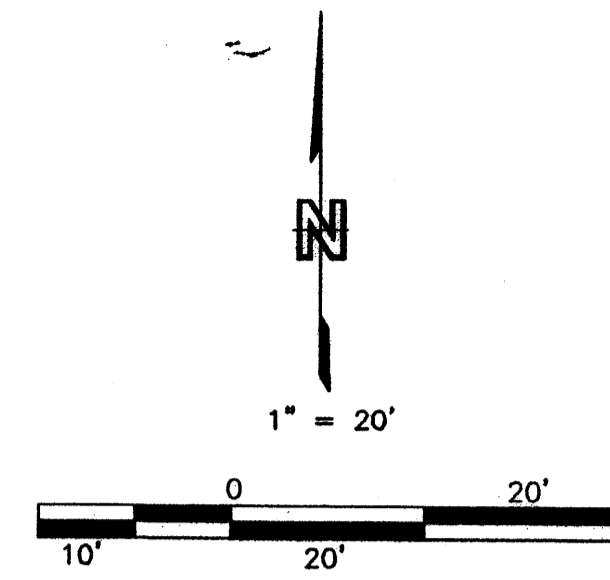
JOB NO.: 09-C-1-434

SHEET 1 of 2

**PLAT  
OF  
LOT 24-A, BLOCK Q  
ATLANTIC AND PACIFIC ADDITION**  
WITHIN THE TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY  
NOVEMBER, 2009

FOUND CITY OF ALBUQUERQUE  
CONTROL MONUMENT STAMPED  
"6 K13"  
(CENTRAL ZONE NAD 83)  
NORTHING=1485023.666  
EASTING=1515142.466  
GROUND TO GRID FACTOR=0.999684647  
DELTA ALPHA ANGLE= -0°14'26.38"

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NORTHING=1481048.910  
EASTING=1518508.493  
GROUND TO GRID FACTOR=0.999683861  
DELTA ALPHA ANGLE= -0°14'02.76"



**LEGEND**

- FOUND 1/2" REBAR w/NO CAP
- SET 1/2" REBAR AND PLASTIC CAP LS 13979

NOTE:  
(RECORD DIMENSIONS IN PARENTHESES)

**NOTES**

1. NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THE PLAT.
2. BEARINGS ARE NM STATE PLANE GRID NAD 83

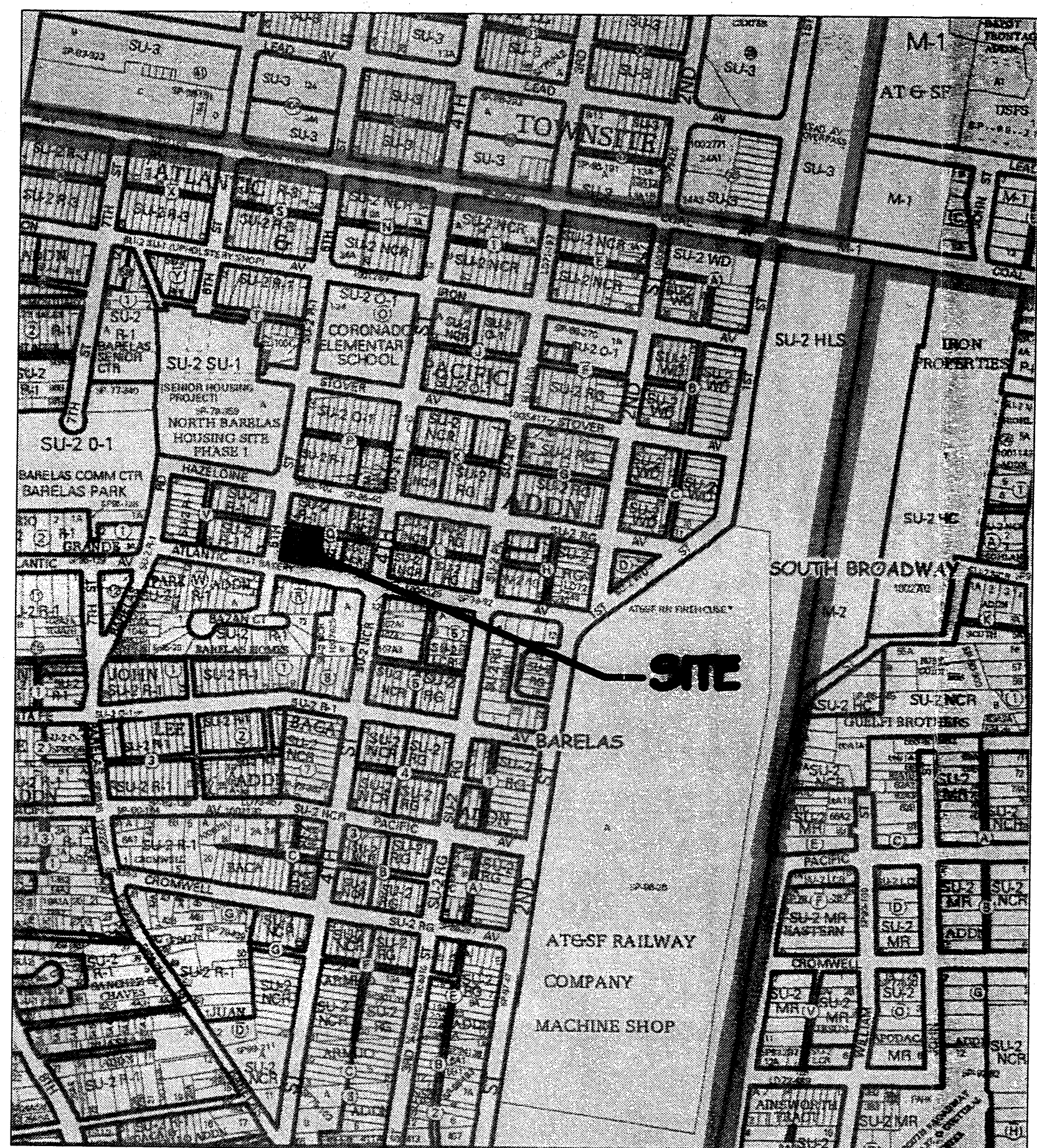


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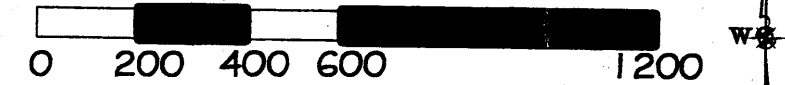
Tel 505.881.6690  
Fax 505.881.6896  
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JOB NO.: 09-C-1-434

SHEET  
2 OF 2



VICINITY MAP



**PARKING REQUIREMENTS:**  
BUILDING CONSTRUCTED PRIOR TO OCTOBER 1965  
BUILDING SQUARE FOOTAGE SHALL NOT BE ALTERED

ONE (1) PER STAFF MEMBER	= 4
NUMBER PROVIDED HANDICAPPED	= 1
ON STREET PARKING	7
TOTAL SPACES AVAILABLE SPACES	4

**ZONE ATLAS PAGE** K-14  
**ZONING** SU-2SU-1 for INSTRUCTION IN MUSIC, THEATER, DANCE, ARTS and CRAFTS

**LEGAL DESCRIPTION**  
W 20% OF LOT 20 AND ALL OF LOTS 21 thru 24,  
BLK G ATLANTIC & PACIFIC

**UPC:** 101 4057099 | 663 1902

**CONSTRUCTION TYPE:** VB

**OCCUPANCY:** MIXED

**OCCUPANCY B:**  
LEVEL 2 OFFICE: 915sqft  
LEVEL 3 OFFICE: 469sqft  
TOTAL: 1384sqft

**OCCUPANCY E:**  
LEVEL 1 STUDIOS: 2781sqft

**GROSS BUILDING AREA:**  
BASEMENT: 147sqft  
LEVEL 1: 422sqft  
LEVEL 2: 1624sqft  
TOTAL FOOTPRINT: 5913sqft  
LEVEL 3: 639sqft  
TOTAL: 8082sqft

**LANDSCAPING:**  
A MINIMUM OF 15% OF THE NET SITE AREA SHALL BE LANDSCAPED. LANDSCAPE CALCULATIONS ARE AS FOLLOWS:

TOTAL LOT SF: 11950sf  
BUILDING FOOTPRINT: 5913sf  
PORTAL: 350sf

TOTAL AREA AVAILABLE: 5727sf  
15% REQUIRED: 859sf  
TOTAL PROVIDED: 1120sf

**GROUND COVER:** LANDSCAPE BEDS SHALL ACHIEVE 75% GROUND COVER. THE REMAINDER SHALL BE ORGANIC MULCH AND BASIC GRAVEL WITH COBLESTONE ACCENTS.

**IRRIGATION:** AUTOMATIC IRRIGATION SHALL NOT BE PROVIDED. PLANTINGS SHALL BE HAND WATERED UNTIL ESTABLISHED.

**MAINTENANCE:** SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER

THE LANDSCAPE PLAN SHALL MEET THE REQUIREMENTS OF THE CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE

ALL NEW INDICATED PLANTINGS SHALL BE COMPLETED WITHIN 60 DAYS OF OCCUPANCY

LANDSCAPING MAY REPLACE EXISTING ASPHALT IN FUTURE PHASES, PROVIDED THAT PARKING SPACES AND SUFFICIENT VEHICULAR CIRCULATION AREA ARE PRESERVED

**ALLOWABLE FUTURE LANDSCAPING PALETTE:**  
DIM. AT MATURITY

TREES:	HEIGHT	SPREAD	WATER USE
DESERT WILLOW	20'	25'	LOW+
PURPLE LEAF PLUM	20'	20'	MEDIUM
NEW MEXICO OLIVE	15'	15'	MEDIUM

**SHRUBS PLANTED 5' OC:**

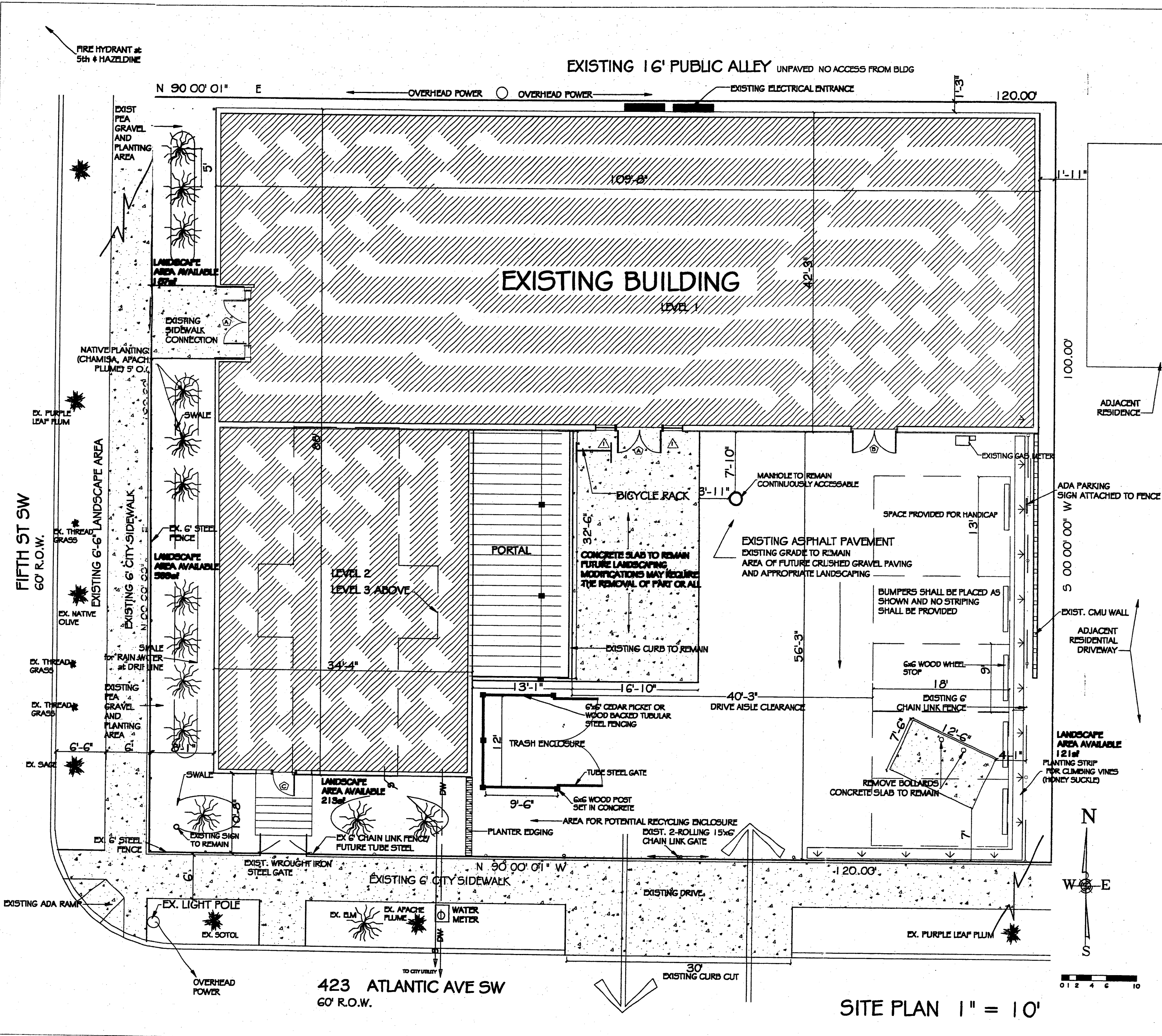
APACHE PLUME	6'	7'	LOW
DESERT SAGE	2'	3'	LOW
CHAMISA	5'	5'	LOW

**GROUND COVER PLANTED 24" OC:**

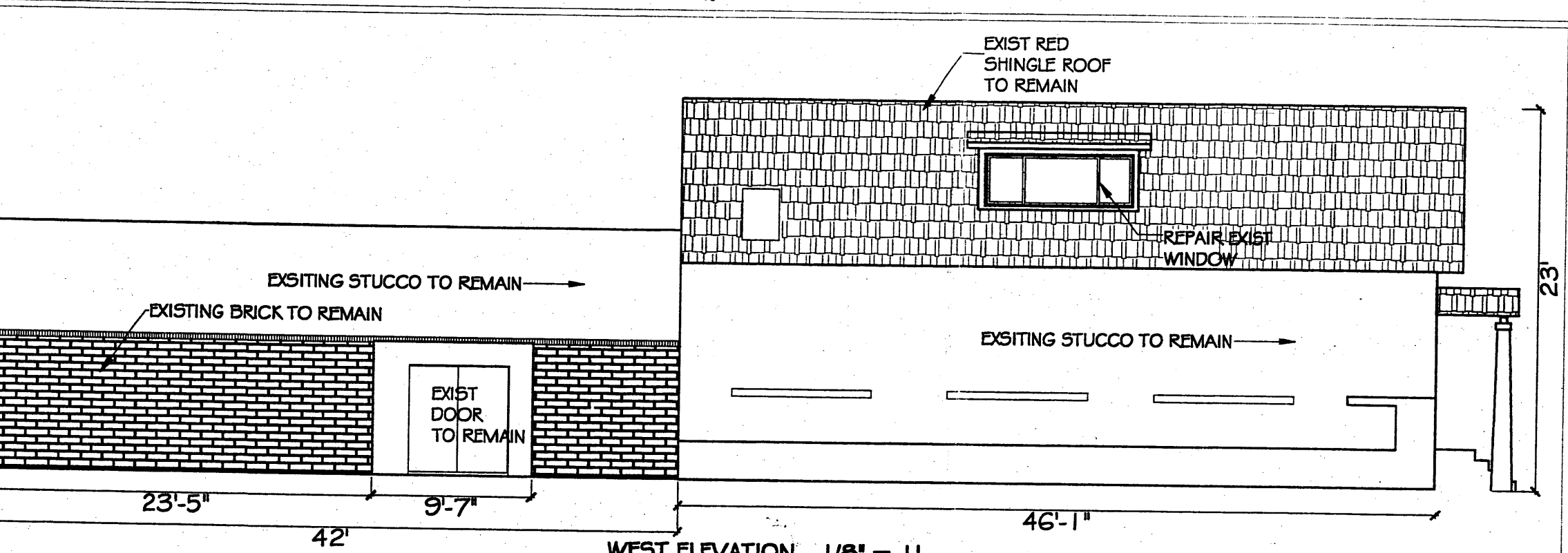
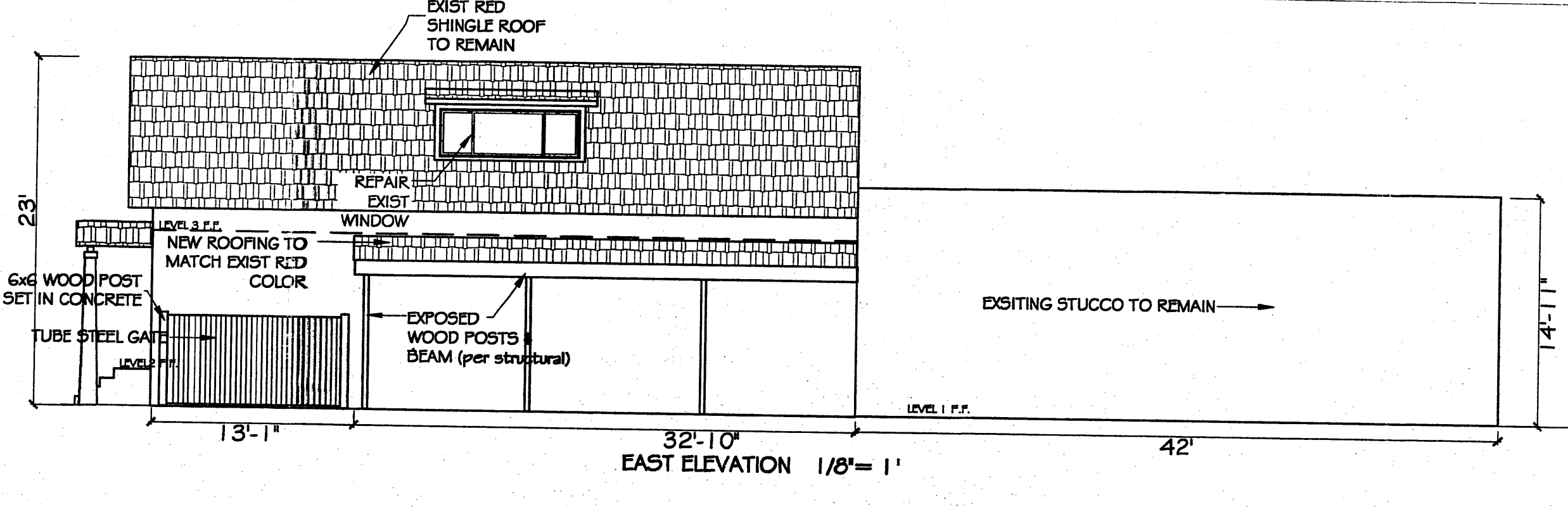
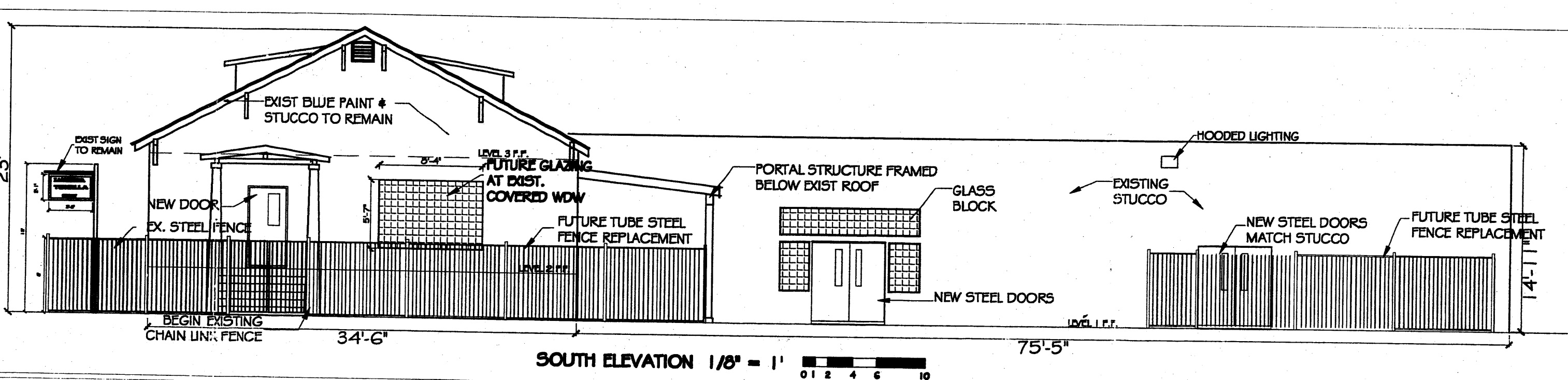
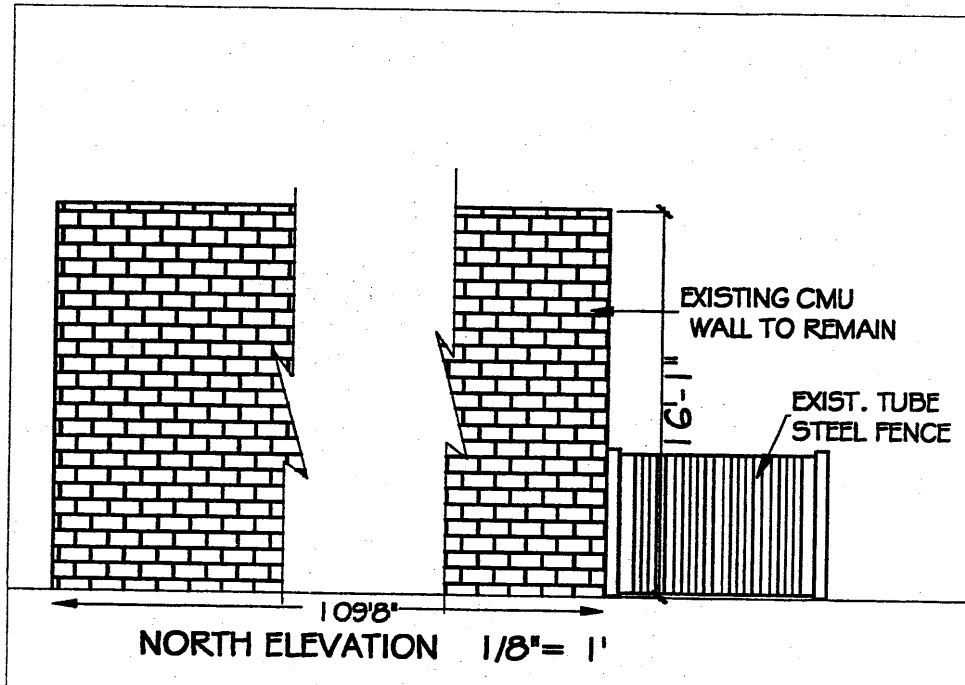
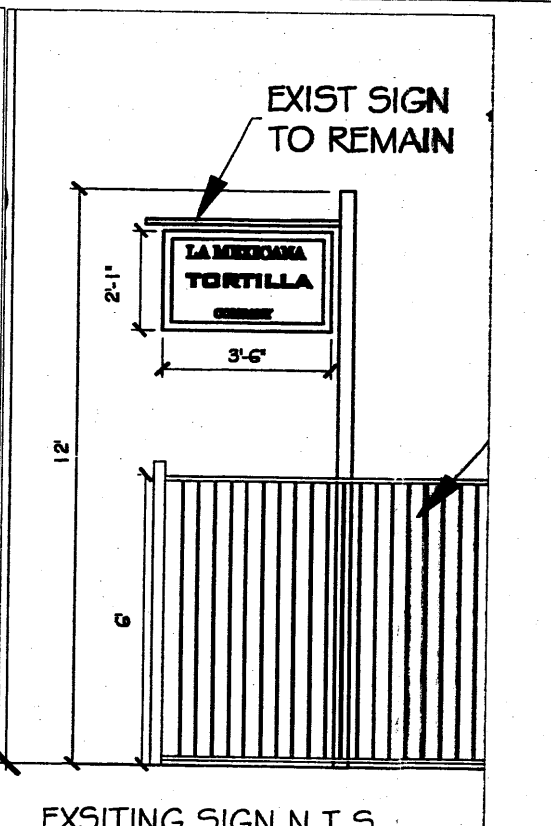
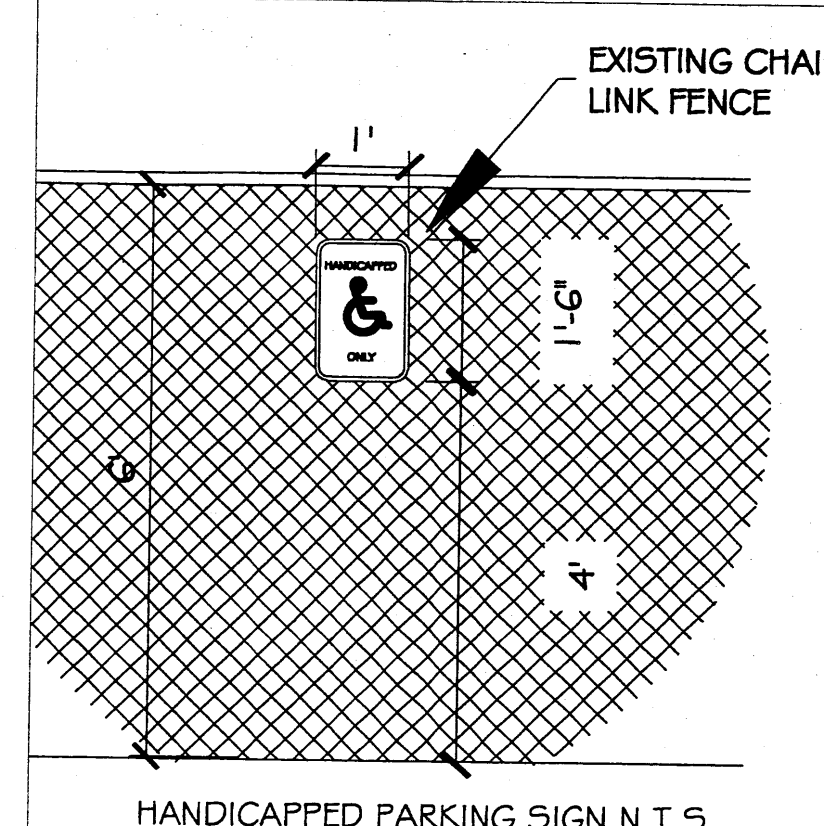
THREAD GRASS	2'	2'	LOW+
BLUE PESCUE	1'	1'	MEDIUM

**VINES:**

HONEY SUCKLE	climbing	12'	MEDIUM
SILVINE	climbing	40'	LOW+



SITE PLAN 1" = 10'



**PROJECT NUMBER:** EPC #1007690  
**Application Number:**

The plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure Let required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

Signature: *Sulca* Date: 6/19/19

**General Notes**

CONTRACTOR SHALL CLOSELY EXAMINE AND VERIFY ALL EXISTING CONDITIONS

ANY DEFICIENCIES FOUND AND NOT INDICATED ON THE PLANS SHALL BE BROUGHT TO THE OWNERS ATTENTION IMMEDIATELY

ALL NEW WORK SHALL BE PERFORMED IN ACCORDANCE WITH IBC AND LOCAL CODE REQUIREMENTS.

CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS.

FIRE HYDRANTS LOCATED AT 4th AND ATLANTIC AND 5th AND HAZELDINE

SUNTRAN ROUTES 54 STOPS AT 4th & SANTA FE (700' SOUTH)

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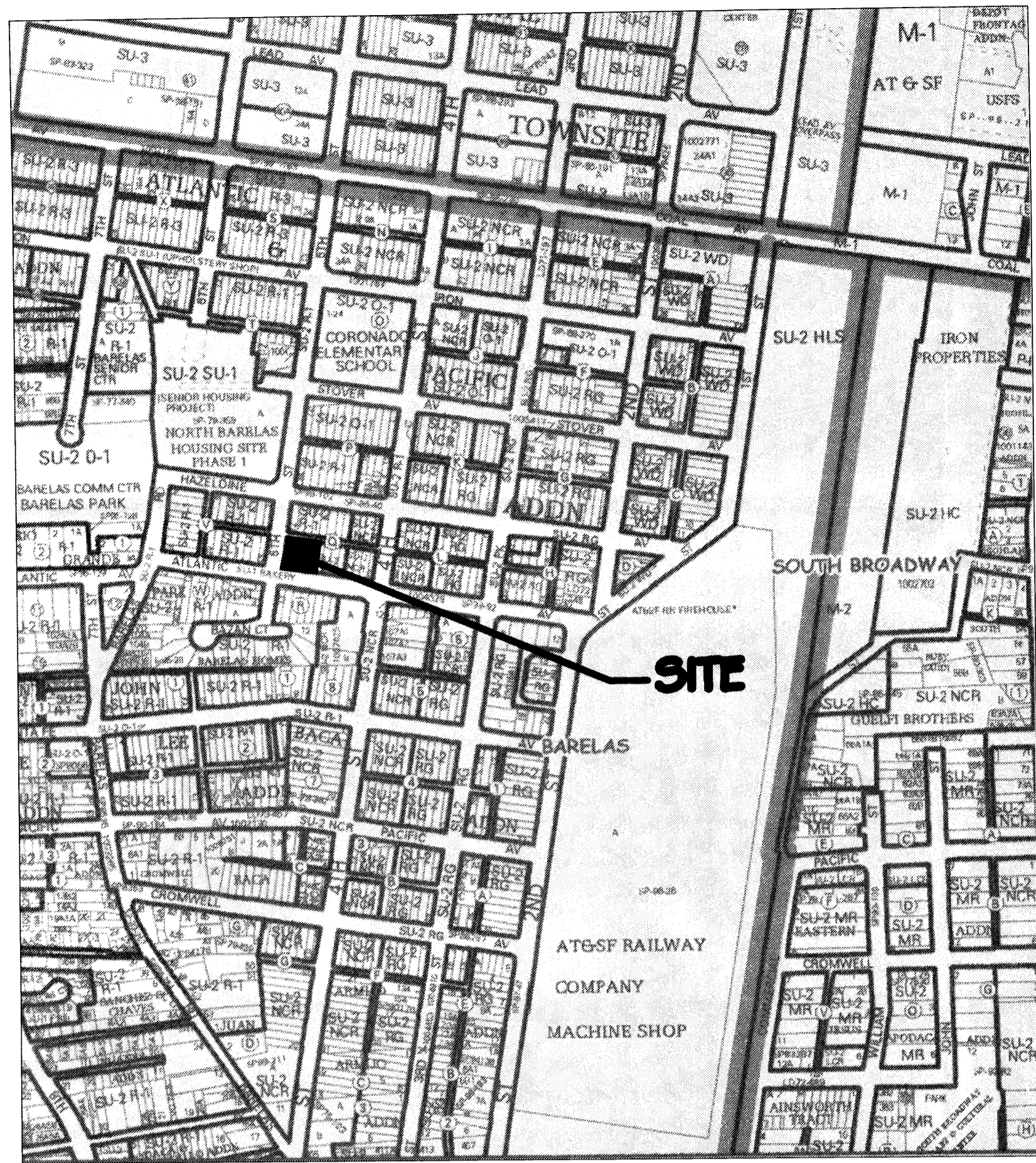
ALL EXISTING EASEMENTS AND RIGHTS OF WAY SHALL BE MAINTAINED

AFD PLANS CHECKING OFFICE  
924-3611  
APPROVED/DISAPPROVED  
HYDRANT(S) ONLY  
Signature: *o6/12/19*  
SIGNATURE & DATE

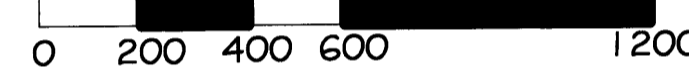
MARCH 31, 2009	
JUNE 10, 2009	
No.	Revision/Issue
	Date

SITE DEVELOPMENT PLAN  
SITE PLAN FOR BUILDING PERMIT

IMPROVEMENTS for the  
WORKING CLASSROOM  
423 ATLANTIC SW



VICINITY MAP



**PARKING REQUIREMENTS:**  
BUILDING CONSTRUCTED PRIOR TO OCTOBER 1965  
BUILDING SQUARE FOOTAGE SHALL NOT BE ALTERED

ONE (1) PER STAFF MEMBER	= 4
NUMBER PROVIDED HANDICAPPED	= 5
ON STREET PARKING TOTAL SPACES AVAILABLE SPACES	7 / 4

ZONE ATLAS PAGE K-14  
SU-2/SU-1 for INJECTION IN MUSIC, THEATER, DANCE, ARTS and CRAFTS

LEGAL DESCRIPTION  
W 20% OF LOT 20 and ALL OF LOTS 21 thru 24,  
BLK G ATLANTIC & PACIFIC

UPC: 101405709916631902

CONSTRUCTION TYPE: VB

OCCUPANCY: MIXED

OCCUPANCY B:  
LEVEL 2 OFFICE: 915sf (net)  
LEVEL 3 OFFICE: 463sf (net)  
TOTAL: 1378sf (net)

OCCUPANCY E:  
LEVEL 1 STUDIOS: 2761sf (net)

GROSS BUILDING AREA:  
BASEMENT: 1476sf  
LEVEL 1: 4229sf  
LEVEL 2: 1654sf  
TOTAL FOOTPRINT: 5913sf  
LEVEL 3: 693sf  
TOTAL: 8082sf

**LANDSCAPING:**  
A MINIMUM OF 15% OF THE NET SITE AREA SHALL BE LANDSCAPED.  
LANDSCAPE CALCULATIONS ARE AS FOLLOWS:  
TOTAL LOT SF: 11990sf  
BUILDING FOOTPRINT: 5913sf  
PORTAL: 350sf  
TOTAL AREA AVAILABLE: 5727sf  
15% REQUIRED: 859sf  
TOTAL PROVIDED: 1120sf

GROUND COVER: LANDSCAPE BEDS SHALL ACHIEVE 75% GROUND COVER. THE REMAINDER SHALL BE ORGANIC MULCH AND BASIC GRAVEL WITH COBBLESTONE ACCENTS.

IRRIGATION: AUTOMATIC IRRIGATION SHALL NOT BE PROVIDED. PLANTINGS SHALL BE HAND WATERED UNTIL ESTABLISHED.

MAINTENANCE: SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

THE LANDSCAPE PLAN SHALL MEET THE REQUIREMENTS OF THE CITY WATER CONSERVATION LANDSCAPING and WATER WASTE ORDINANCE.

ALL NEW INDICATED PLANTINGS SHALL BE COMPLETED WITHIN 60 DAYS OF OCCUPANCY.

LANDSCAPING MAY REPLACE EXISTING ASPHALT IN FUTURE PHASES, PROVIDED THAT PARKING SPACES AND SUFFICIENT VEHICULAR CIRCULATION AREA ARE PRESERVED.

**ALLOWABLE FUTURE LANDSCAPING PALLETTE:**

TREES:	DIM. AT MATURITY	WATER USE	
	HEIGHT	SPREAD	
DESERT WILLOW	20'	25'	LOW+
PURPLE LEAF PLUM	20'	20'	MEDIUM
NEW MEXICO OLIVE	15'	15'	MEDIUM

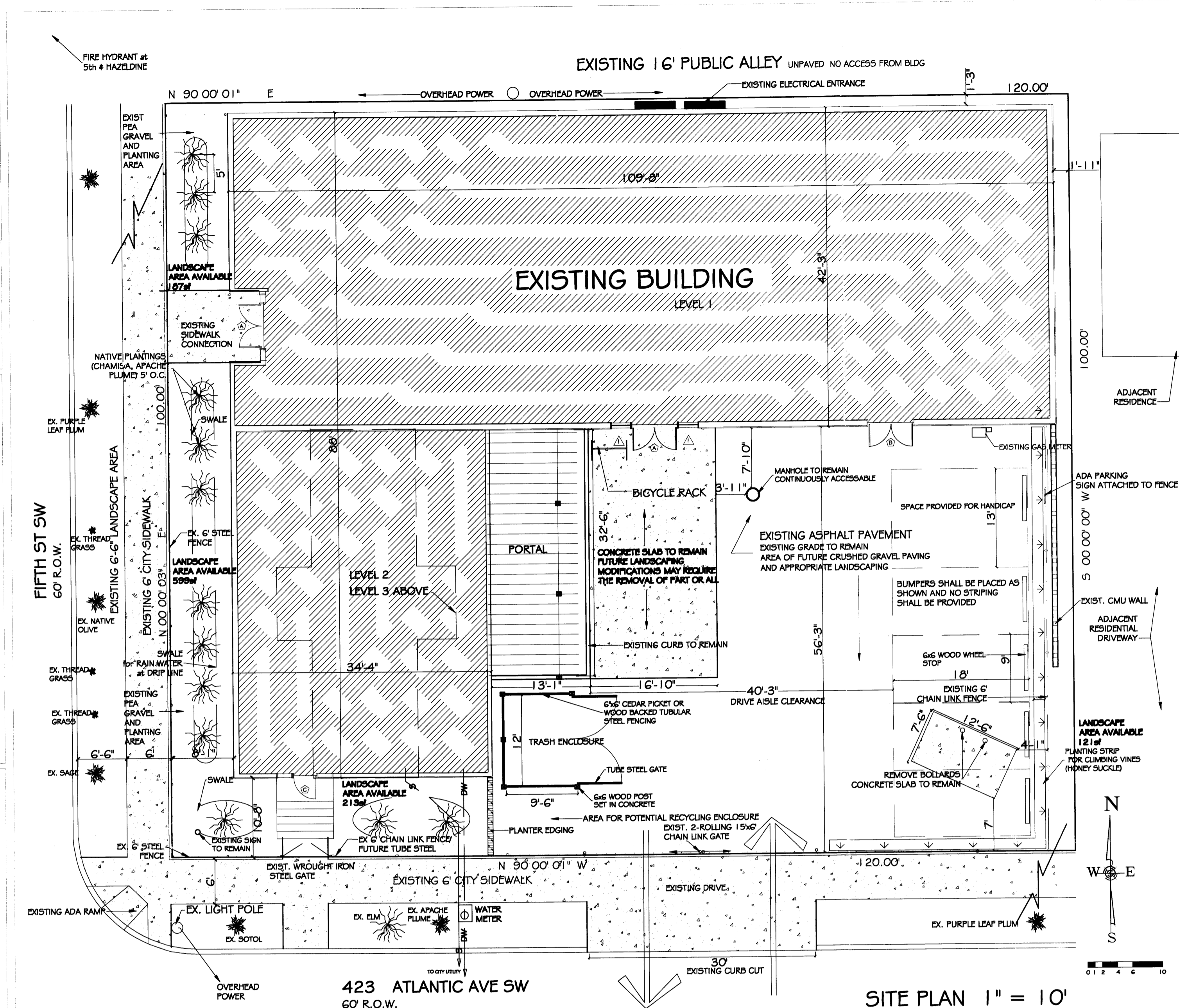
SHRUBS PLANTED 5' OC:	HEIGHT	WATER USE
APACHE PLUME	7'	LOW
DESERT SAGE	2'	LOW
CHAMISA	5'	LOW

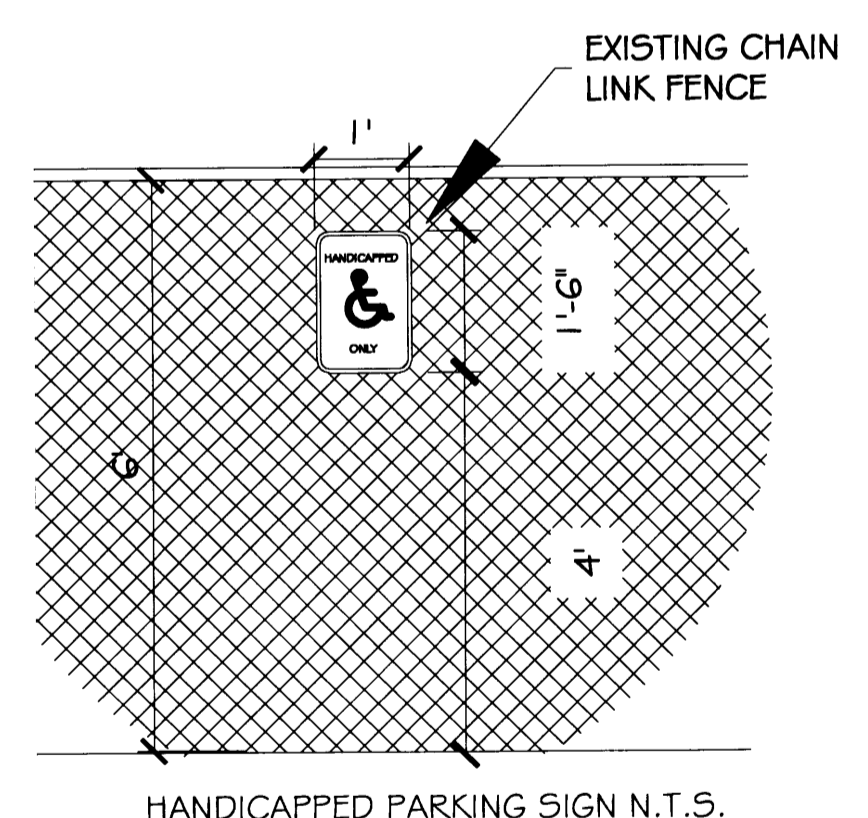
GROUND COVER PLANTED 24" OC:	HEIGHT	WATER USE
THREAD GRASS	2'	LOW+
BLUE PESCUE	1'	MEDIUM

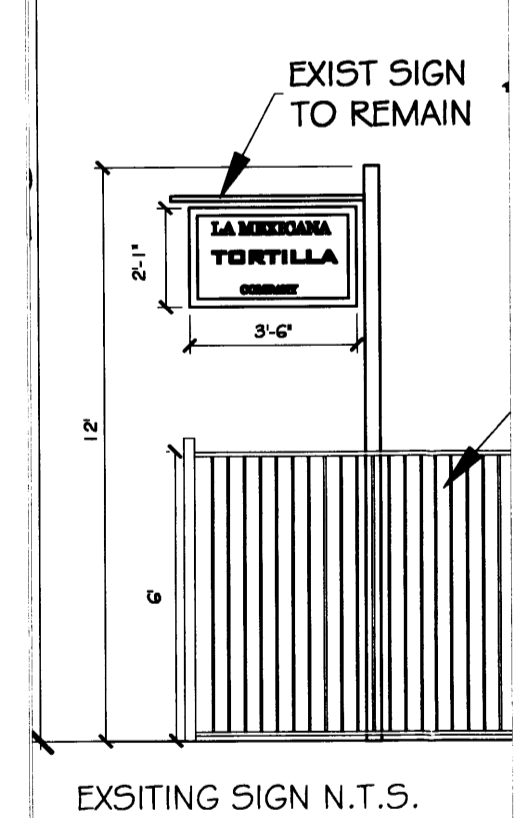
VINES:	CLIMBING	HEIGHT	WATER USE
HONEY SUCKLE	climbing	12'	MEDIUM
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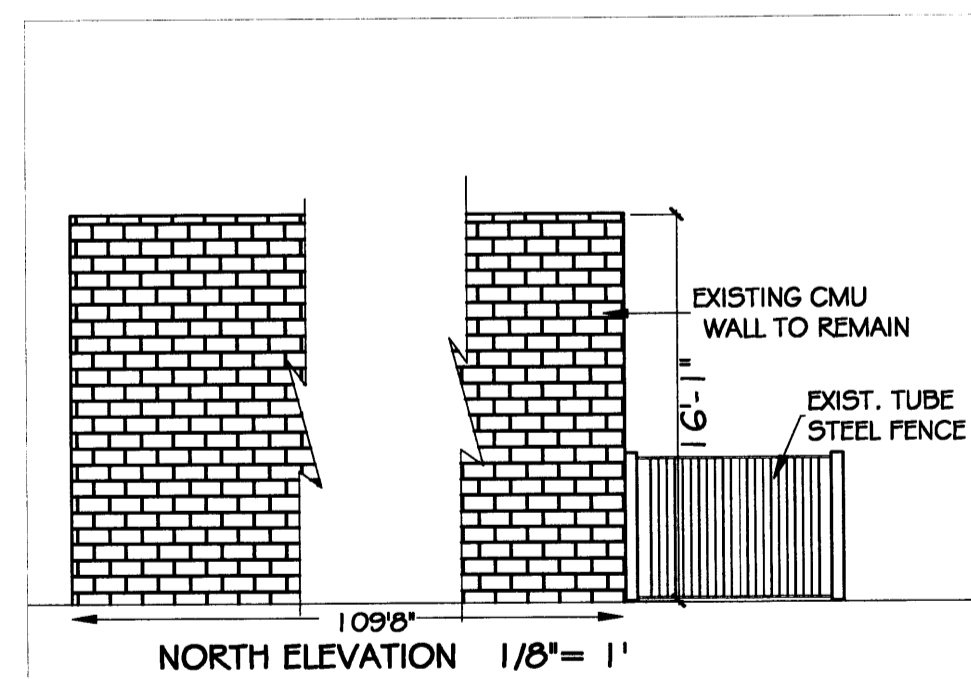
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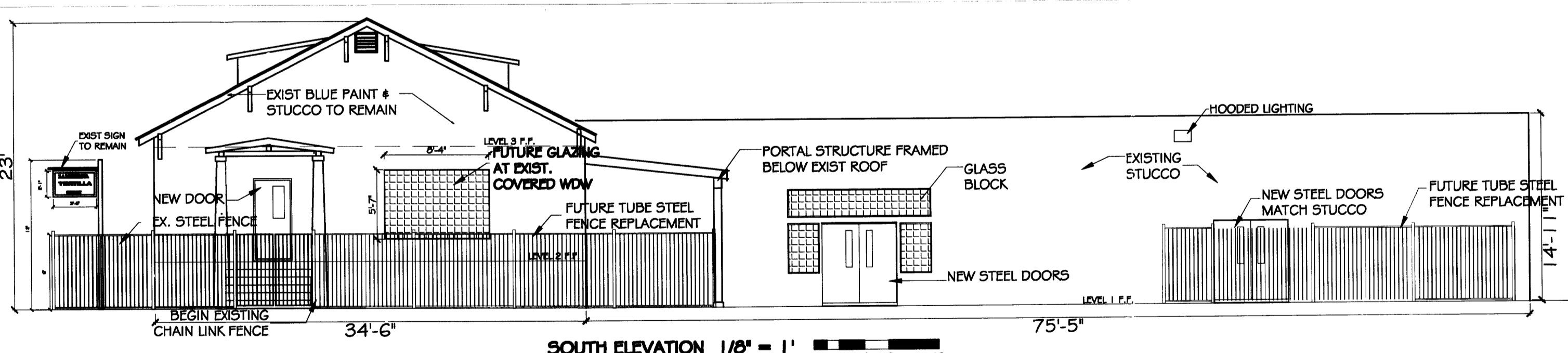
HANDICAPPED PARKING SIGN N.T.S.



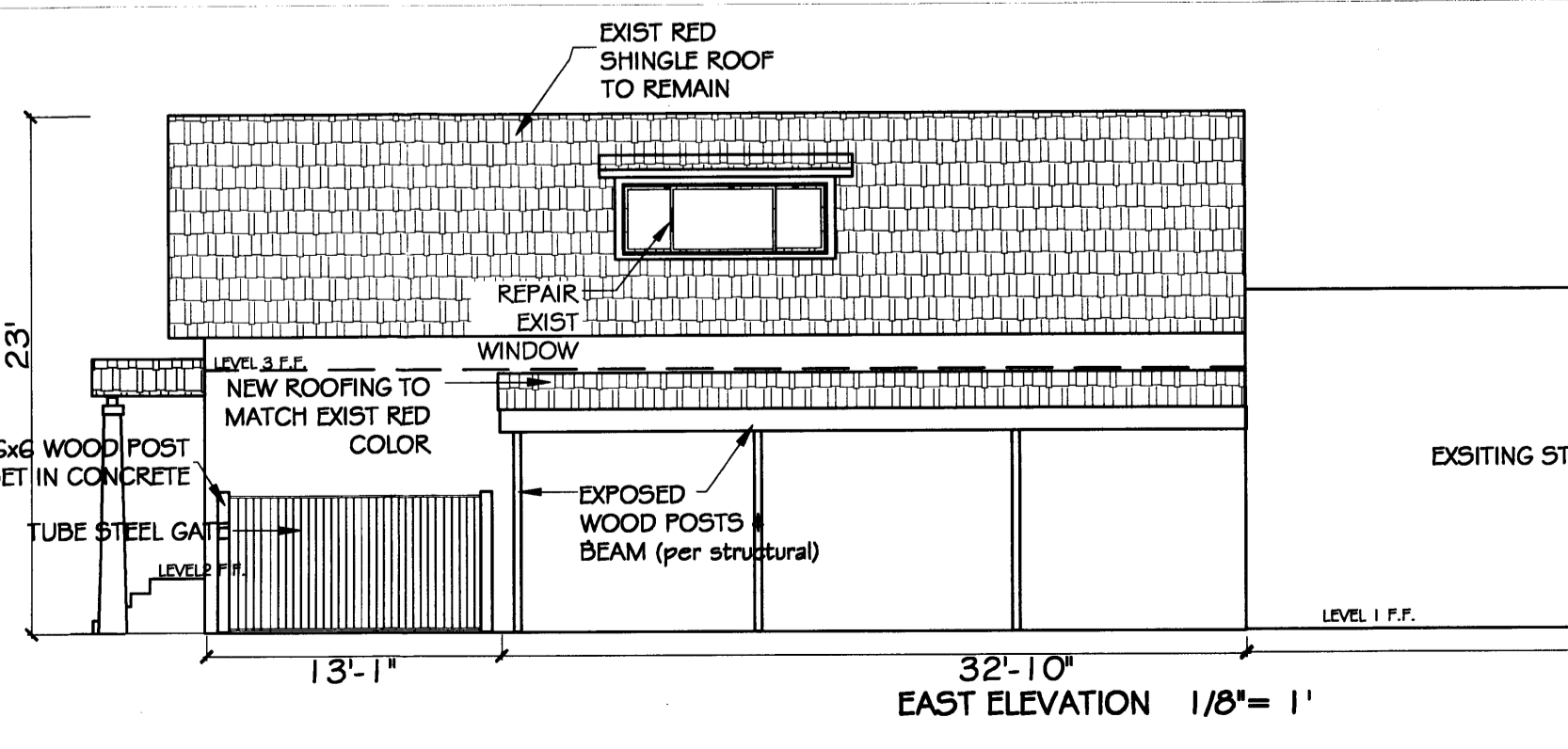
EXISTING SIGN N.T.S.



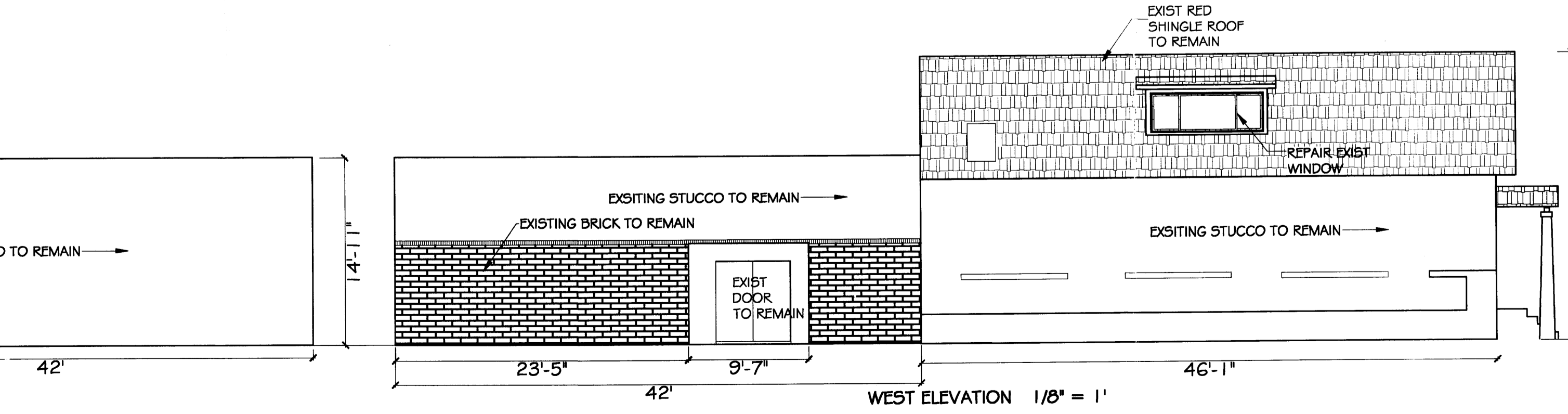
NORTH ELEVATION 1/8" = 1"



SOUTH ELEVATION 1/8" = 1"



EAST ELEVATION 1/8" = 1"



WEST ELEVATION 1/8" = 1"

**PROJECT NUMBER:** EPC #1007690  
**Application Number:**

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Is an Infrastructure List response? ( ) Yes ( ) No. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
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City Engineer	Date
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Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

General Notes

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APD PLANS CHECKING OFFICE  
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