



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

- D** Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place, NE FAX: 505-858-1118

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: W & M Company- Bill Gunther PHONE: 505-296-4146

ADDRESS: 8220 La Mirada Rd. NE, Suite 300 FAX: 505-296-0907

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: billg5469@aol.com

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. TR A-1 Redivision of TR A (Now Comprising TRS A1 & A2) Block: _____ Unit: _____

Subdiv/Addn/TBKA: Los Pastores Shopping Center

Existing Zoning: C-2 Proposed zoning: N/A MRGCD Map No _____

Zone Atlas page(s): F-19-Z UPC Code: 101906149805240507

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1010550

Z-1238/ S-1214

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A

No. of existing lots: 1 No. of proposed lots: 6 Total site area (acres): 5.7722

LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming Blvd. NE

Between: Montgomery Blvd. NE and _____

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE DATE 05/09/16

(Print Name) Ronald R. Bohannon, P.E. Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Project # _____

Staff signature & Date _____

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

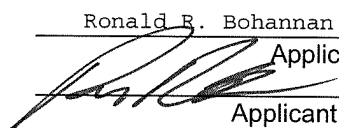
- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ronald B. Bohannon

 Applicant name (print)
 05/09/16
 Applicant signature / date



Form revised **October 2007**

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

Planner signature / date

 Project # _____

gwr

TIERRA WEST, LLC

May 10, 2016

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: 15EPC-40032; CITY PROJECT# 1010550
MINOR SUBDIVISION
PRELIMINARY/FINAL PLAT APPROVAL
LOS PASTORES SHOPPING CENTER,**

Dear Mr. Cloud:

Tierra West, LLC, on behalf of W&M Company, requests DRB review and approval of the Minor Subdivision Preliminary/Final plat. The purpose of the plat is to subdivide one existing tract into 6 new tracts, dedicate public right-of-way to the City of Albuquerque and grant easements in conformance with the Site Plan for Subdivision as approved by EPC, case number 15EPC-40032.

The 6.75-acre site is located on the northwest corner of Montgomery Boulevard NE and Wyoming Boulevard NE and encompasses Tract A-1, Redivision of Tract "A", Los Pastores Shopping Center. The southerly portion of Tract 1 was developed according to the Los Pastores Shopping Center Site Development plan approved in 1980 and as amended by the EPC under case number 15EPC-40032. The property is bound on the north by an adjacent unpaved public alley and an existing church; on the east by Wyoming Boulevard; on the south by Montgomery Boulevard; and on the west by an adjacent unpaved public alley and a residential subdivision. The Public Infrastructure List was submitted with the Site Development Plan for Subdivision on May 3, 2016 and will cover the items for the completion of this plat.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



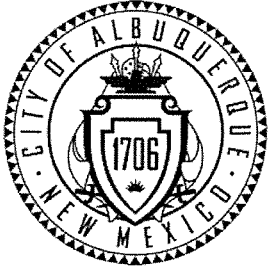
Ronald R. Bohannon, P.E.

Enclosure/s

cc: Tom Bonham
Bill Gunther
Mark Manuey

JN: 2014052
RRB/jdh/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Administrative Officer
July 2, 2015

Robert J. Perry, Chief

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): Z-1238 (1963), Z-77-165 (1977)

Case Number(s):

Agent: Tierra West, LLC

Applicant:

Legal Description: Tract A-1, Los Pastores Shopping Center

Zoning: C-2

Acreage: 5.75 Acres

Zone Atlas Page: F-19

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:

DISCOVERY:

SUPPORTING DOCUMENTATION:

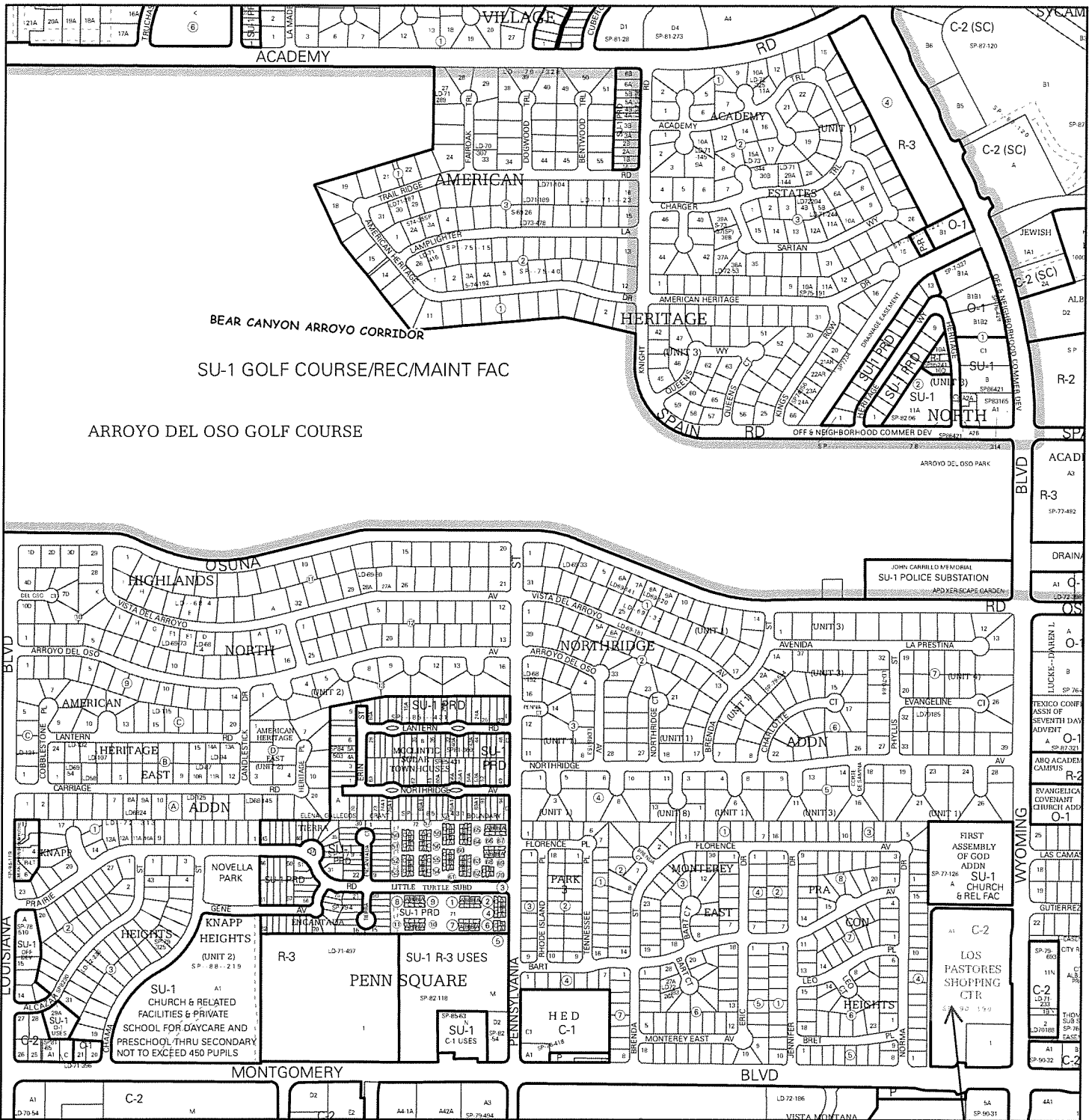
SITE VISIT: YES, July 2, 2015. Tract extensively graded and large areas covered by 3 top 4 feet of modern fill.

RECOMMENDATION(S):

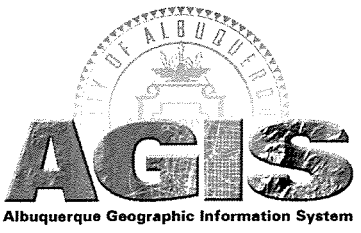
- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***

MFSchmader

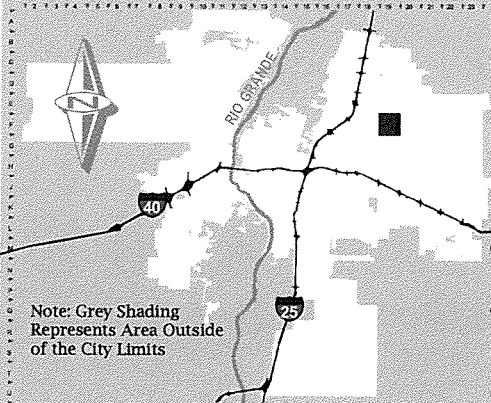
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 2/4/2010












Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-19-Z

SITE

Selected Symbols

-  SECTOR PLANS
-  Design Overlay Zones
-  City Historic Zones
-  H-1 Buffer Zone
-  Petroglyph Mon.
-  Escarpment
-  2 Mile Airport Zone
-  Airport Noise Contours
-  Wall Overlay Zone

Feet

0 750 1500

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items: _____
 Impact Fee Administrator Signature _____ Date _____
 City User Dept. Signature _____ Date _____

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
 Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bohannon
 NAME (print)

Tierra West, LLC
 FIRM

DRB CHAIR - date _____ PARKS & RECREATION - date _____
 TRANSPORTATION DEVELOPMENT - date _____ AMAFCA - date _____
 UTILITY DEVELOPMENT - date _____ - date _____
 CITY ENGINEER - date _____ - date _____

SIGNATURE - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

GENERAL NOTES

A. APPLICABLE PLANS: REFER TO DESIGN GUIDELINES, SHEET 3 OF 4 AND 4 OF 4 OF PROJECT DESIGN STANDARD GUIDELINES, THIS PACKAGE.

KEYED NOTES

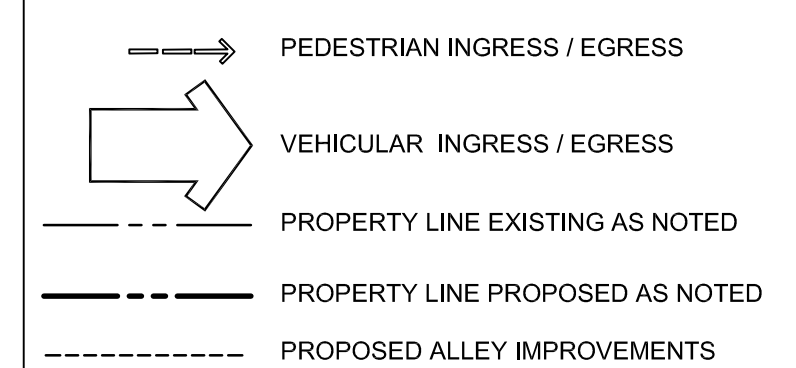
1. EXISTING PROPERTY LINE
2. PROPOSED PROPERTY LINE
3. PRIMARY DEVELOPMENT SIGN
4. FULL ACCESS
5. RIGHT-IN / RIGHT-OUT / LEFT-IN ACCESS
6. RIGHT-OUT ONLY ACCESS
7. EXISTING ACCESS TO BE CLOSED. ALTERNATE EQUAL ACCESS TO BE PROVIDED WITH PROPOSED ALLEY IMPROVEMENTS

SITE DATA

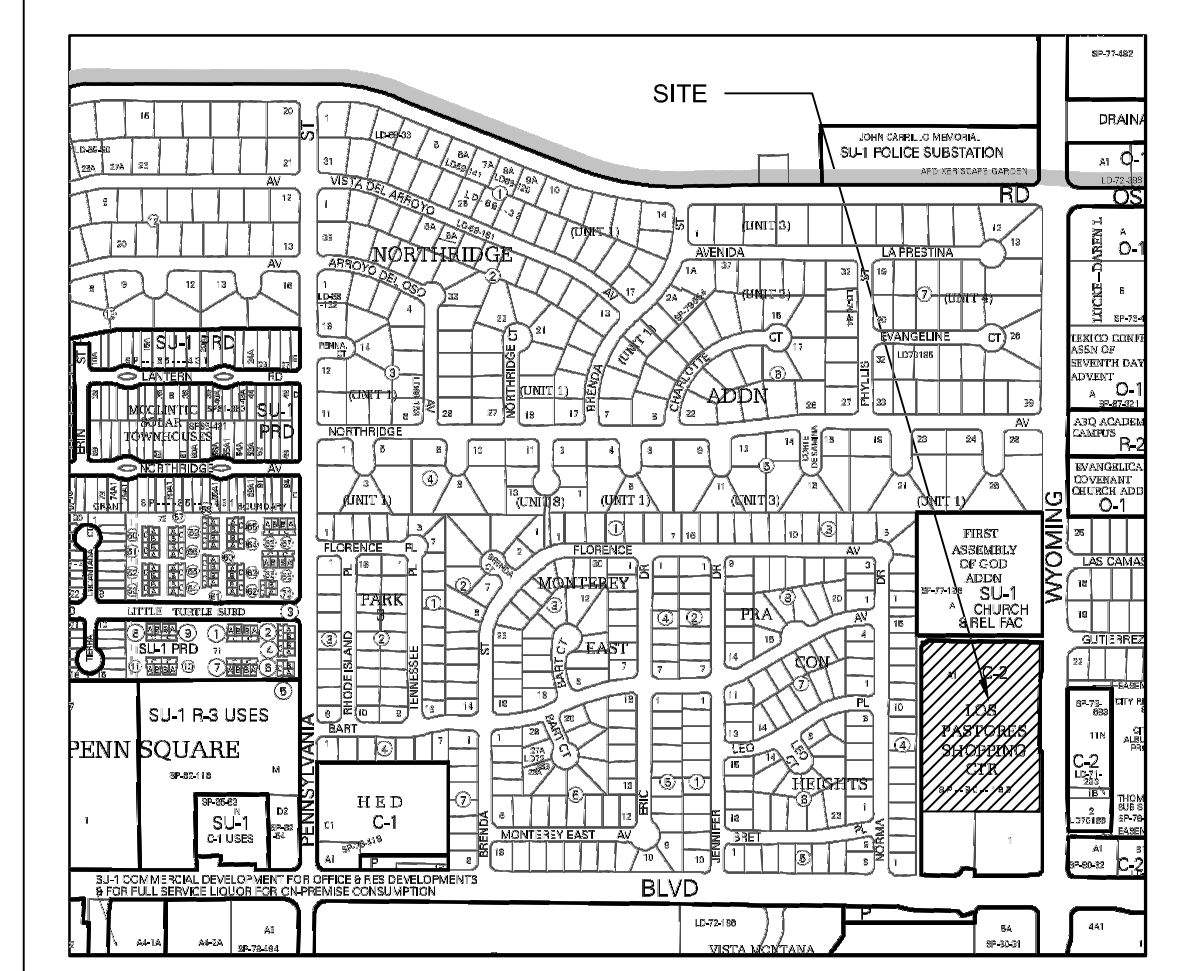
LEGAL DESCRIPTION:
TRACT A-1 REDIVISION OF TR A (NOW COMPRISING TRS A1 & A2)
LOS PASTORES SHOPPING CENTER EXC SLWY PORT & PORT OUT
TO R/W CONT 5.77 AC +/-
Acres: 5.7722
ZONE:
C-2

MAXIMUM BUILDING HEIGHT: SEE DESIGN STANDARDS
BUILDING SETBACKS: SEE DESIGN STANDARDS
PROPOSED USES: RETAIL, RESTAURANT, OR OFFICE
MAXIMUM FAR: 1.0

SITE PLAN LEGEND



LEGEND



VICINITY MAP
Zone Atlas Map F-19 -Z nts

FORMER PROJECT NUMBER: _____

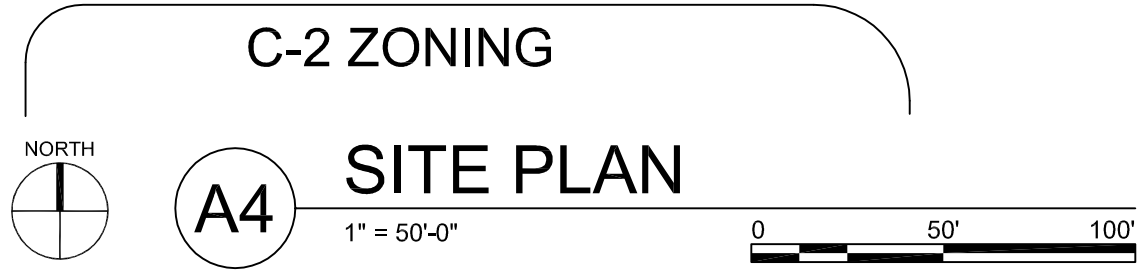
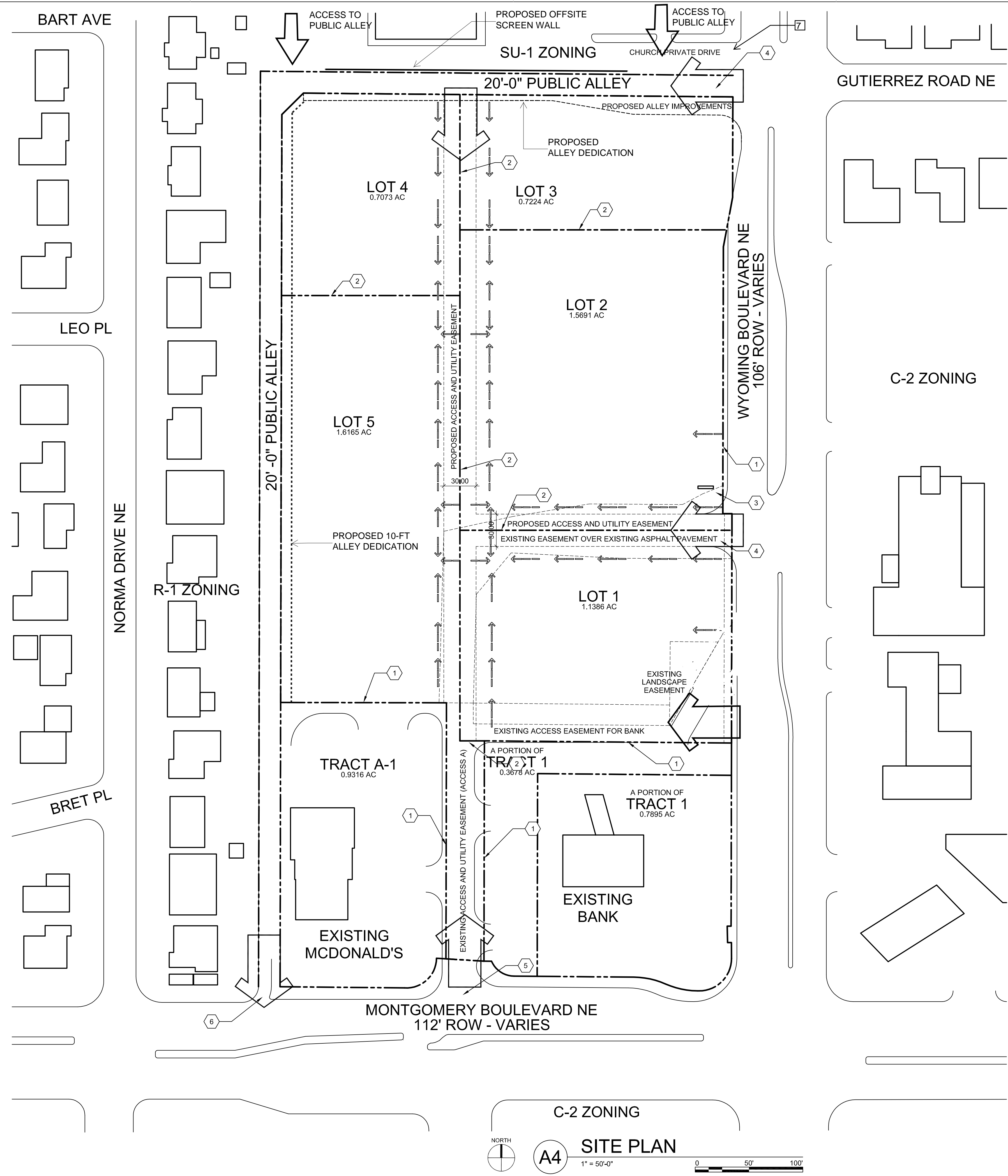
PROJECT NUMBER: 1010550

APPLICATION NUMBER: _____

Is an Infrastructure List 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.

SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



DESIGN STANDARDS

I. PURPOSE & INTENT

The purpose of these Design Standards is to provide a framework for designers to understand the vision and development goals for the property, and assist them in decision making to achieve the vision and goals. The intent of these standards is to create an aesthetically pleasing, pedestrian friendly, mixed use development that adds office, retail and restaurant amenities to the NW corner of Montgomery and Wyoming. Intended uses includes an office building, with retail, and restaurant establishments along Wyoming Boulevard.

- a. Goals:
 - i. Aesthetic treatments and material selection that provides consistency in design across the entire property.
 - ii. A pedestrian friendly environment that provides pleasant outdoor spaces for users and achieves a 'park once and walk' outcome.
- b. Existing buildings adjacent to Montgomery will remain.
- c. Buildings proposed for this site to comply with C-2 regulations in the City of Albuquerque Code of Ordinances 14-16-2-17 C-2 Community Commercial Zone.
- d. All Design Standards are intended to meet or exceed the requirements of the City of Albuquerque's Code of Ordinances.

II. SETBACKS & BUILDING HEIGHT LIMITATIONS

There is no lot size requirement for a lot in C-2 zone. Maximum FAR is 1.0.

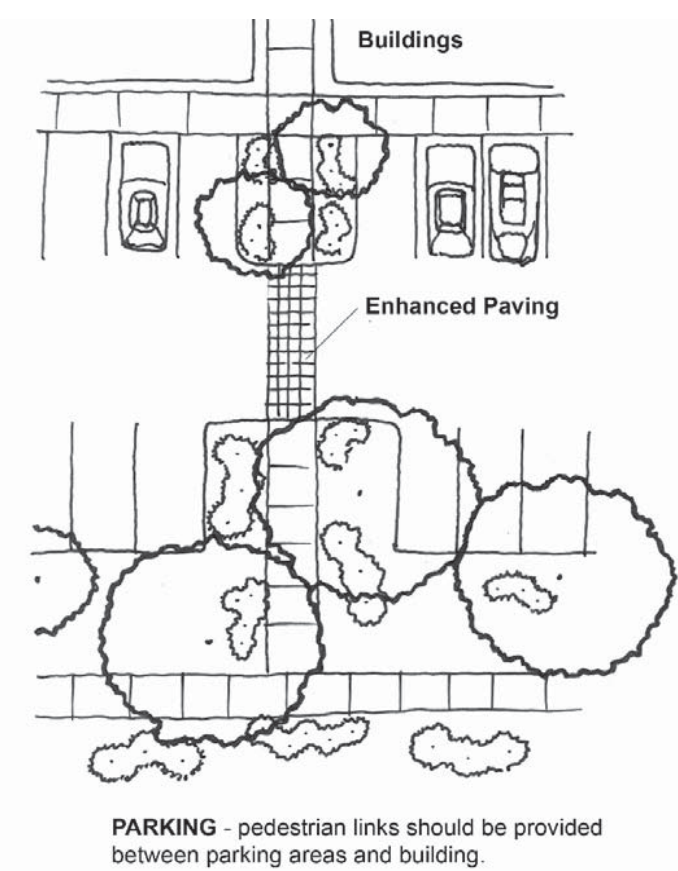
- a. All building setbacks shall be compliant with the C-2 zoning requirements in the City of Albuquerque Code of Ordinances 14-16-2-17 C-2 Community Commercial Zone, except as noted below.
 - i. Building heights are regulated by the City of Albuquerque Code of Ordinances Section 14-16-2-15(C)(1) O-1 Office and Institution Zone which allows a maximum building height of 26', however, any structure over 26' must fall within 45 degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. Additionally, structures shall not exceed 26' within 85' of a lot zoned specifically for houses.
 - ii. Buildings on lots along Wyoming Boulevard shall be setback not more than 90 feet from the public right-of-way in order to limit the amount of parking between the buildings and the street.
- b. Landscape setbacks shall conform to the requirements of the City of Albuquerque's Code of Ordinances Section 14-16-3-10 Landscaping Regulations, except as noted below.
 - i. Parking areas along Wyoming Boulevard shall be setback 15 feet from the public right-of-way to provide space for screening of parked cars through the use of plant materials or low walls. Where parking areas or driveways are not parallel with the street, the setback shall be an average of at least 15 feet.
- c. Building overhangs, patio walls, and patios / plazas and other private amenities intended for use by patrons shall be permitted within this setback to allow for public and/or private nodes for building tenants.

III. PARKING

In order to support the goal of creating a pedestrian friendly environment, careful attention shall be given to parking area design. To lessen its visual impact, parking shall be broken into a series of smaller areas, and views of parking from off-site shall be interrupted with screening materials.

- a. Off-street parking areas, including space size, aisle widths, pedestrian pathways, and screening, shall comply with the City of Albuquerque's Code of Ordinances Section 14-16-3-1 Off-Street Parking Regulations.
 - i. Parking areas shall be designed to include a 6 foot wide minimum pedestrian connection to buildings.
 - ii. Parking shall be placed behind buildings or screened from surrounding neighborhoods by means of 2.5 to 3 foot high walls and / or landscaping. Walls shall be architecturally cohesive with surrounding buildings.

- b. Bicycle parking shall comply with the City of Albuquerque's Code of Ordinances Section 14-16-3-1(B) Off-Street Parking Regulations.
 - i. To encourage non-vehicular travel, provisions for convenient on-site secure bicycle parking shall be provided near building entrances.
- c. Motorcycle parking shall comply with Section 14-16-3-1(C) of the City of Albuquerque's Code of Ordinances.
- d. Building orientation shall allow for clear visibility of the main entry from parking areas and pedestrian connections.
- e. Grading & drainage design of parking areas shall comply with Chapter 22 of the City of Albuquerque's Code of Ordinances, and shall incorporate low impact development principles.
 - i. All off-street parking areas shall comply with all First Flush Drainage Ordinance requirements.
 - ii. Parking islands shall allow flow of water as a water harvesting device and as required to maintain proper drainage of the site.
- f. All designated disabled parking spaces shall conform to the City of Albuquerque Code of Ordinances Section 14-16-3-1 (F)(9)(a)-(c) Off-Street Parking Regulations.



IV. PEDESTRIAN CONNECTIONS & AMENITIES

Pedestrian connectivity plays a major role in providing a pleasing environment. The following requirements are intended to help meet the property's goal of creating a pedestrian friendly atmosphere.

- a. Pedestrian connections within parking lots shall comply with the City of Albuquerque's Code of Ordinances Section 14-16-3-1(H) Off-Street Parking Regulations.
 - i. Pedestrian movement from off-site and between buildings shall be encouraged by providing continuous pedestrian connections through parking areas and at the site's perimeter.
 - ii. Parking areas shall include pedestrian connections to all buildings within the approximately six and three quarter (6.75) acre site.
 - iii. Shade provided with trees or shade structures shall be provided at pedestrian connections to enhance the pedestrian experience.
- b. A minimum 200 square feet of public space shall be provided at each restaurant establishment for outdoor seating or gathering. Public spaces for multiple restaurant establishments may be combined into one with a total area equal to 200 square feet per establishment.
 - i. Public space or outdoor seating shall have areas of shade and be adjacent to landscape areas including trees or shrubs per the City of Albuquerque's Code of Ordinances Section 14-16-3-18(C)(4) General Building and Site Design Regulations.
 - ii. Shade provided may include shade sails, canopies, canvas umbrellas at tables, trees, or planting materials significant enough to provide shade and refuge from the sun.
 - iii. Areas designated for public space or seating shall be defined with landscape elements, low seat walls, benches, planters, paving patterns, or materials distinguishable from the pedestrian sidewalk and parking areas.



V. LANDSCAPING

The site development landscape shall serve to enhance the visual aesthetic of the site and aid in reinforcing the street presence and pedestrian experience. The intent is to provide year round color and interest and reflect the natural environment of New Mexico landscape. A clear theme and image for the development shall be enforced throughout by consistent paving materials, plantings, signage, etc.

- a. Street trees shall be provided as per the Street Tree Ordinance of the City of Albuquerque's Code of Ordinances Section 6-6-2-1 et seq., Street Tree Ordinance.
- b. A minimum of 15% of the net site area shall be devoted to landscape materials.
- c. Gravel, mulch, cobble, bark, and other similar materials are acceptable as a top dressing for the landscape areas.
- d. Gravel shall be a 1-1/2" maximum, the color to be consistent with across the entire property.
- e. All plant material shall be maintained by the Owner in a living, attractive condition. All areas shall be free of weeds.
- f. Minimum plant material sizes at the time of installation shall be:
 - i. Canopy Trees - 2" Caliper
 - ii. Evergreen Trees - 10' Minimum height
 - iii. Accent Trees - 2" Caliper
 - iv. Shrubs and Groundcovers - 1 gallon minimum
- g. Landscape plans shall comply with the City's Water Conservation Ordinance and Pollen Ordinance.
- h. Drought tolerant species shall be used at landscape areas. Live plant materials shall cover a minimum of 75% of landscape areas at maturity.
- i. An automatic underground irrigation system is required to support all site landscaping. The system shall be designed to avoid over-spraying onto wall, buildings, fences, sidewalks, etc. Irrigation components shall be checked periodically to ensure maximum efficiency.
- j. The irrigation system serving landscaped areas shall be a fully automated system with centralized computer controls.
- k. Landscape beds shall be at grade to promote water harvesting.
- l. Landscape Plans shall be designed using plants selected from the following palette:

LARGE TREES

Accolade Elm	Ulmus hybrid "Accolade"
Afghan Pine	Pinuseldarica
Austrian Pine	Pinusnigra
Chinese Pistache	Pistaciachinensis
Escarpment Oak	Quercus fusiformis
Japanese Pagoda Tree	Sophora japonica
Modesto Ash	Fraxinusvelutina "Modesto"
Purple Robe Locust	Robinapseudoacacia "Purple Robe"
Raywood Ash	Fraxinusvelutina "Raywood"
Rio Grande Cottonwood	Populuswislizenii
Texas Red Oak	Quercusbuckleyi

SMALL TREES

Chaste Tree	Vitexagnus-castus
Desert Willow	Chilopsislinearis
Golden Rain Tree	Koelreuteriapaniculata
New Mexico Olive	Forestieraneomexicana
Oklahoma Redbud	Cercisreniformis
Sensation Maple	Acer negundo "Sensation"

SHRUBS

Apache Plume	Fallugiaparadoxa
Bird of Paradise	Caesalpinigiilliesii
Blue Rubber Rabbitbrush	Ericamerianauseosus "Blue"
Buffalo Juniper	Juniperus
Creeping Mahonia	Mahoniaepens
Damianita	Chrysactiniamexicana
Dark Knight Blue Mist Spirea	Caryopteriscalanonensis "Dark Knight"
Black Knight Butterflybush	Buddleia davidii "Black Knight"
Dwarf Fragrant Sumac	Rhusaromatica "Gro-low"
Fernbush	Chamaebatiariamillefolium
Littleleaf Mountain Mahogany	Cercocarpusintricatus
Moonlight Scotch Broom	Cytisusscoparius "Moonlight"
Pawnee Buttes Western Sand Cherry	Prunusbessyii "Pawnee Buttes"
Thompson Broom	Baccharis hybrid "Starn Thompson"
Threeleaf Sumac	Rhus trilobata
Turpentine Bush	Ericamerialaricifolia
Winter Gem Boxwood	Buxus japonica "Winter Gem"

GRASSES

Blonde Ambition Blue Grama Grass	Bouteloua "Blond Ambition"
Blue Avena Grass	Helictotrichonempervirens
Deergrass	Muhlenbergiargens
Giant Sacaton	Sporoboluswrightii
Indian Grass	Sorghastrumnutans
Karl Foerster Feather Reed Grass	Calamagrostisacutiflora "Karl Foerster"
Native Wonder Grass Blend	50% Buchloedactyloides/ 50% Boutelougracilis
Mexican Feathergrass	Nasellatenuissima
Prairie Dropseed	Sporobolusheterolepis
The Blues Bluestem	Schizachyriumscoparium "The Blues"
Variegated Reed Grass	Calamagrostisacutiflora "Overdam"

ACCENTS

Beargrass	Nolinamicrocarpa
Broadleaf Yucca	Yuccabaccata
Desert Spoon	Dasyliironwheelerii
Parry's Agave	Agaveparryi
Prickly Pear Cactus	Opuntiaengelmannii
Red Yucca	Hesperaloeperuviflora

PERENNIALS

Autumn Sage varieties	Salvia greggii varieties
Blanketflower species	Gaillardia species
Butterfly Weed	Asclepias species
Catmint species	Nepeta species
Germander species	Teucrium species
Desert Zinnia	Zinnia grandiflora
Whirling Butterfly species	Gauralindheimeri varieties
Hyssop species	Agastache species
Lavender species	Lavandula species
May Night Sage	Salvia nemerosa
Penstemon species	Penstemon species
Poppy Mallow	Callirhoeinvolutrata
Rocky Mountain Columbine	Aquilegia caerulea
Tickseed species	Coreopsis species
Turkish Speedwell	Veronica liwanensis
Yarrow species	Achillea species

VINES

Chinese Wisteria	Wisteriachinensis
Trumpet Vine	Campsisradicans

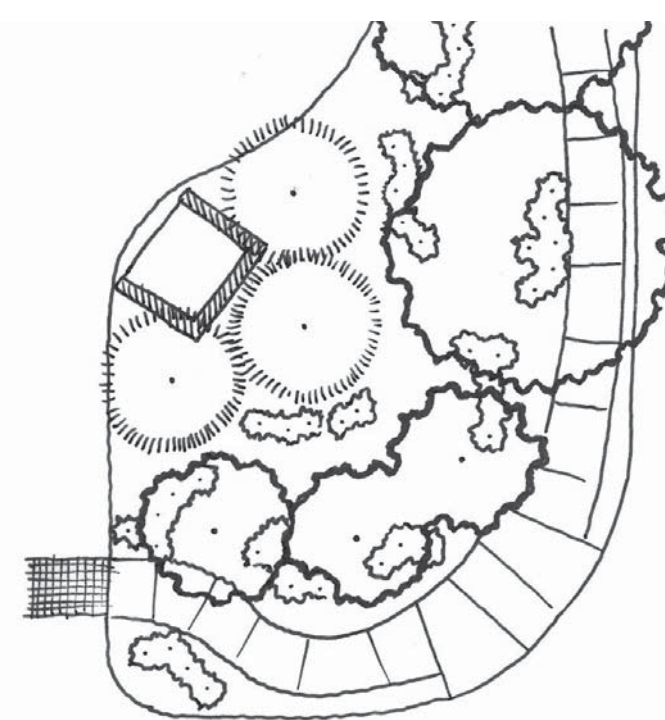
VI. WALLS, FENCES & SCREENING

Screening of less attractive areas such as parking and utility items, as well as management of grade changes that exceed simple slopes, shall be accomplished through the use of walls and fences that are designed to be an integral part of the project's overall aesthetic.

- a. Parking shall be screened from public rights-of-way by means of 2.5 to 3 foot high walls and / or landscaping. These walls shall be architecturally cohesive with surrounding buildings.
- b. Trash receptacles, mechanical equipment, and loading docks shall be screened from public streets through the use of solid walls, solid fences, berms, or dense evergreen foliage.
 - i. Trash enclosures shall be consistent with the architectural theme and materials of adjacent buildings.

DESIGN STANDARDS (continued)

- ii. Trash enclosures shall be constructed utilizing materials such as stucco over concrete masonry units (CMU), split face block, brick, or stone.
- iii. All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections.
- iv. Trash enclosures shall have solid, opaque gates as tall as the enclosure.
- c. Walls and fences shall be at least as tall as the objects they are intended to screen and shall not exceed 8 feet high.
- d. All screening devices shall be in compliance with the City of Albuquerque DPM's Clear Sight Triangle regulations.
- e. All mechanical equipment shall meet the screening requirements of the City of Albuquerque's Code of Ordinances Section 14-16-3-18(C)(6) General Building and Site Design Regulations.
 - i. All mechanical equipment shall be screened from public view by materials of the same nature as the adjacent buildings.
- f. Walls and fences shall comply with the City of Albuquerque's Code of Ordinances Section 14-16-3-19 General Height and Design Regulations for Walls, Fences, and Retaining Walls.
- g. Perimeter walls shall include openings at all pedestrian connections to ensure convenient access to adjacent tracts.
- h. The use of razor ribbon, razor wire, barbed wire, chain link fencing with or without slats, cyclone fencing or unfinished solid CMU is prohibited.
- i. Acceptable wall & fence materials include but are not limited to:
 - i. stucco over concrete masonry units (CMU)
 - ii. split face block
 - iii. brick
 - iv. stone
 - v. curved interlock blocks
 - vi. tubular steel, wrought iron bars, or other grill work
- j. The finish of walls & fences shall be attractive and compatible with the building materials of adjacent buildings on the site.
- k. The site slopes slightly from Wyoming Blvd. to the west to provide a fairly level site.
 - i. Retaining walls are permitted, but they must be shown and approved on the Site Development Plan for Building Permit.
 - ii. Retaining walls, seat walls, or elements intended to compensate for a slope in the site, shall avoid long unarticulated expanses of wall. Walls shall have varied setbacks of at least one foot with planes not running in one continuous direction for more than fifty feet without a change in height or setback.
 - iii. Pedestrian sidewalks and landscape shall be integrated into these locations where applicable to allow for pedestrian access through elevation changes within the site.
- l. Grading and Drainage plans must comply with the City of Albuquerque's Code of Ordinances Section 14-5-2 Drainage Control, & Development Process Manual Volume II, Chapter 22 Drainage, Flood Control, and Erosion Control.
 - i. All measures shall be taken to provide public safety at pond locations.
 - ii. Site ponding shall be integrated with the landscape plan.

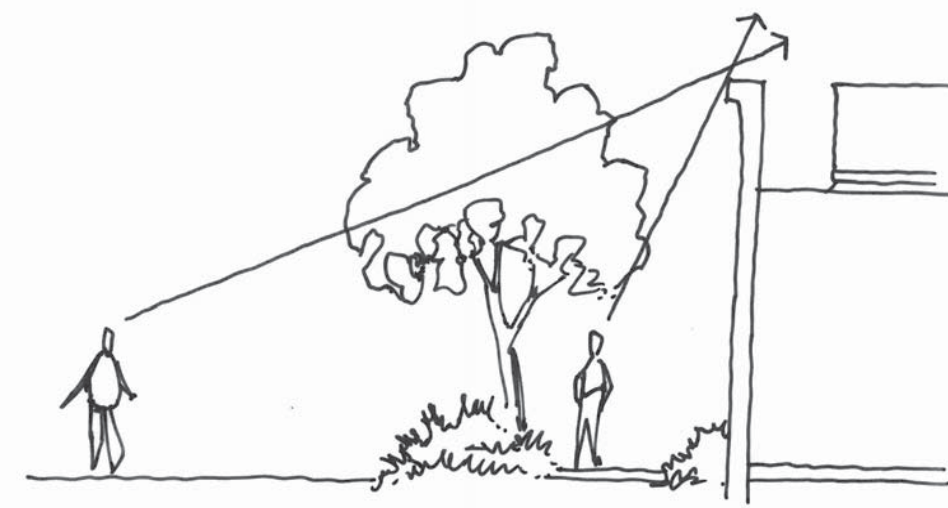


REFUSE CONTAINERS - shall be screened by a 6 foot tall enclosure and plant materials

VII. UTILITIES

To ensure the overall aesthetic quality of the property and natural environment, the visual impact of utilities and equipment should be minimized by the following:

- a. All new electrical distributions lines shall be placed underground.
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- c. When an above-ground backflow prevention device is required, the heated enclosure shall be constructed of materials compatible with the architectural materials used on the adjacent buildings. If prefabricated enclosures are used, they shall be appropriately screened from view with walls and/or landscaping.



MECHANICAL SCREENING - should be screened from public view

VIII. ARCHITECTURE

Architectural design of buildings and site features shall demonstrate a high quality aesthetic character throughout the property and shall respond to climate, views, solar access, and aesthetic considerations.

- a. All development shall comply with the City of Albuquerque's Code of Ordinances Section 14-16-3-18 General Building and Site Design Regulations.
- b. The maximum FAR (Floor Area Ratio) for all tracts within this development is 1.0.
- c. Architectural Style
 - i. The development shall provide a cohesive material and color palette among all buildings.
 - ii. All buildings shall be "modern" in design.
 - iii. Historical references to traditional New Mexico styles shall be a modern interpretation of those styles. Literal duplications of historic buildings are prohibited.
 - iv. Generic franchise architecture is prohibited.
- d. Articulation
 - i. Buildings shall have a variety of structural forms to create visual character and interest.
 - ii. Long unarticulated facades shall be avoided. Facades shall have varied front setbacks, with wall planes not running in one continuous direction for more than 100 feet without a change in architectural treatment such as offset, material, or fenestration.
 - iii. Massing elements shall be reinforced with color variation or material distinctions.
- e. Materials
 - i. The architectural expression of all buildings shall reflect modern design with the use of materials appropriate to the New Mexico climate.
 - ii. Individual building elements shall be of excellent design and quality materials such as:
 - 1. Metal wall panels
 - 2. Porcelain tile
 - 3. Natural stone panels
 - 4. Concrete
 - 5. Rammed earth
 - 6. Glass

IX. LIGHTING

To enhance safety, security and visual aesthetics, daytime and night-time appearance of lighting design and fixtures shall be considered. The primary design objective of site lighting shall be to maximize public safety without impacting the adjacent properties, buildings, or roadways with unnecessary glare or reflection.

- a. All lighting shall comply with The City of Albuquerque's Code of Ordinances Section 14-16-3-9 Area Lighting Regulations.
- b. Lighting fixtures shall conform to the requirements of the State of New Mexico Night Sky Protection Act.
- c. All free-standing lights shall be of consistent design throughout the site.
- d. High pressure sodium & cobra-head type lighting fixtures are not permitted.
- e. Lighting plan details shall be located on Site Development Plans for Building Permit
- f. The height of street lights and off-street parking areas lights shall not exceed 26 feet.
- g. All lights shall be a shielded source to prevent spillage onto adjoining properties or the public right-of-way.
- h. Pedestrian lighting shall not exceed 12 feet in height.
- i. Tree canopy lighting may be used to accent and enhance pedestrian connections.
- j. Exterior elevations of buildings fronting the public right-of-way

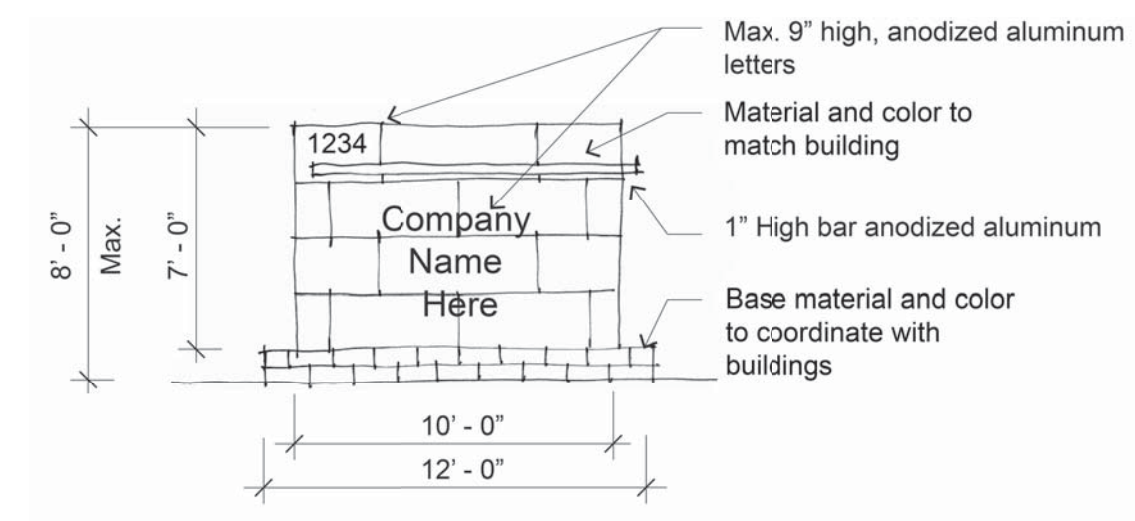


LIGHTING - should be shielded source, with the height kept to a minimum necessary to meet safety standards

X. SIGNAGE

Signage and graphics should create a sense of arrival to the development and provide visual continuity between the various lots and their uses.

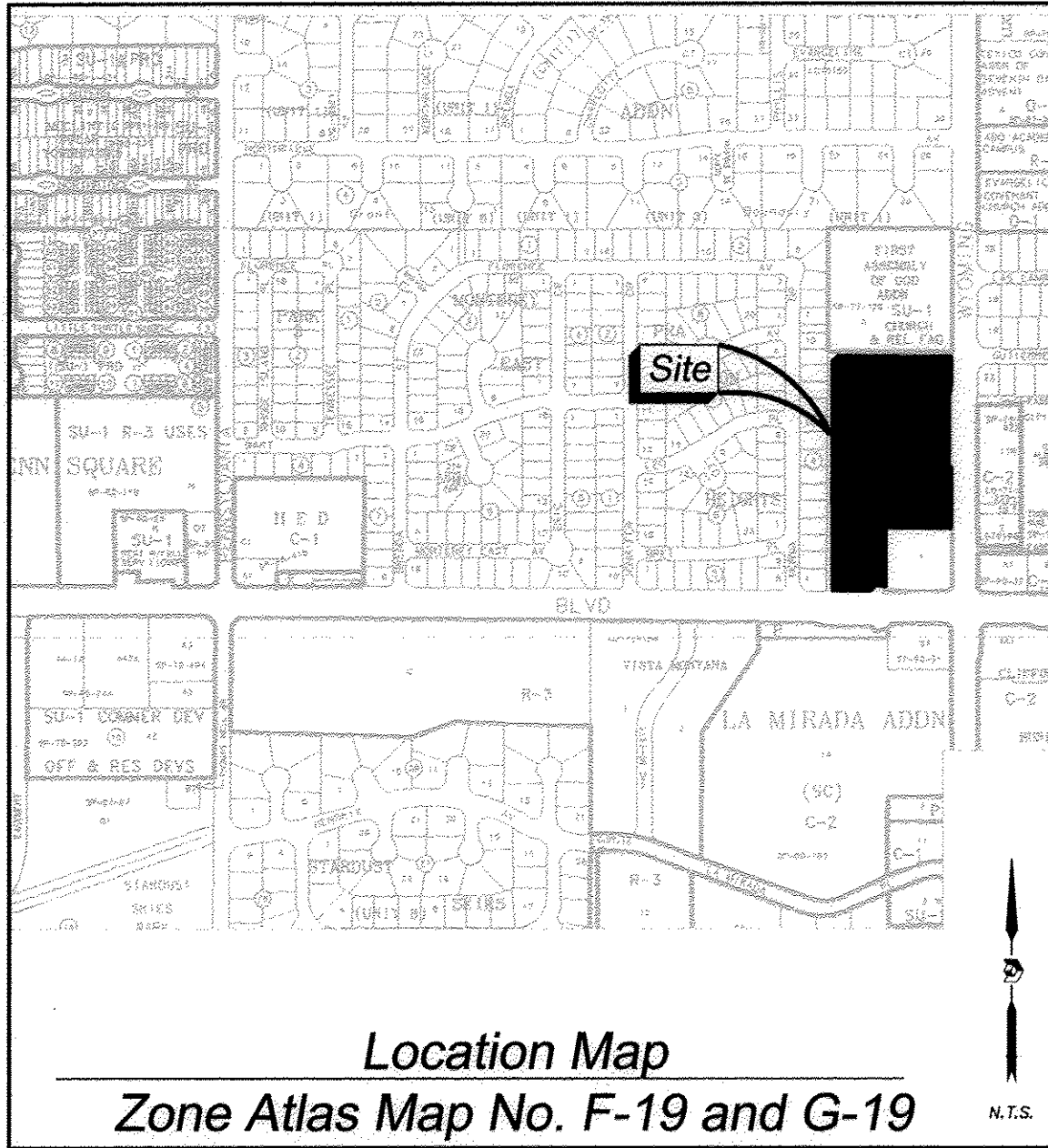
- a. Signage shall comply with the the City of Albuquerque's Code of Ordinances Section 14-16-3-5 General Sign Regulations.
- b. Free standing signs shall be designed so as not to require any external bracing, angle supports, guy wires or similar devices for support.
- c. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- d. Signs shall not overhang into the public right-of-way or extend above the building roof line.
- e. Off-premise signs and portable signs are prohibited.
- f. Monument signs shall comply with the City of Albuquerque's Code of Ordinances Section 14-16-3-2(B)(4) Shopping Center Regulations. Freestanding monument signs shall be limited to one on-premise sign per 300 feet of street frontage on arterial or collector streets.
- g. Building mounted signs shall have contrasting colors from the background and text height and font that ensures readability.
- h. No building mounted sign shall intrude upon architectural features including windows, columns, or canopies or decorative features.



SIGNAGE - should be coordinated with building and forms.

XI. PROCESS

Site Development Plans for Building Permit shall be delegated to the Development Review Board and shall be consistent with the Design Standards established by this Site Development Plan for Subdivision.



Subdivision Data:

ZONING: C-2
 GROSS SUBDIVISION ACREAGE: 6.4485 ACRES±
 ZONE ATLAS INDEX NO.: F-19-Z AND G-19-Z
 NO. OF TRACTS CREATED: 6
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: APRIL 2016

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE EXISTING TRACT INTO SIX NEW TRACTS, DEDICATED RIGHT OF WAY, AND GRANT EASEMENTS.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

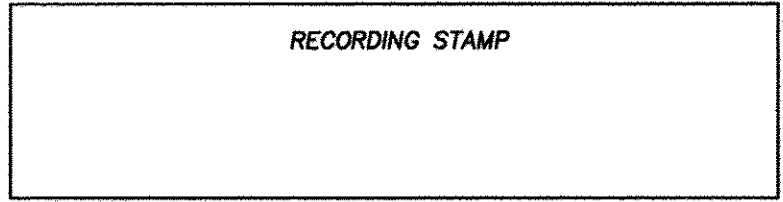
- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT 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 CORPORATION D/B/A CENTURYLINK QC 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 WITHIN THE EASEMENT 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 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.



Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT "A-1" OF LOS PASTORES SHOPPING CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON NOVEMBER 06, 1990, IN VOLUME 90C, FOLIO 275, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NAD 1983) AND BY GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF WYOMING BOULEVARD N.E., MARKED BY A FOUND CHISELED "X", FROM WHENCE A TIE TO AGRS MONUMENT 8_G20 BEARS S 26°13'12" E, A DISTANCE OF 3271.18 FEET;

THENCE FROM SAID POINT OF BEGINNING N 89°30'13" W, A DISTANCE OF 230.04 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°06'33" W, A DISTANCE OF 204.34 FEET TO AN ANGLE POINT LYING ON THE NORTH RIGHT OF WAY LINE OF MONTGOMERY BOULEVARD N.E., MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT 5 COURSES S 89°59'33" W, A DISTANCE OF 0.45 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 86°25'32" W, A DISTANCE OF 36.78 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°59'58" W, A DISTANCE OF 7.00 FEET TO POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 43.45 FEET, A RADIUS OF 27.91 FEET, A DELTA ANGLE OF 89°11'33", A CHORD BEARING OF S 46°00'34" W, AND A CHORD LENGTH OF 39.19 FEET, TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH PLASTIC CAP (ILLEGIBLE);

THENCE N 89°30'13" W, A DISTANCE OF 116.57 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE AND THE EAST RIGHT OF WAY LINE OF A 20' PUBLIC ALLEY, MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 00°06'33" E, A DISTANCE OF 265.00 FEET TO AN ANGLE POINT; MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 89°29'27" E, A DISTANCE OF 10.00 FEET TO AN ANGLE POINT SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 00°06'33" E, A DISTANCE OF 547.87 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 45°40'15" E, A DISTANCE OF 17.00 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°30'25" E, A DISTANCE OF 199.02 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°25'06" E, A DISTANCE OF 106.73 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°29'46" E, A DISTANCE OF 80.61 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 12.74 FEET, A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 36°29'42", A CHORD BEARING OF S 71°14'55" E, AND A CHORD LENGTH OF 12.52 FEET, TO THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF WYOMING BOULEVARD N.E., MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 00°06'33" W, A DISTANCE OF 67.49 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X";

THENCE S 10°29'14" W, A DISTANCE OF 46.78 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X";

THENCE S 00°06'33" W, A DISTANCE OF 247.66 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL;

THENCE S 89°42'55" E, A DISTANCE OF 8.43 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL;

THENCE S 00°06'33" W, A DISTANCE OF 212.99 FEET TO THE POINT OF BEGINNING, CONTAINING 6.4483 ACRES (280,886 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF TRACTS A-1-A, A-1-B, A-1-C, A-1-D, A-1-E AND A-1-F.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent and Dedication

SEE SHEET 2 OF 3 FOR FREE CONSENT AND DEDICATION

Acknowledgment

SEE SHEET 2 OF 3 FOR ACKNOWLEDGEMENT

Subdivision
 Tracts A-1-A, A-1-B, A-1-C, A-1-D, A-1-E & A-1-F
Los Pastores Shopping Center
 Elena Gallegos Grant, Projected Section 31, Township 11 North, Range 4 East, N.M.P.M
 Albuquerque, Bernalillo County, New Mexico
 April 2016

Project No. 1010550

Application No. 16DRB-

Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
City Approvals	
<i>Soren N. Rianhaney P.S.</i>	<u>5/9/16</u>
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 4/29/16
 LARRY W. MEDRANO
 N.M.P.S. No. 11993



OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199
 505.856.5700 PHONE
 505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER W & M CO. A NEW MEXICO GENERAL PARTNERSHIP
 OWNER G & L INVESTMENT CO. A NEW MEXICO CORPORATION
 SECTION 31, TOWNSHIP 11 N., RANGE 4 E.
 SUBDIVISION LOS PASTORES SHOPPING CENTER

RECORDING STAMP

Subdivision
Tracts A-1-A, A-1-B, A-1-C, A-1-D, A-1-E & A-1-F
Los Pastores Shopping Center
Elena Gallegos Grant, Projected Section 31, Township 11 North, Range 4 East, N.M.P.M
Albuquerque, Bernalillo County, New Mexico
April 2016

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

W & M CO., A NEW MEXICO GENERAL PARTNERSHIP

G & L INVESTMENT CO., INC., A NEW MEXICO CORPORATION

Paul J. Matteucci 4/29/16
DATE
PAUL J. MATTEUCCI
TRUSTEE OF THE PAUL J. MATTEUCCI GENERATION SKIPPING TRUST
(UNDER AGREEMENT DATED MAY 10, 1989, AS AMENDED)
GENERAL PARTNER

Paul J. Matteucci 4/29/16
DATE
PAUL J. MATTEUCCI
PRESIDENT

Acknowledgment

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

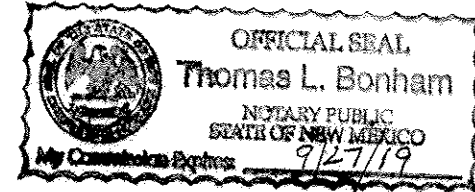
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF April, 2016 BY PAUL J. MATTEUCCI, TRUSTEE OF THE PAUL J. MATTEUCCI GENERATION SKIPPING TRUST, UNDER AGREEMENT DATED MAY 10, 1989, AS AMENDED, GENERAL PARTNER OF W & M CO., ON BEHALF OF SAID W & M CO., A NEW MEXICO GENERAL PARTNERSHIP.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF April, 2016 BY PAUL J. MATTEUCCI, PRESIDENT OF G & L INVESTMENT CO., INC, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

BY Thomas L. Bonham MY COMMISSION EXPIRES: 9/27/19
NOTARY PUBLIC

BY Thomas L. Bonham MY COMMISSION EXPIRES: 9/27/19
NOTARY PUBLIC



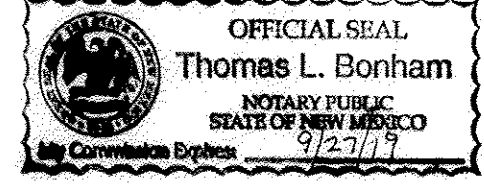
Marc Mauney 4/29/16
DATE
MARC MAUNEY, MANAGER
MAUNEY INVESTMENTS, LLC
GENERAL PARTNER

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF April, 2016 BY MARC MAUNEY, MANAGER OF MAUNEY INVESTMENTS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, GENERAL PARTNER OF W & M CO., ON BEHALF OF SAID W & M CO., A NEW MEXICO GENERAL PARTNERSHIP.

BY Thomas L. Bonham MY COMMISSION EXPIRES: 9/27/19
NOTARY PUBLIC

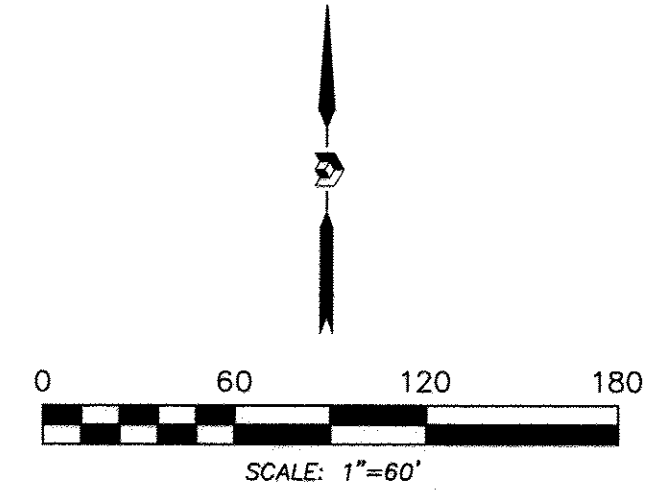


INDEXING INFORMATION FOR COUNTY CLERK
OWNER W & M CO., A NEW MEXICO GENERAL PARTNERSHIP
OWNER G & L INVESTMENT CO., A NEW MEXICO CORPORATION
SECTION 31, TOWNSHIP 11 N, RANGE 4 E,
SUBDIVISION LOS PASTORES SHOPPING CENTER

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199
505.856.5700 PHONE
505.856.7900 FAX

RECORDING STAMP

Subdivision
 Tracts A-1-A, A-1-B, A-1-C, A-1-D, A-1-E & A-1-F
Los Pastores Shopping Center
 Elena Gallegos Grant, Projected Section 31, Township 11 North, Range 4 East, N.M.P.M
 Albuquerque, Bernalillo County, New Mexico
 April 2016



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND AGRS MONUMENT AS DESIGNATED
⊥	FOUND RIGHT OF WAY T-RAIL AS DESIGNATED

Line Table

LINE	BEARING	DISTANCE
L1	N 86°25'32" W (N 85°56'49" W)	36.78' (36.78')
L2	N 45°40'15" E (N 45°18'45" E)	28.17' (28.19')
L3	S 10°29'14" W (S 10°34'48" W)	46.78' (46.82')
L4	S 89°42'55" E (S 89°52'49" E)	8.43' (8.50')
L5	S 10°29'14" W	12.01' (7.00')
L6	S 00°06'33" W	19.49'
L7	S 10°29'14" W	34.77'
L8	S 89°59'34" W (N 89°31'43" W)	7.00' (7.00')
L9	S 89°30'25" E	54.11'
L10	N 45°40'15" E	17.00'
L11	S 89°59'33" W (S 89°31'44" E)	0.45' (0.45')
L12	N 86°25'32" W	2.30'
L13	N 86°25'32" W	34.48'

Curve Table

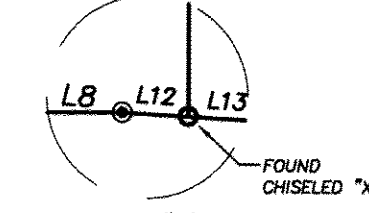
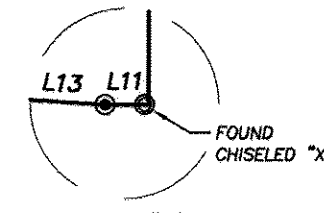
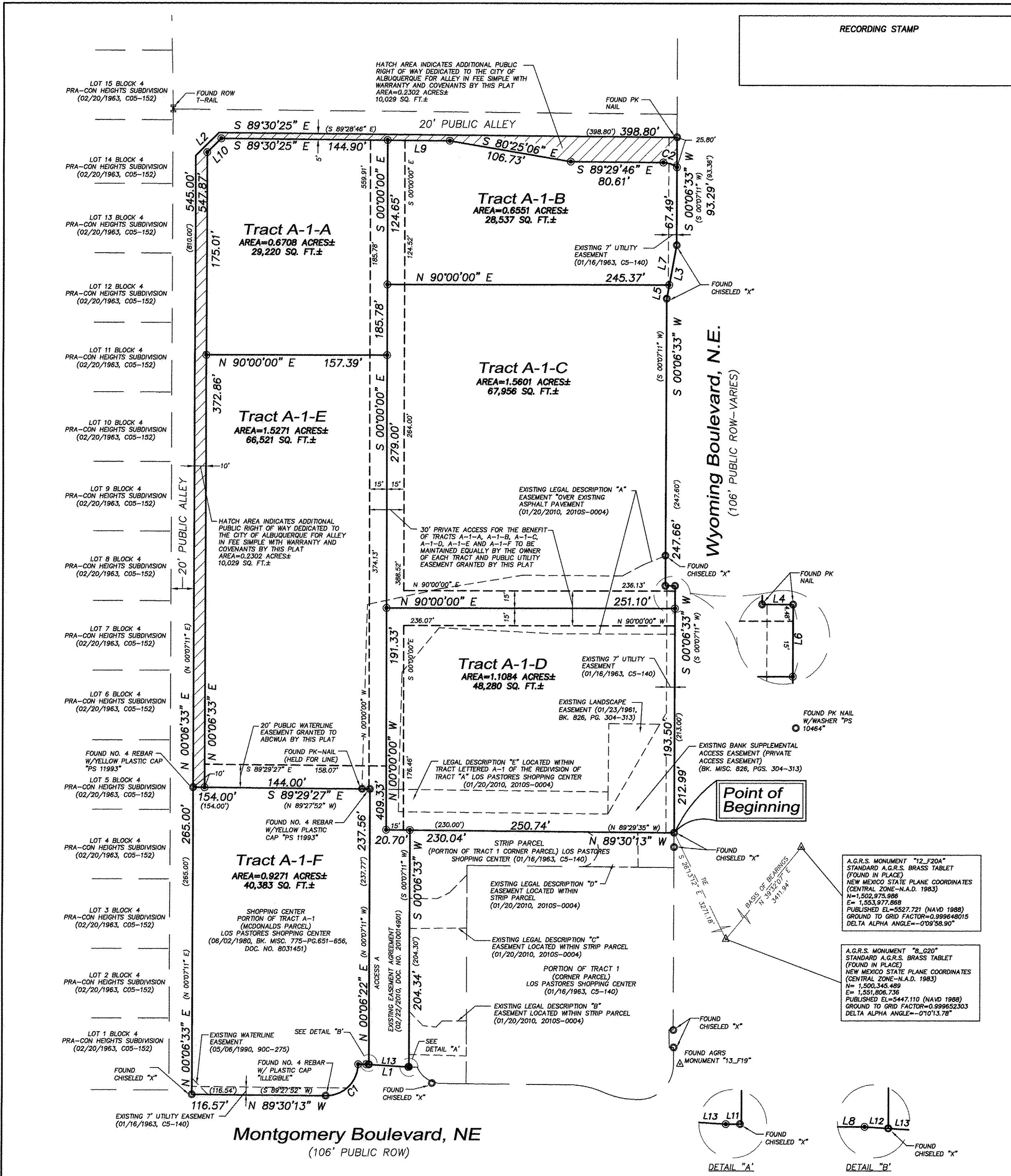
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	27.91'	43.45'	89°11'33"	39.19'	S 46°00'34" W (27.91') (43.88') (92°03'34") (39.50') (S 45°30'19" W)
C2	20.00'	12.74'	36°29'42"	12.52'	S 71°14'55" E



OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

505.856.5700 PHONE
 505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER W & M CO. A NEW MEXICO GENERAL PARTNERSHIP
 OWNER G & L INVESTMENT CO. A NEW MEXICO CORPORATION
 SECTION 31, TOWNSHIP 11 N, RANGE 4 E,
 SUBDIVISION LOS PASTORES SHOPPING CENTER



A.G.R.S. MONUMENT "12_F20A"
 STANDARD A.G.R.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,502,975.986
 E=1,553,977.868
 PUBLISHED EL-5527.721 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999848015
 DELTA ALPHA ANGLE=-0°09'58.90"

A.G.R.S. MONUMENT "8_G20"
 STANDARD A.G.R.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,500,345.489
 E=1,551,806.736
 PUBLISHED EL-5447.110 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999652303
 DELTA ALPHA ANGLE=-0°10'13.78"

03/20/14-46032: Wyoming and Montgomery - Los Pastores Shopping Center CAD File: 146092P.dwg, 5/19/2016 12:35:21 PM