

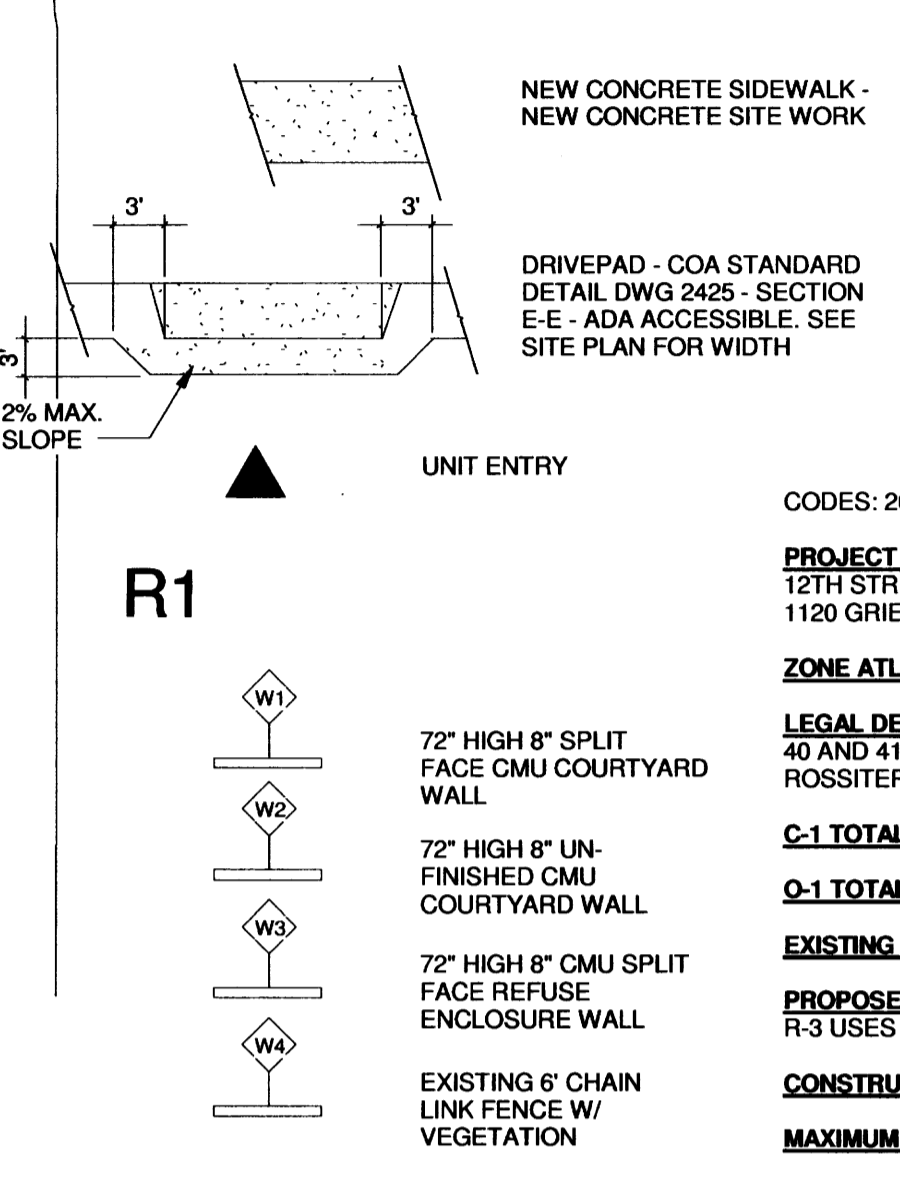
**18 UNIT TOWNHOUSE PROJECT  
FOR JASON BUCHANAN  
1120 GRIEGOS ROAD N.W.  
ALBUQUERQUE, NEW MEXICO**



**VICINITY MAP - ZA MAP F-14**  
1" = 500'

**PROJECT:  
1120 GRIEGOS  
ROAD N.W.**

**SITE PLAN LEGEND**



**DESIGN CRITERIA**

**CODES:** 2009 IRC, 2009UMC, 2009 UPC, 2014NEC  
**PROJECT LOCATION:** SOUTHEAST OF INTERSECTION OF 12TH STREET AND GRIEGOS ROAD N.W., 1120 GRIEGOS ROAD N.W., ALBUQUERQUE, NM  
**ZONE ATLAS MAP:** F-14  
**LEGAL DESCRIPTION:** NORTHERLY PORTION OF LOTS 40 AND 41, ROSSITER ADDITION & LOTS 42 AND 43, ROSSITER ADDITION  
**C-1 TOTAL ACREAGE:** 0.98 ACRES  
**O-1 TOTAL ACREAGE:** 0.499 ACRES  
**EXISTING ZONING:** C-1 AND O-1  
**PROPOSED USES:** RESIDENTIAL DWELLINGS C-1 FOR R-3 USES AND O-1 FOR UP TO 60% OF TOTAL AREA  
**CONSTRUCTION TYPE:** TYPE VB NON SPRINKLERED  
**MAXIMUM BUILDING HEIGHT:** 26'-0"  
**SEISMIC ZONE:** D  
**C-1 MAXIMUM ALLOWABLE DWELLING UNITS:**  
 30 DUS PER ACRE = 29 DUS PERMITTED  
 17 DUS PER ACRE PROVIDED = 17 DUS **COMPLIES**  
**REQUIRED PARKING:**  
 TOWNHOUSE UNITS: 17 UNITS X 2 PARKING SPACES = 34 PARKING SPACES  
**PROPOSED PARKING:**  
 OFF STREET PARKING = 42 PARKING SPACES **COMPLIES**  
**GUEST PARKING:**  
 OFF STREET PARKING = 4 COMPACT PARKING SPACES PROVIDED  
**USABLE OPEN SPACE:**  
 REQUIRED OPEN SPACE:  
 13 - 2 BR UNITS X 500 = 6,500 SQ. FT.  
 4 - 3 BR UNITS X 600 = 2,400 SQ. FT.  
 8,900 SQ. FT.  
 TOTAL UOS PROVIDED = 16,414 SQ. FT. **COMPLIES**  
**O-1 COMMERCIAL VS. RESIDENTIAL BREAKDOWN:**  
 PER 14-16-2-15(B)(4)(a) - NO MORE THAN 60% OF THE GROSS FLOOR AREA OF THE STRUCTURES ON THE SITE SHALL BE DEVELOPED AS DWELLING UNITS  
 EXISTING ONE STORY COMMERCIAL BUILDING = 2221 SQ. FT.  
 PROPOSED PORTION OF BUILDING "A" IN O-1 ZONE - ONE AND TWO STORY DWELLING UNITS = 2914 SQ. FT. 5135 SQ. FT.  
 MAXIMUM ALLOWABLE DU AREA = .60 X 5135 = 3081 SQ. FT.  
 PROPOSED DWELLING UNIT AREA = 2914 SQ. FT.  
 2914 SQ. FT. < 3081 SQ. FT. **COMPLIES**

**UNIT AREAS:**

TWO BEDROOM - ONE CAR GARAGE UNITS:	
FLOOR AREA (EA. UNIT):	517
LOWER LEVEL HEATED	671
UPPER LEVEL HEATED	1188 SF
TOTAL HEATED	
GARAGE	264 SF
TOTAL AREA	1452 SF

**THREE BEDROOM - TWO CAR GARAGE UNITS:**

FLOOR AREA (EA. UNIT):	733
LOWER LEVEL HEATED	882
UPPER LEVEL HEATED	1420 SQ. FT.
TOTAL HEATED	
GARAGE	424 SQ. FT.
TOTAL AREA	1844 SQ. FT.

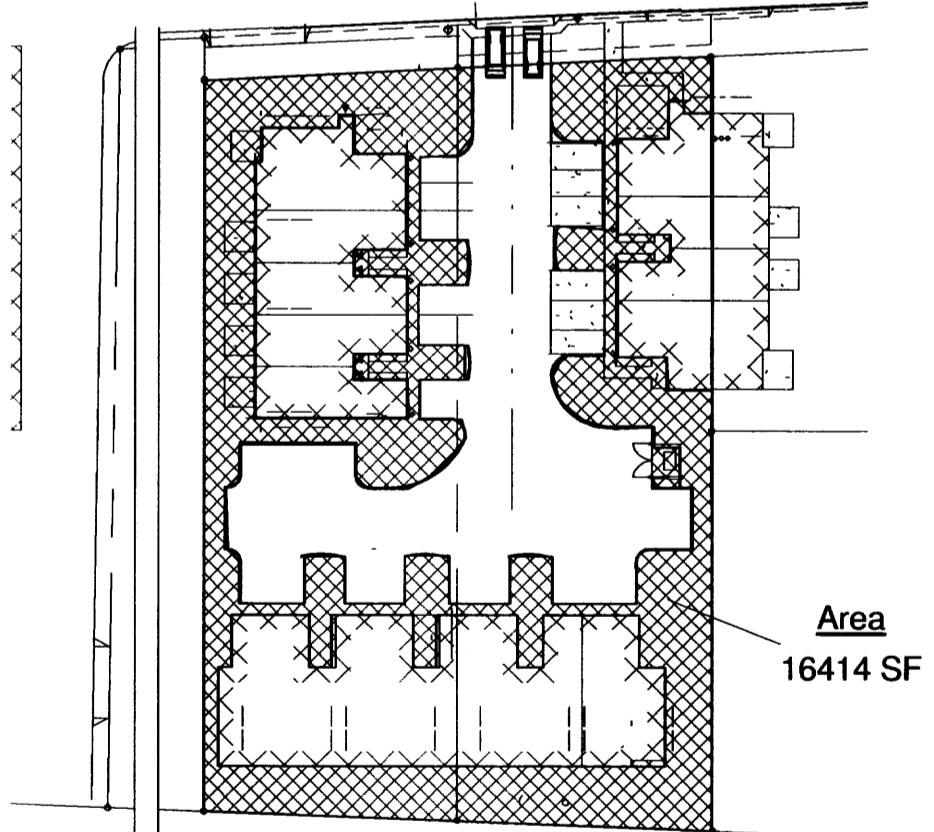
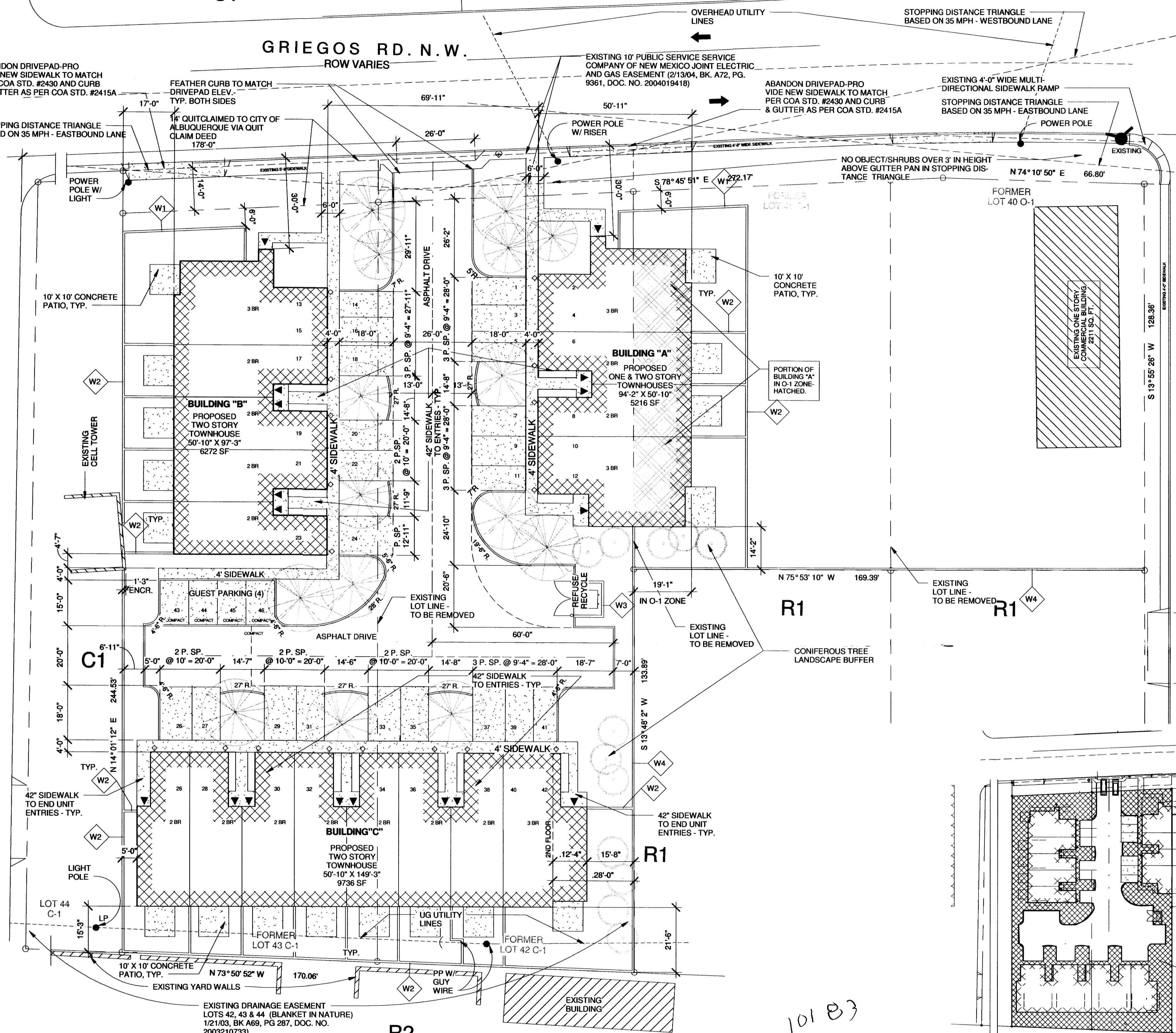
**BUILDING AREAS:**

<b>BUILDING "A"</b>	(2) THREE BEDROOM UNITS (2) BEDROOM ONE CAR GARAGE UNITS 5216 SQ. FT. HEATED 1376 SQ. FT. GARAGE
<b>BUILDING "B"</b>	(1) THREE BEDROOM UNIT (4) TWO BEDROOM ONE CAR GARAGE UNITS 6172 SQ. FT. HEATED 1480 SQ. FT. GARAGE
<b>BUILDING "C"</b>	(1) THREE BEDROOM UNIT (7) TWO BEDROOM ONE CAR GARAGE UNITS 9736 SQ. FT. HEATED 2272 SQ. FT. GARAGE

**PROJECT: 1010317  
DATE: 5-25-15  
APP: 15-10124 (P;E)**

TWELFTH STREET N.W. 60' ROW

ELEVENTH STREET N.W. 50' ROW



**1 SITE PLAN**  
Scale: 1" = 20'-0"

**2 USABLE OPEN SPACE PLAN**  
Scale: 1/64" = 1'-0"

**SHEET LIST**

Sheet Number	Sheet Name
1	SITE PLAN
2	ELEVATIONS & DETAILS

**Cinelli** / Roger Cinelli & Assoc.  
ARCHITECTS  
2418 Manuel Torres Lane N.W.  
Albuquerque, New Mexico 87107  
(505) 243-8211

**PROJECT TITLE:**  
18 UNIT TOWNHOUSE DEV.  
FOR JASON BUCHANAN  
1120 GRIEGOS ROAD N.W.  
ALBUQUERQUE, NEW MEXICO

**DRAWING TITLE:**  
SITE PLAN

SEAL	DATE	PROJECT NO.
	FEB. 2015	BUCH5E
	DRAWING NO.	
	<b>1</b>	

2/15/15

PROJECT: 1010317  
 DATE: 5-25-15 (P/F)

PLAT OF  
 LOT 43-A  
 ROSSITER ADDITION

TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2015

PROJECT NO. \_\_\_\_\_  
 APPLICATION NO. \_\_\_\_\_

UTILITY APPROVALS:

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

QWEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST CABLE COMMUNICATION, INC. \_\_\_\_\_ DATE \_\_\_\_\_

APPROVALS:

*Steven M. Rindigauer* P.S. 3/17/15  
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, 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 AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Leonard G. Martinez*  
 LEONARD MARTINEZ P.S. # 9801  
 03-17-2015  
 DATE

SBS CONSTRUCTION  
 AND ENGINEERING, LLC  
 10209 SNOWFLAKE CT., NW  
 ALBUQUERQUE, NEW MEXICO 87114  
 (505)804-5013

LEGAL DESCRIPTION:

PORTIONS OF LOTS NUMBERED FORTY (40), FORTY ONE (41), AND PORTIONS OF LOTS NUMBERED FORTY TWO (42) AND FORTY THREE (43) OF ROSSITER ADDITION, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT NO. 22, IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 11, 1945, IN BOOK D, PAGE 20. CONTAINING 1.4792 ACRE (64,435.84 SF) MORE OR LESS.

FREE CONSENT

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

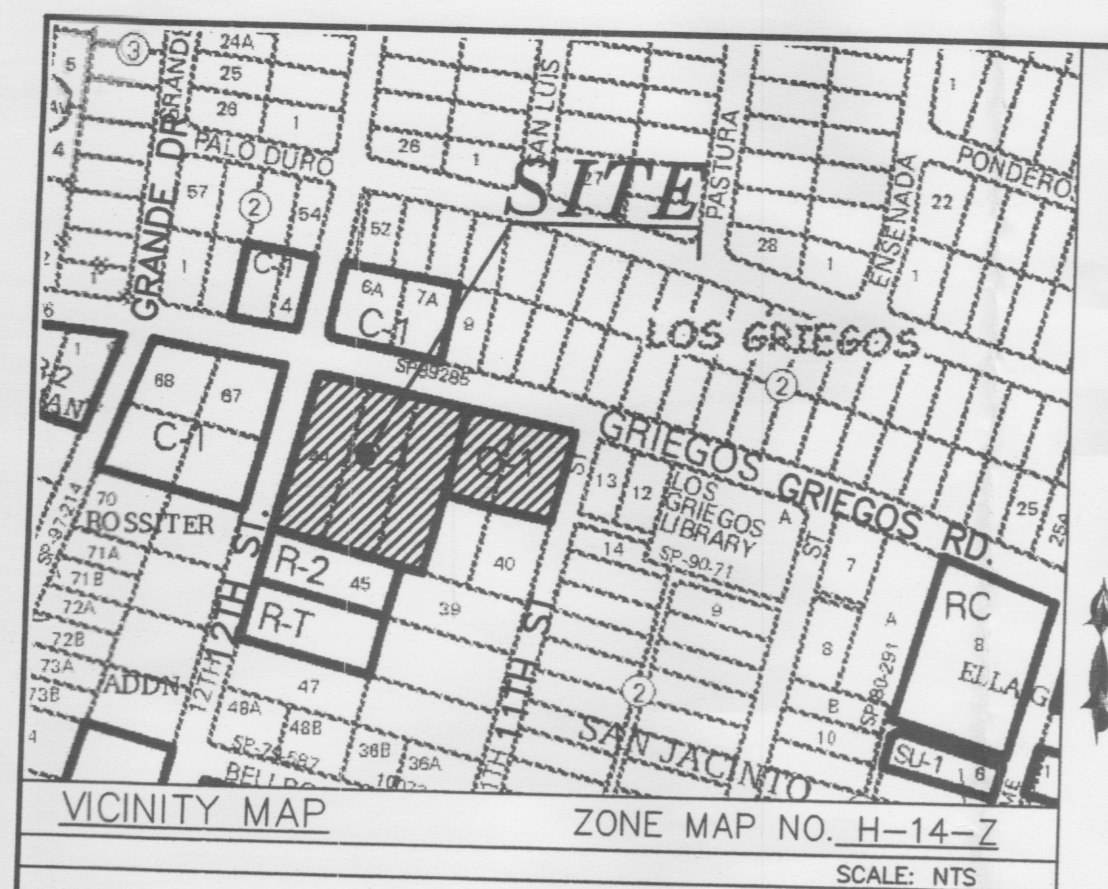
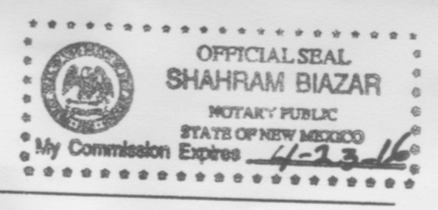
OWNER(S) SIGNATURE: *Eric James Meyerhofer* DATE: 3-17-2015  
 OWNER(S) PRINT NAME: ERICK JAMES MEYERHOFER  
 MANAGING MEMBER FOR RUBY SKY VENTURES, LLC

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF MARCH 20 15, BY ERICK JAMES MEYERHOFER, MANAGING MEMBER FOR RUBY SKY VENTURES, LLC

*Shahram Biazar*  
 NOTARY MY COMMISSION EXPIRES: \_\_\_\_\_



DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE FOUR LOTS INTO ONE LOT, AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ALBUQUERQUE CONTROL MONUMENT DOUGLAS.
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- SITE DATA: ZONING IS C-1.
- NUMBER OF EXISTING TRACTS/LOTS.....4 LOT
- NUMBER OF TRACTS/LOTS CREATED.....1 LOTS
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO 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 THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

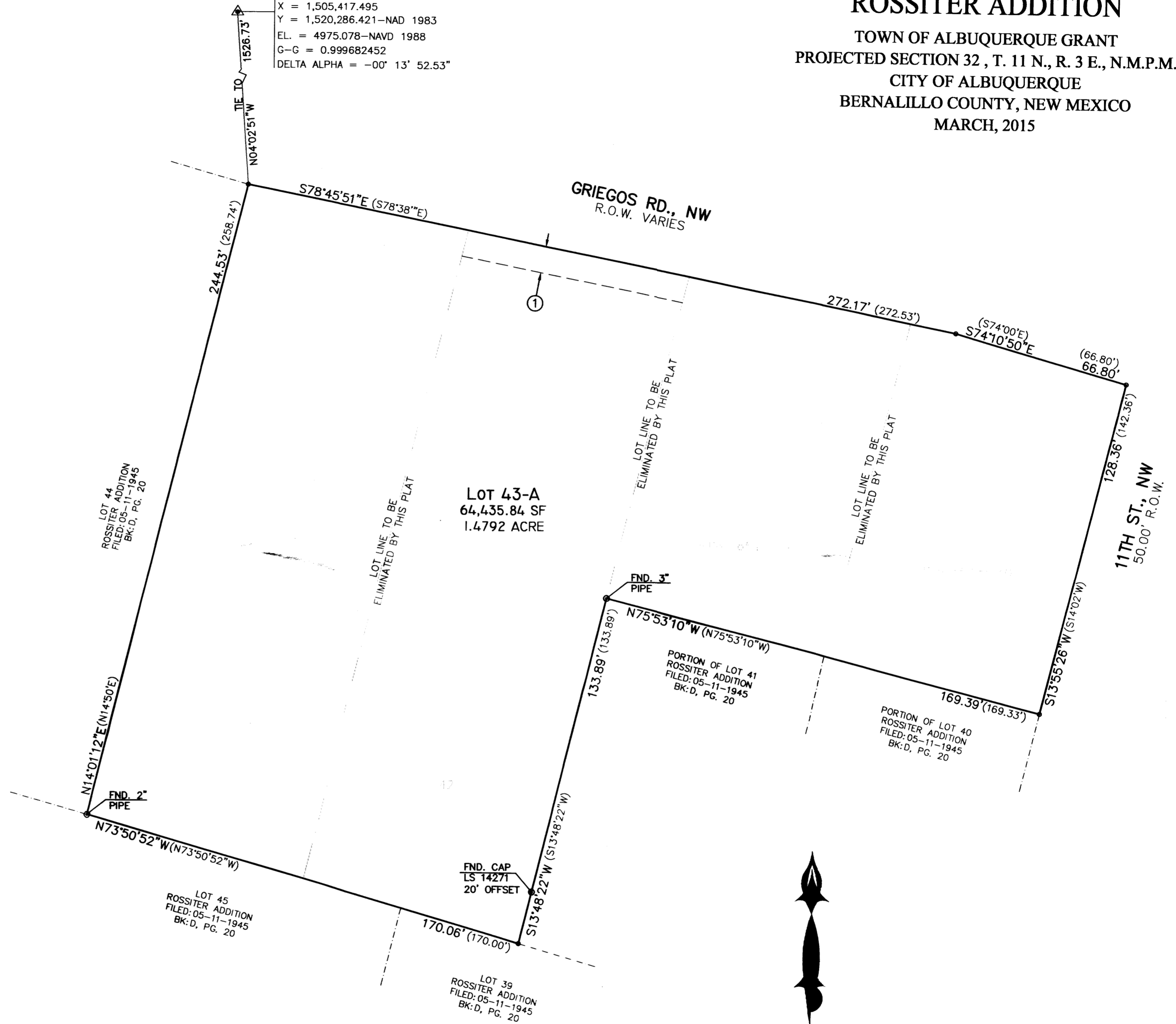
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC # \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

**EASEMENTS:**

- ① EXISTING 10' PUBLIC UTILITY SERVICE COMPANY OF NEW MEXICO JOINT ELECTRIC AND GAS EASEMENT (2/13/041, BK. A72, PAKE 9361, DOC. NO:2004019418).

AGRS MONUMENT "DOUGLAS"  
 NM STATE PLANE COORDINATES  
 CENTRAL ZONE  
 X = 1,505,417.495  
 Y = 1,520,286.421-NAD 1983  
 EL. = 4975.078-NAVD 1988  
 G-G = 0.999682452  
 DELTA ALPHA = -00° 13' 52.53"

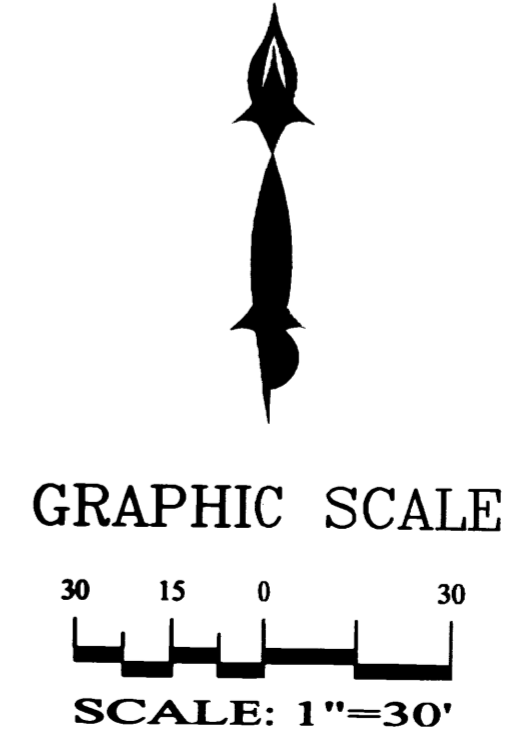
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 PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2015



**PUBLIC UTILITY EASEMENTS**  
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:  
 A. 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.  
 B. 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.  
 C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.  
 D. 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 ERRECTED 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.



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