

January 15, 2019

Kym Dicome, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

Re: Subdivision of Land – Minor
Harper Senior Living, Tract B-2 Yorba Linda Subdivision and Tract A Hoffmantown
Baptist Church DRB#1007412 – SD – 2018-00081

Dear Ms. Dicome:

Submitted for DRB review and approval is a request for a minor subdivision of land located on the above referenced project. The lot line between these two tracts will be adjusted in support of future development on the new Tract A-2. In addition this plat will record the previously vacated easements under a separate action (SD-2018-00081)

Enclosed is the following information:

- Applications for Development Review (Including Form S2)
- Zone Atlas Sheet showing the project area
- Archaeological Certificate
- 7 copies of the Preliminary/Final Plat
- Cross Sections of existing streets
- Site Sketch of Site Plan for Subdivision
- Letter of Authorization from current property owner
- Office of Neighborhood Coordination response, Notifying email, proof of first class mailing where necessary.
- DRWS Form
- DRB Fee

Please place this item on the DRB agenda to be heard on January 23, 2019. If you have any questions, or require further information, please call me.

Sincerely,



Michael Balaskovits, P.E.
Senior Project Manager
Community Development and Planning

MJB
Enclosures

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION		
Applicant: SP Albuquerque, LLC (Bill Drake)		Phone:
Address: 500 Stevens Avenue		Email: bdrake@SRG-LLC.com
City: Solana Beach	State: CA	Zip: 92075
Professional/Agent (if any): Bohannon Huston, Inc.		Phone: 505-823-1000
Address: 7500 Jefferson St. NE		Email: mbalaskovits@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners: Hoffmantown Baptist Church	

BRIEF DESCRIPTION OF REQUEST
Minor Replat to adjust a lot line of two parcels.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract B-1, Tract A	Block:	Unit:
Subdivision/Addition: Yorba Linda Subdivision , Hoffmantown Baptist Church	MRGCD Map No.:	UPC Code: 102006217933920950
Zone Atlas Page(s): E-20	Existing Zoning: MX-L	Proposed Zoning:
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (acres): 62.46

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 8888 Harper Rd NE	Between: Wyoming Blvd	and: Ventura St.

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
SD-2018-00081, PR-2018-001560

Signature:	Date: 1/15/18
Printed Name: Michael Balaskovits	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Copy of recorded IIA
- DXF file and hard copy of final plat data for AGIS submitted and approved
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer



MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

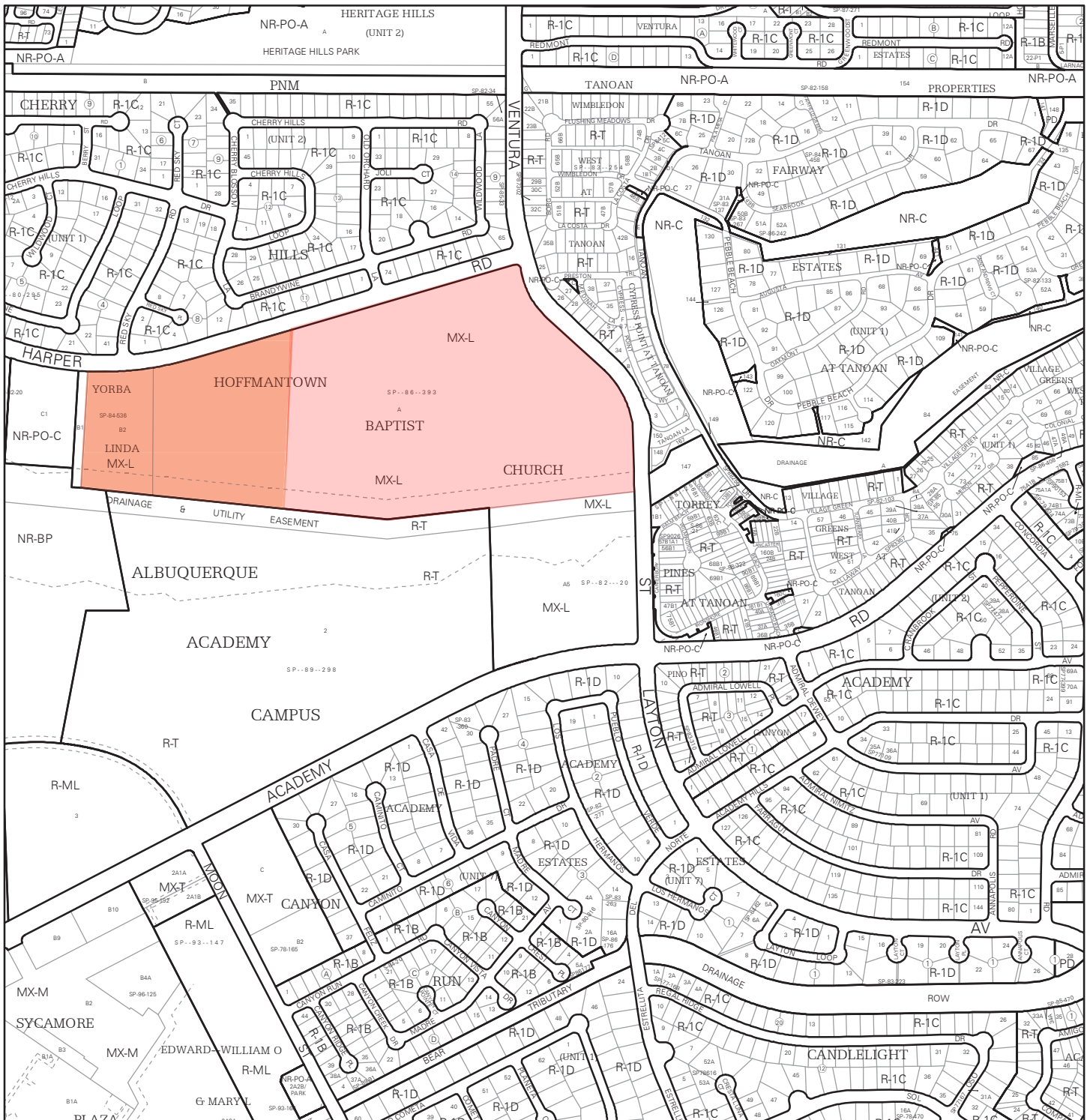
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- Cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List, if applicable
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

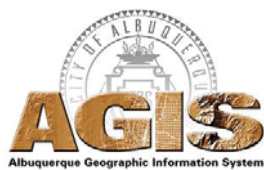
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date: 1/15/18
Printed Name: MICHAEL BALASKOVITS	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

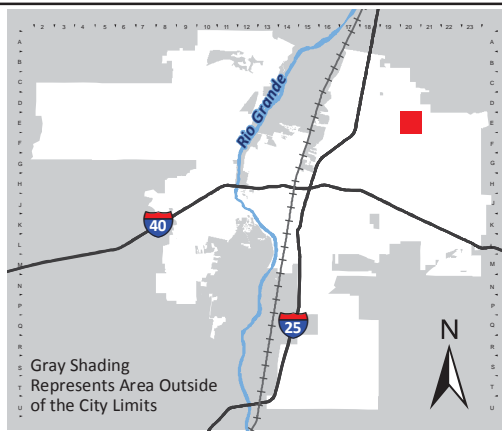


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
E-20-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone





City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

January 5, 2009

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Consensus Planning, Inc.

Applicant: La Vida Llena

Legal Description: Tract A, Hoffmantown Baptist Church

Acreage: 4.0 acres +/- (addendum to prior 14.6 acre survey)

Zone Atlas Page: E-20

CERTIFICATE OF NO EFFECT: Yes No

SUPPORTING DOCUMENTATION:

A Class I and Class III Cultural Resource Survey of 4.0 Acres for La Vida Llena Proposed Hoffmantown Development Project in Northeast Albuquerque, Bernalillo County NM by Timothy G. McEnany (Marron & Associates; Kenneth Brown, P.I.) NMCRIS #112443, dated December 18, 2008; addendum to NMCRIS #110834, dated 07-21-08.

RECOMMENDATION(S):

- *CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area).*

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

July 23, 2008

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Consensus Planning, Inc.

Applicant: Total Lifestyle Communities/Hoffmantown

Legal Description: Tract A, Hoffmantown Baptist Church

Acreage: 12.4 acres

Zone Atlas Page: E-20

CERTIFICATE OF NO EFFECT: Yes No

SUPPORTING DOCUMENTATION:

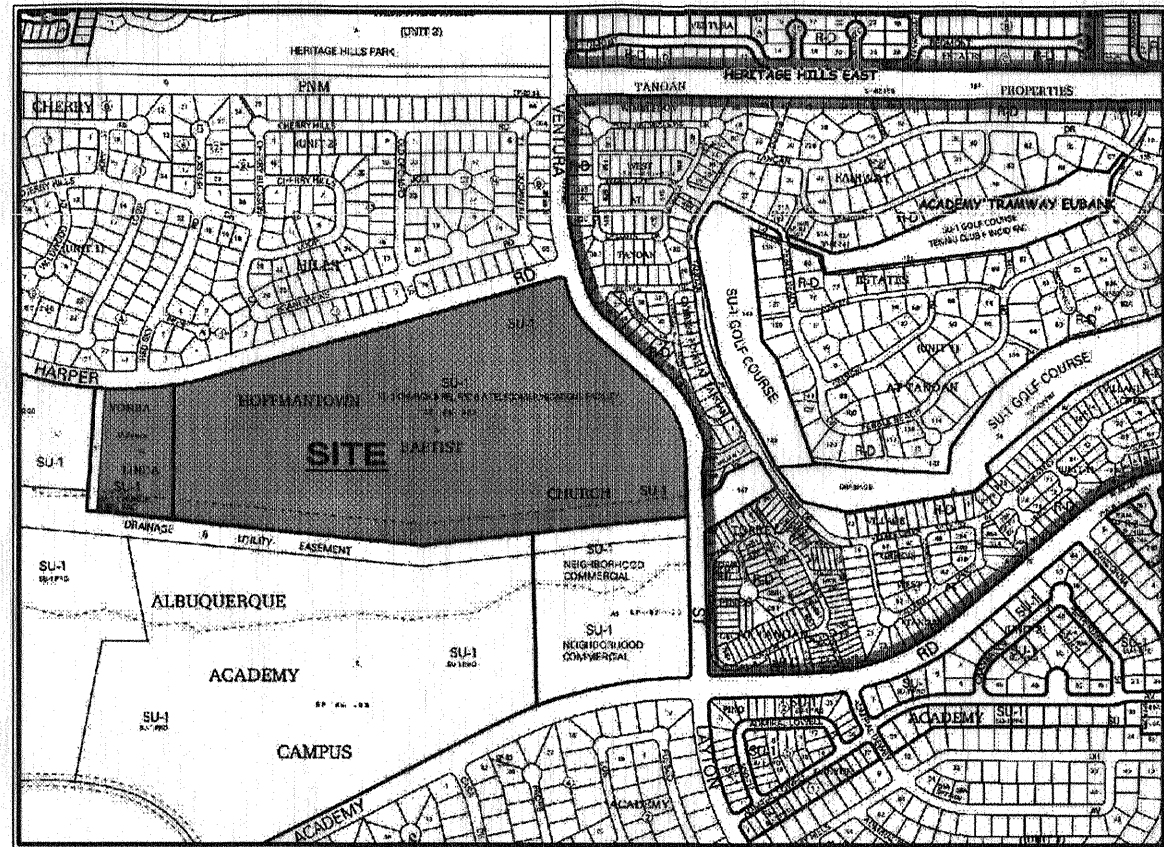
A Class I and Class III Cultural Resource Survey of 14.6 Acres for the Total Lifestyle Communities Proposed Hoffmantown Retirement Development Project in Northeast Albuquerque, Bernalillo County NM by Mary Quirolo (Marron & Associates; Kenneth Brown, P.I.) NMCRIS #110834, dated 07-21-08.

RECOMMENDATION(S):

- *CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area).*

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist



LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. _____
2. Zone Atlas Index Number: E-20-Z
3. Gross Subdivision Acreage: ± 59.8993 acres
4. Total number of Tracts Created: Two (2) Tracts
5. This Plat shows existing easements.
6. Date of Survey: May, 2018
7. Plat is located within the Elena Gallegos Grant, within projected Section 29, Township 11 North, Range 4 East, New Mexico Principal Meridian (N.M.P.M.), Bernalillo County, Albuquerque, New Mexico.

PURPOSE OF PLAT

The purpose of this Plat is to subdivide Tract A of the Subdivision Plat Map for Hoffmantown Baptist Church Site, as the same as shown and designated on the plat thereof filed in the office of the County Clerk, Bernalillo County, New Mexico on November 6, 1986 in Book C32, page 7 into two (2) Tracts. Tract B-2, Yorba Linda Subdivision, as the same as shown and designated on the plat thereof filed in the office of the County Clerk, Bernalillo County, New Mexico on December 27, 1984 in Book C26, page 3 will be included with one of the aforementioned Tracts.

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.
- 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, 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 (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected 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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, within projected Section 29, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract A of the Subdivision Plat Map for Hoffmantown Baptist Church Site, as the same as shown and designated on the plat thereof filed in the office of the County Clerk, Bernalillo County, New Mexico on November 6, 1986 in Book C32, page 7 and all of Tract B-2, Yorba Linda Subdivision, as the same as shown and designated on the plat thereof filed in the office of the County Clerk, Bernalillo County, New Mexico on December 27, 1984 in Book C26, page 3.

Tract contains 59.8993 acres, more or less.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all new easements as may be shown on this plat.

HOFFMANTOWN BAPTIST CHURCH

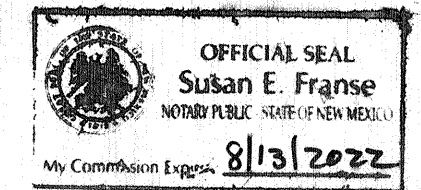
By: [Signature]
Kim Crissman
Chairman of Elders

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on 9 day of January, 2018, by

Kim Crissman, Chairman of elders

My Commission Expires: 8/13/2022 Susan E. Franse
Notary Public



NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 1983 Datum). Basis of Bearings is between two City of Albuquerque Control Monuments "13-E20" and "2-F19". Bearing = S40°47'40"W
2. Distances are ground distances.
3. Record bearings and distances in parenthesis () are from Subdivision Plat Map for Hoffmantown Baptist Church Site, filed in the office of the County Clerk, Bernalillo County, New Mexico on November 6, 1986 in Book C32, page 7; in brackets [] are from the Replat of Tract B, Yorba Linda Subdivision, filed in the office of the County Clerk, Bernalillo County, New Mexico on December 27, 1984 in Book C26, page 3.
4. SOLAR NOTE - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "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 tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
5. Tract A-1 is subject to a Memorandum of Agreement filed on March 1, 2004 in Book A73, page 6232 as Document No. 2004026304.
6. Tract A-1 is subject to a Memorandum and Confirmation of Lease filed on May 22, 2002 in Book A36, page 5143 as Document No. 2002065342.
7. Tract A-1 is subject to a Memorandum of Lease filed on February 2, 2006 in Book A111, page 5767 as Document No. 2006015843.
8. Tract A-1 is subject to a Memorandum of Amendment to Communications Site Lease Agreement (Building) filed on January 11, 2008 as Document No. 2008003963.
9. The location of the Temporary Drainage Easement as shown herein is approximate. The following statement was made on the plat of record, of which this easement was granted: "TEMPORARY DRAINAGE EASEMENTS to be granted to A.M.A.F.C.A. with the filing of this PLAT. Permanent drainage easements will be granted and the temporary drainage easement will be vacated, in accordance with the Subdivision Ordinance, upon improvements to the Pino Arroyo. The north easement line is established from measurements of the F.E.M.A. Floodway Maps".

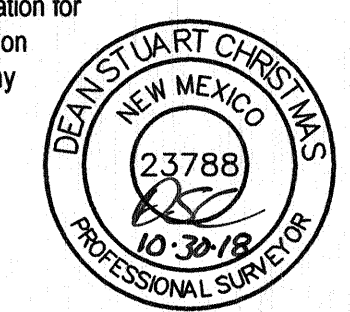
DOCUMENTS USED IN THE PREPARATION OF THIS PLAT

1. Subdivision Plat Map for Hoffmantown Baptist Church Site, filed in the office of the County Clerk, Bernalillo County, New Mexico on November 6, 1986 in Book C32, page 7.
2. Replat of Tract B, Yorba Linda Subdivision, filed in the office of the County Clerk, Bernalillo County, New Mexico on December 27, 1984 in Book C26, page 3.
4. Commitment for Title Insurance File No. 2163724-AL04 issued by First American Title Insurance Company, Effective Date: October 27, 2016

SURVEYOR'S CERTIFICATION

I, Dean S. Christmas, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

[Signature]
Dean S. Christmas
New Mexico Professional Surveyor 23788
Date OCTOBER 30, 2018



PLAT OF
TRACTS A-1 AND A-2
HOFFMANTOWN BAPTIST CHURCH SITE
(A REPLAT OF TRACT A, HOFFMANTOWN BAPTIST CHURCH SITE AND TRACT B-2, YORBA LINDA SUBDIVISION)
WITHIN THE ELENA GALLEGOS GRANT,
WITHIN PROJECTED SECTION 29, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.,
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

OCTOBER, 2018

PROJECT NUMBER _____

APPLICATION NUMBER _____

UTILITY APPROVALS

- PNM ELECTRIC SERVICES _____ DATE _____
- NEW MEXICO GAS COMPANY _____ DATE _____
- QWEST CORPORATION d/b/a CENTURYLINK QC _____ DATE _____
- COMCAST CABLE _____ DATE _____

CITY APPROVALS

Susan M. Rios P.S. 1/15/19
CITY SURVEYOR _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER / HYDROLOGY _____ DATE _____

CODE ENFORCEMENT _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

TAX CERTIFICATION

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

PROPERTY OWNER OF RECORD: _____

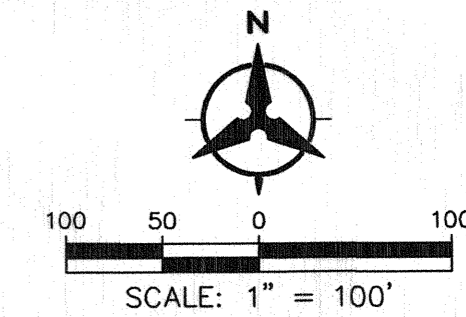
BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE _____



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Tue, 30-Oct-2018 - 11:13:am, Plotted by: DYABENY

PLAT OF
TRACTS A-1 AND A-2
HOFFMANTOWN BAPTIST CHURCH SITE
 (A REPLAT OF TRACT A, HOFFMANTOWN BAPTIST CHURCH SITE AND
 TRACT B-2, YORBA LINDA SUBDIVISION)
 WITHIN THE ELENA GALLEGOS GRANT,
 WITHIN PROJECTED SECTION 29, TOWNSHIP 11 NORTH, RANGE 4
 EAST, N.M.P.M.,
 BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

OCTOBER, 2018



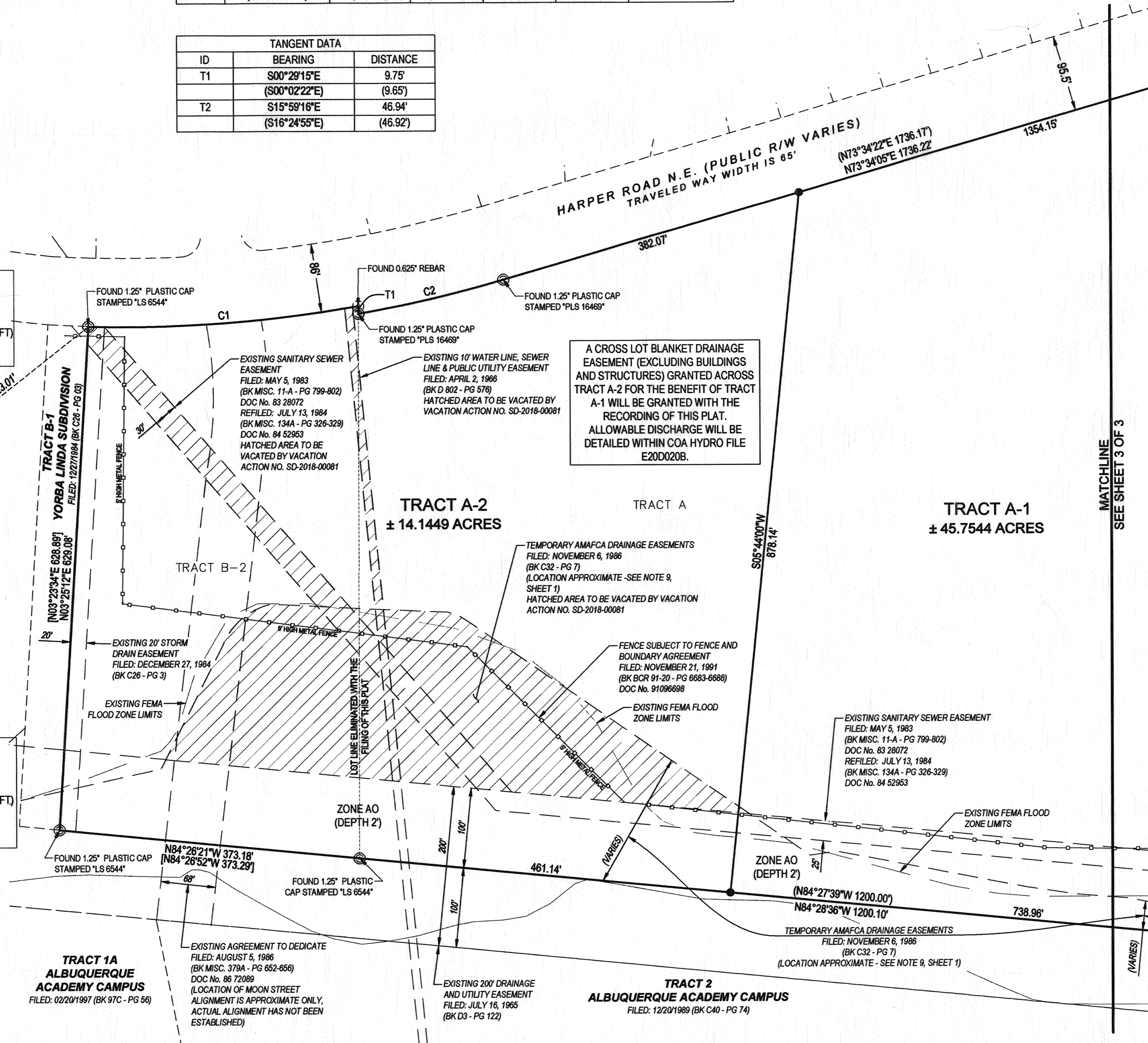
CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	11°42'49" LT	168.53'	335.89'	1643.00'	335.31'	N85°46'19"E
	[11°43'34" LT]		[316.32']	[1643.00']		
C2	06°24'10" LT	92.43'	184.67'	1652.50'	184.57'	N76°46'59"E
	(06°24'21" LT)	(92.48')	(184.76')	(1652.50')	(184.66')	
C3	89°46'54" RT	34.87'	54.84'	35.00'	49.40'	S61°35'57"E
	(90°00'43" RT)	(35.01')	(54.99')	(35.00')	(49.50')	
C4	30°20'49" RT	119.95'	234.26'	442.29'	231.53'	S31°39'07"E
	(30°22'24" LT)	(120.06')	(234.46')	(442.29')	(231.73')	
C5	45°21'43" RT	191.08'	361.99'	457.22'	352.61'	S24°08'33"E
	(45°21'21" RT)	(191.05')	(361.94')	(457.22')	(352.56')	

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S00°28'15"E	9.75'
	(S00°02'22"E)	(9.65')
T2	S15°58'16"E	46.94'
	(S16°24'55"E)	(46.92')

LEGEND	
	FND-BRASS CAP
	FND-CHISELED MARK IN CONCRETE
	FND-REBAR NO CAP
	FND-REBAR WITH CAP
	SET 0.625" REBAR W/ YELLOW PLASTIC SURVEY CAP STAMPED "PS 23786"
	FENCE (TYPE AS NOTED)
	BOUNDARY
	LOT/TRACT LINE
	ELIMINATED LOT/TRACT LINE
	EXISTING EASEMENT
	ADJOINING PROPERTY LINE

ACS BRASS DISC STAMPED "13-E20"
 GEOGRAPHIC POSITION (NAD 83)
 NM STATE PLANE GRID COORDINATES
 (CENTRAL ZONE)
 N = 1,511,612.268 (USFT) E = 1,550,598.401 (USFT)
 GROUND TO GRID FACTOR = 0.999650558
 DELTA ALPHA = -0°10'22.86"

ACS BRASS DISC STAMPED "2-F19"
 GEOGRAPHIC POSITION (NAD 83)
 NM STATE PLANE GRID COORDINATES
 (CENTRAL ZONE)
 E = 1,547,788.219 (USFT) N = 1,508,356.006 (USFT)
 GROUND TO GRID FACTOR = 0.999656028
 DELTA ALPHA = -0°10'42.13"
 NAVD 88 ELEVATION = 5386.837 (USFT)



HARPER ROAD N.E. (PUBLIC R/W VARIES)
 TRAVELED WAY WIDTH IS 65'

A CROSS LOT BLANKET DRAINAGE
 EASEMENT (EXCLUDING BUILDINGS
 AND STRUCTURES) GRANTED ACROSS
 TRACT A-2 FOR THE BENEFIT OF TRACT
 A-1 WILL BE GRANTED WITH THE
 RECORDING OF THIS PLAT.
 ALLOWABLE DISCHARGE WILL BE
 DETAILED WITHIN COA HYDRO FILE
 E20D020B.

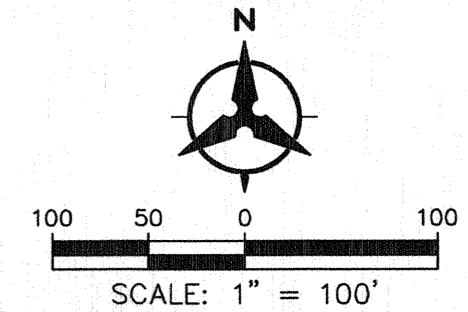
MATCHLINE
 SEE SHEET 3 OF 3



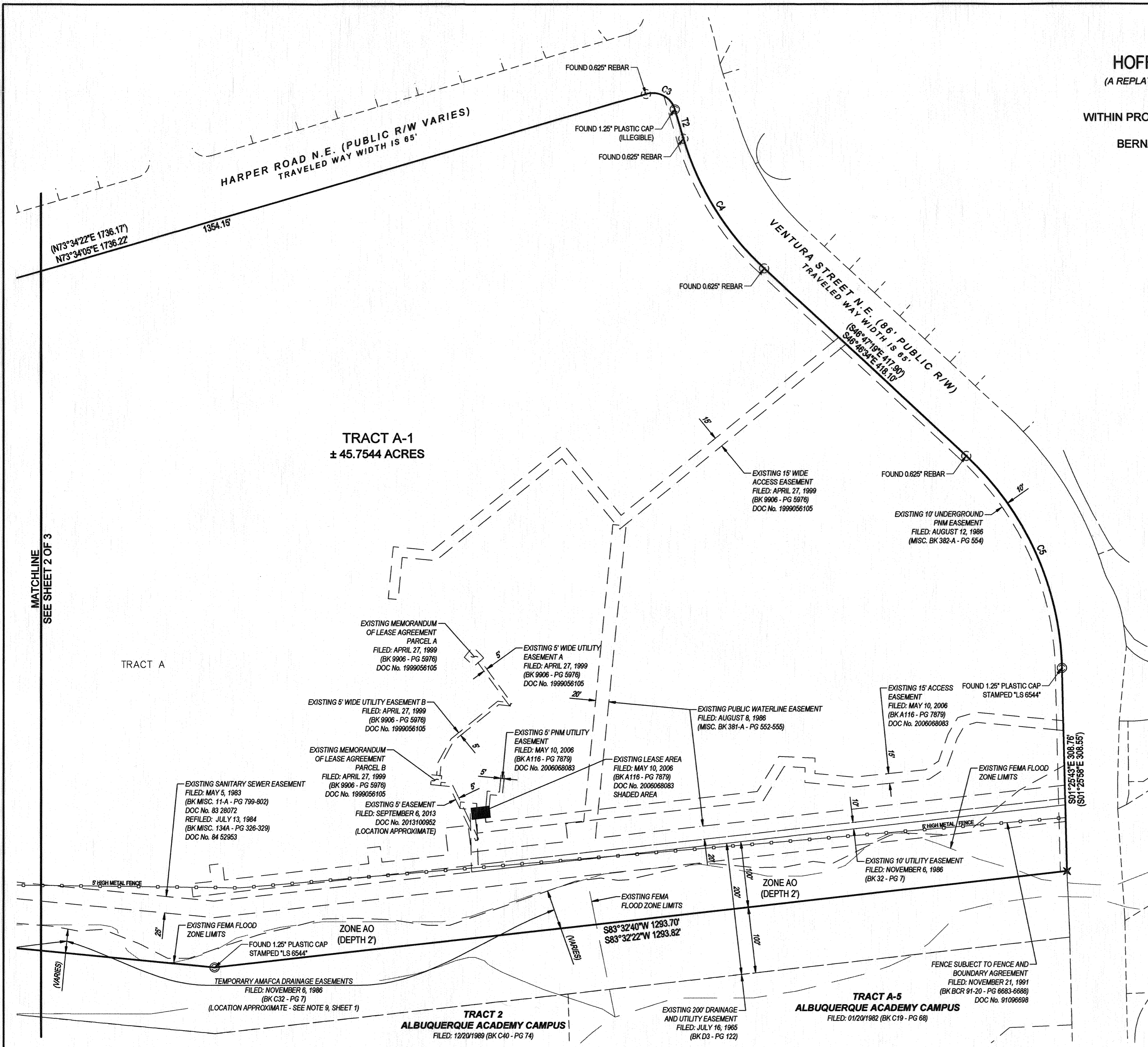
Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE
 Albuquerque, NM 87109 (505) 823-1000

PLAT OF
TRACTS A-1 AND A-2
HOFFMANTOWN BAPTIST CHURCH SITE
 (A REPLAT OF TRACT A, HOFFMANTOWN BAPTIST CHURCH SITE AND
 TRACT B-2, YORBA LINDA SUBDIVISION)
 WITHIN THE ELENA ALLEGOS GRANT,
 WITHIN PROJECTED SECTION 29, TOWNSHIP 11 NORTH, RANGE 4
 EAST, N.M.P.M.,
 BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

OCTOBER, 2018



LEGEND	
	FND BRASS CAP
	FND CHISELED MARK IN CONCRETE
	FND REBAR NO CAP
	FND REBAR WITH CAP
	SET 0.625 REBAR W/ YELLOW PLASTIC SURVEY CAP STAMPED "PS 23788"
	FENCE (TYPE AS NOTED)
	BOUNDARY
	LOT / TRACT LINE
	ELIMINATED LOT / TRACT LINE
	EXISTING EASEMENT
	ADJOINING PROPERTY LINE



TRACT A-1
 ± 45.7544 ACRES

TRACT A

TRACT 2
ALBUQUERQUE ACADEMY CAMPUS
 FILED: 12/20/1989 (BK C40 - PG 74)

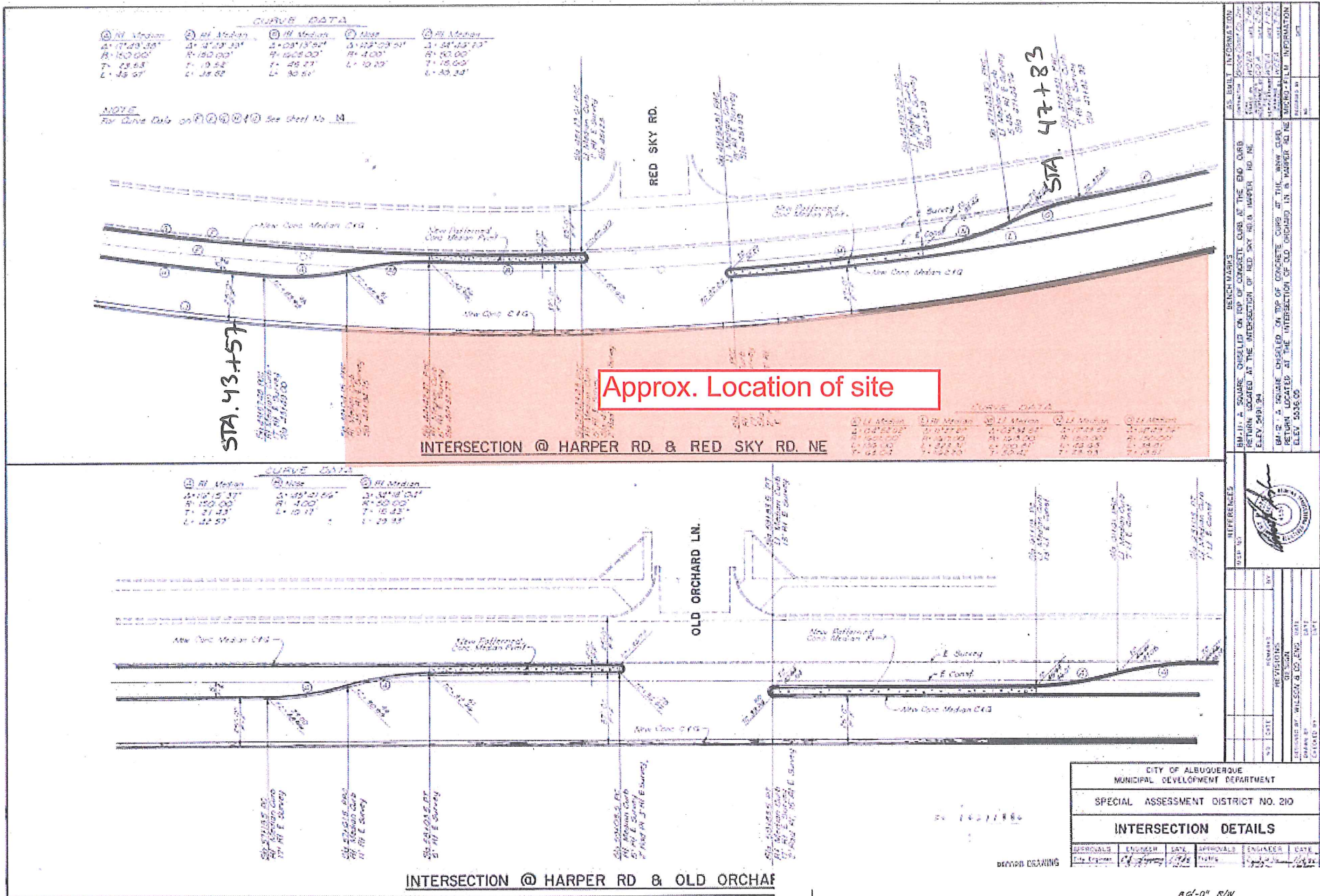
TRACT A-5
ALBUQUERQUE ACADEMY CAMPUS
 FILED: 01/20/1982 (BK C19 - PG 68)



Bohannon & Huston

Courtyard I 7500 Jefferson St. NE
 Albuquerque, NM 87109 (505) 823-1000

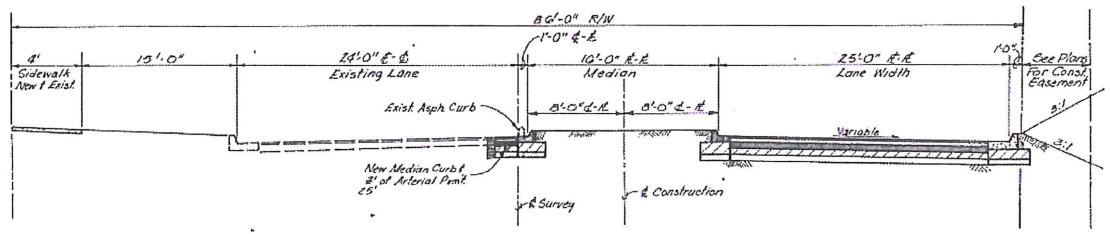
SHEET 3 OF 3



CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
SPECIAL ASSESSMENT DISTRICT NO. 210
INTERSECTION DETAILS

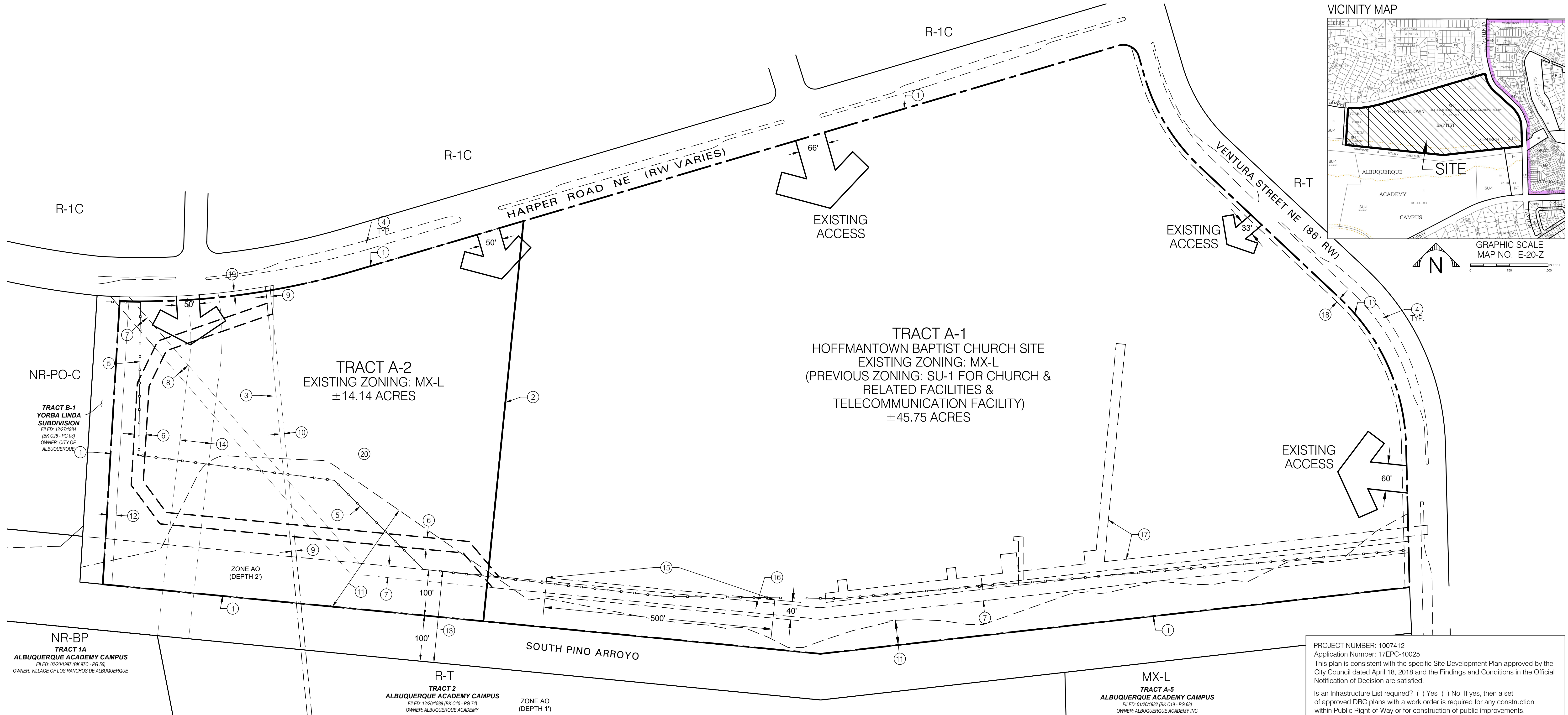
REVISIONS	DATE	BY	REASON

DESIGNED BY: WILSON & ASSOCIATES
CHECKED BY: [Signature]



HARPER ROAD NE
FROM STA. 24+45.42 Ahd. to STA. 62+03

STREET CROSS SECTIONS



TRACT A-1
HOFFMANTOWN BAPTIST CHURCH SITE
 EXISTING ZONING: MX-L
 (PREVIOUS ZONING: SU-1 FOR CHURCH &
 RELATED FACILITIES &
 TELECOMMUNICATION FACILITY)
 ± 45.75 ACRES

TRACT A-2
 EXISTING ZONING: MX-L
 ± 14.14 ACRES

NR-PO-C

TRACT B-1
YORBA LINDA
 SUBDIVISION
 FILED: 12/27/1984
 (BK C26 - PG 03)
 OWNER: CITY OF ALBUQUERQUE

NR-BP
TRACT 1A
ALBUQUERQUE ACADEMY CAMPUS
 FILED: 02/20/1991 (BK 97C - PG 56)
 OWNER: VILLAGE OF LOS RANCHOS DE ALBUQUERQUE

R-T
TRACT 2
ALBUQUERQUE ACADEMY CAMPUS
 FILED: 12/20/1989 (BK C41 - PG 74)
 OWNER: ALBUQUERQUE ACADEMY

MX-L
TRACT A-5
ALBUQUERQUE ACADEMY CAMPUS
 FILED: 01/20/1982 (BK C19 - PG 68)
 OWNER: ALBUQUERQUE ACADEMY INC

SITE PLAN FOR SUBDIVISION-REQUIRED INFORMATION
 The Site: The site consists of approximately 59.89 acres. Zoning for Tract A-1 (Hoffmantown Baptist Church) and Tract A-2 is MX-L.
 Land Use: Land use for Tract A-1 is Church and Related Facilities and Telecommunication Facility. Land use for Tract A-2 is Senior Living and Related Services, including 180 units/beds.
 Pedestrian and Vehicular Ingress and Egress:
 Vehicular Access: Vehicular access is from two locations along Harper Road, a minor arterial. The access points are aligned with existing median breaks in Harper Road.
 Pedestrian Access: Primary pedestrian access is provided along Harper Road via a proposed 6 foot sidewalk and a 6 foot proposed crusher fines path. Pedestrian access into the site is provided via 6 foot pedestrian connections and 6 foot crosswalks to the internal pedestrian circulation system.
 Transit Access: Albuquerque Ride Route 2 is along Ventura Street, with a bus stop in proximity to the Harper/Ventura intersection, and Route 93 is along Academy Boulevard. Routes 31/98 are along Wyoming Boulevard.
 Bicycle Access: There is a multi-use trail along Wyoming Boulevard (to the west), a bike route along Ventura Street (to the east), and a proposed paved trail along the South Pino Arroyo (to the south).
 Internal Circulation: Internal circulation is comprised of a primary loop road and sidewalks throughout the site. All sidewalks shall be a minimum of 6 feet in width, except where adjacent to parking. All pedestrian crossings shall be highlighted with colored, textured paving.
 Building Heights: Maximum building height is 40 feet.

Minimum Building Setbacks:
 Front: 20 feet
 Side: 10 feet
 Rear: 10 feet

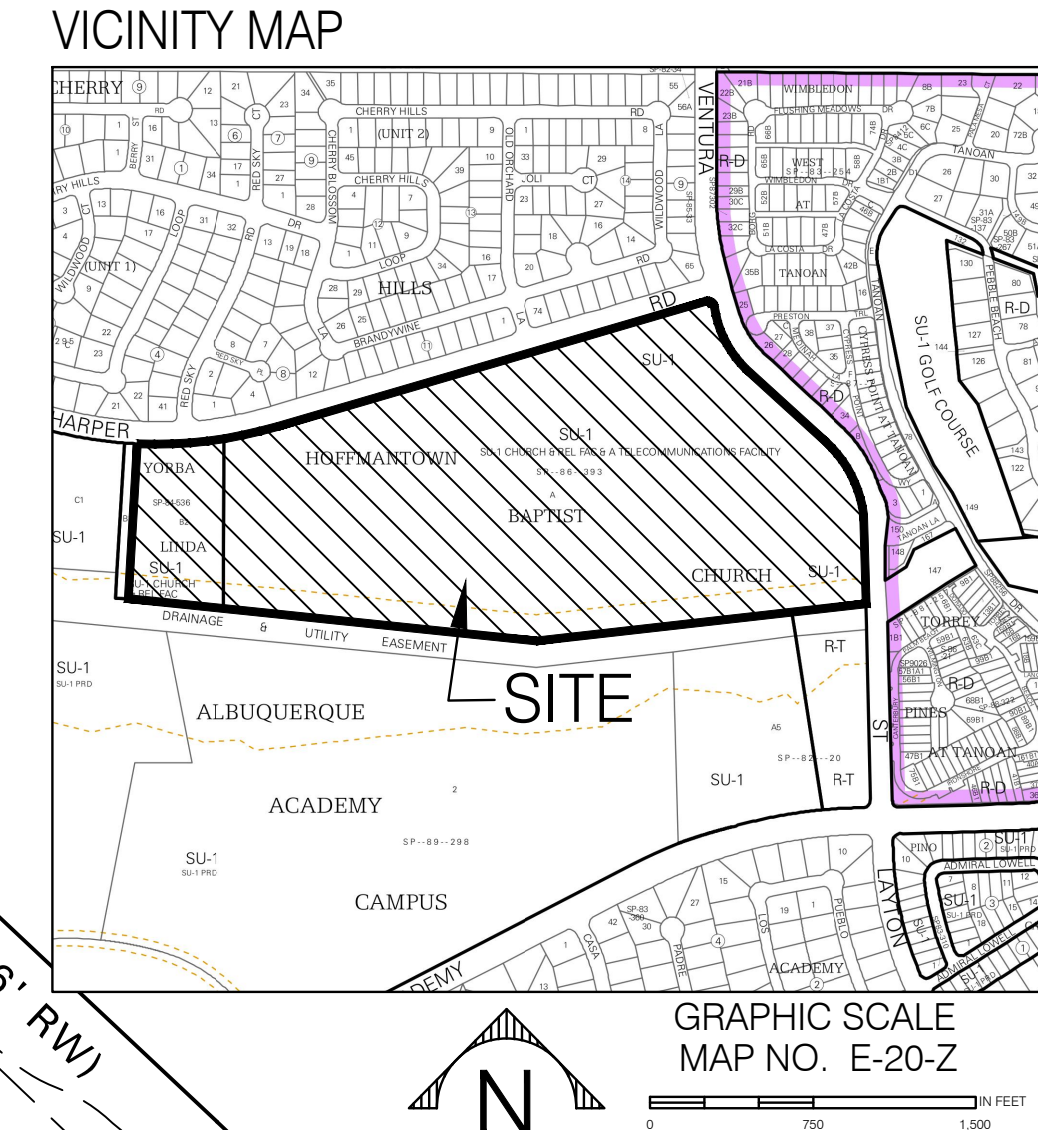
Maximum FAR and Density: The proposed FAR is 0.41. The proposed number of units is 180, comprised of Independent Living, Assisted Living, and Memory Care, at a density of 13 du/ac.

Landscape Plan: The landscape shall be consistent with the City's Water Conservation Ordinance Comprehensive City Zoning Code, and xeriscape principles of design in regard to placement, water requirements, turf restrictions and coverage. All landscape areas and the automatic irrigation system will be maintained by the owner in good working order.

GENERAL NOTES:
 1. The purpose of this Site Plan for Subdivision is to subdivide Hoffmantown Baptist Church property in order to create a new tract for development of a senior living facility. The existing land uses and zoning on the remaining Tract A-1 (Hoffmantown Baptist Church) is to remain. This Site Plan for Subdivision is accompanied by a Site Plan for Building Permit.
 2. Platting to subdivide the property shall be required.

- KEYED NOTES:**
- Existing Property Line
 - Proposed Property Line
 - Existing Property Line to be vacated
 - Existing roadway medians
 - Portion of fence within proposed tract to be removed. Fence subject to Fence and Boundary Agreement, Filed: November 21, 1991 (BK BCR 91020 - pg 6683-6688)
 - Proposed 26" Water Line and Sewer Line Easement
 - Existing Sanitary Sewer Easement, Filed: May 5, 1983 (BK Misc. 11-A, PG-799-802), Refiled: July 13, 1984 (BK Misc. 134A, PG 326-329)
 - Existing Sanitary Sewer Easement to be vacated, Filed: May 5, 1983 (BK Misc. 11-A, PG-799-802), Refiled: July 13, 1984 (BK Misc. 134A, PG 326-329)
 - Existing 10" Water Line, Sewer Line & Public Utility Easement to remain, Filed: April 2, 1966 (BK D 802, PG 576)
 - Existing 10" Water Line to be vacated, Sewer Line & Public Utility Easement to remain, Filed: April 2, 1966 (BK D 802, PG 576)
 - Temporary AMAFCA Drainage Easement. Permanent drainage easements will be granted and the temporary drainage easements will be vacated, in accordance with the Subdivision Ordinance, upon improvements to the Pino Arroyo, Filed: November 6, 1986, (BK C32, PG 7)
 - Existing 20" Storm Drain Easement to be vacated, Filed: December 27, 1984, (BK C26, PG 3)

- Existing 200' Drainage and Utility Easement, Filed: July 16, 1965, (BK D3, PG 122)
- Existing Agreement to Dedicate R.O.W. for Moon Street extension to be removed per COA Department of Municipal Development, Filed: August 5, 1986 (BK Misc. 379A, PG 652-656)
- Existing Temporary Easement for ingress and egress to manholes
- Existing (40' x 500') Temporary Construction and Maintenance Easement
- Existing 1.867ac. Sewer Easement
- Existing 10' PNM Easement
- Proposed Dedication of Right-of-Way
- A cross lot blanket drainage easement (excluding buildings and structures) granted across Tract A-2 for the benefit of Tract A-1 to be granted with plat. Allowable discharge will be detailed within COA Hydro File E20D020B.



PROJECT NUMBER: 1007412
 Application Number: 17EPC-40025
 This plan is consistent with the specific Site Development Plan approved by the City Council dated April 18, 2018 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
N/A	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
N/A	Date
*Environmental Health Department	Date
N/A	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
*Environmental Health Department, if necessary	Date

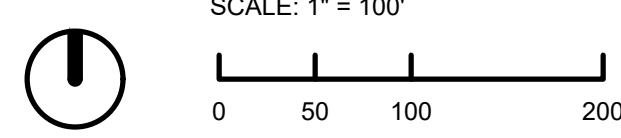


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 888.456.5849
 ktgy.com



Senior Resource Group
 500 Stephens Avenue
 Solana Beach, CA 92075

HARPER ROAD SENIOR LIVING
 ALBUQUERQUE, NM # 2017-0235



SITE PLAN FOR SUBDIVISION
 DECEMBER 15, 2019

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Academy Hills Park NA	William	Tallman	w.tallman5909@comcast.net	5909 Canyon Pointe Court NE	Albuquerque	NM	87111		5058219455
Academy Hills Park NA	Donald	Couchman	dhc@zianet.com	6441 Concordia Road NE	Albuquerque	NM	87111	5052698335	5058212421
Cherry Hills Civic Association	Ellen	Dueweke	edueweke@juno.com	8409 Cherry Hills Road NE	Albuquerque	NM	87111	5055731537	
Cherry Hills Civic Association	Andrew	Robertson	bkyella@hotmail.com	6916 Rosewood Road NE	Albuquerque	NM	87111	5055500473	5052556018
Bear Canyon NA	Patricia Ann	Beck	patsybeck@aol.com	7518 Bear Canyon Road NE	Albuquerque	NM	87109	5052397897	5058213588
Bear Canyon NA	Karl	Scheuch	kscheuch@hotmail.com	6113 Torreon Drive NE	Albuquerque	NM	87109	5202890717	
North Wyoming NA	Tracy	Guidry	mguidry@g.com	8330 Krim Drive NE	Albuquerque	NM	87109	5052637016	5052930898
North Wyoming NA	Nanci	Carriveau	nancic613@hotmail.com	8309 Krim Drive NE	Albuquerque	NM	87109		5058218673
Academy Acres North NA	Fred	Aiken	faaiken@aol.com	P.O. Box 90181	Albuquerque	NM	87199	5052807638	
Academy Acres North NA	Irene	Minke		6504 Dungan Avenue NE	Albuquerque	NM	87109		5058289810

Michael Balaskovits

To: 'faaiken@aol.com'
Subject: Hoffmantown Church Minor Subdivision Plat Submittal to the Development Review Board Notification
Attachments: IDOZoneAtlasPage E-20-Z.PDF

Dear Mr Aiken and Miss Minke (Mailed First Class Mail),

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) emailed Public Notice**, we are notifying you as North Wyoming Neighborhood Association Representatives that SP Albuquerque, LLC[Developer] will be submitting an application for a Minor Subdivision of Land to be reviewed and decided by the Development Review Board (DRB). The application is to adjust an existing property line between two lots.

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2. Agent – Bohannon Huston, Inc.
3. Subject Property Address* - 8888 Harper Rd. NE
4. Location Description – The site is located near the intersection of Ventura and Harper Rd.
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6. Legal Description – Tract B-2 Yorba Linda and Tract A Hoffmantown Baptist Church
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8. IDO Zone District – MX-L
9. More detailed Description of the Request/Project – The request is to create two new parcels for of land currently owned by Hoffmantown Church. One specific to the church and park and one associated with the vacant piece of property.

The anticipated public hearing for this request will be on January 23 at 9:00am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. * You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at 505-823-1000 or via mbalaskovits@bhinc.com.

Useful Links

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City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

Michael Balaskovits, BHI [Agent]
Attachments: *Zone Atlas Map E-20*



Mike Balaskovits, PE

Vice President Community Development and Planning

Bohannon Huston

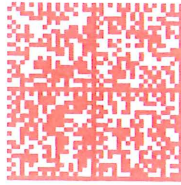
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Bohannon ▲ **Huston**

Meridian One
9785 Maroon Circle
Suite 140
Englewood, CO
80112-5928



US POSTAGE
\$ 00.47
First-Class
Mailed From 87109
01/15/2019
032A 0061805678

IRENE MINKE
6504 DUNGAN AVE, NE
ARBUCK. NM 87109

Michael Balaskovits

To: mguidry@q.com; nancic613@hotmail.com
Subject: Hoffmantown Church Minor Subdivision Plat Submittal to the Development Review Board Notification
Attachments: IDOZoneAtlasPage E-20-Z.PDF

Dear Miss Guidry and Miss Carriveau,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) emailed Public Notice**, we are notifying you as North Wyoming Neighborhood Association Representatives that SP Albuquerque, LLC[Developer] will be submitting an application for a Minor Subdivision of Land to be reviewed and decided by the Development Review Board (DRB). The application is to adjust an existing property line between two lots.

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Sincerely,

Michael Balaskovits, BHI [Agent]
Attachments: *Zone Atlas Map E-20*



Mike Balaskovits, PE

Vice President Community Development and Planning

Bohannon Huston

p. 505.823.1000 | d. 505.798.7891 | c. 505.440.2799

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Michael Balaskovits

To: 'kscheuch@hotmail.com'; patsybeck@aol.com
Subject: Hoffmantown Church Minor Subdivision Plat Submittal to the Development Review Board Notification
Attachments: IDOZoneAtlasPage E-20-Z.PDF

Dear Miss Beck and Mr. Scheuch,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) emailed Public Notice**, we are notifying you as Bear Canyon Neighborhood Association Representatives that SP Albuquerque, LLC{Developer} will be submitting an application for a Minor Subdivision of Land to be reviewed and decided by the Development Review Board (DRB). The application is to adjust an existing property line between two lots.

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Sincerely,

Michael Balaskovits, BHI [Agent]
Attachments: *Zone Atlas Map E-20*



Mike Balaskovits, PE

Vice President Community Development and Planning

Bohannon Huston

p. 505.823.1000 | d. 505.798.7891 | c. 505.440.2799

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Michael Balaskovits

To: bkyella@hotmail.com; Ellen Dueweke
Subject: Hoffmantown Church Minor Subdivision Plat Submittal to the Development Review Board Notification
Attachments: IDOZoneAtlasPage E-20-Z.PDF

Dear Miss Dueweke and Mr. Robertson,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) emailed Public Notice**, we are notifying you as Cherry Hills Civic Association Representatives that SP Albuquerque, LLC{Developer} will be submitting an application for a Minor Subdivision of Land to be reviewed and decided by the Development Review Board (DRB). The application is to adjust an existing property line between two lots.

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Attachments: *Zone Atlas Map E-20*



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Bohannon Huston

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Michael Balaskovits

To: w.tallman5909@comcast.net; 'Donald H. Couchman'
Subject: Hoffmantown Church Minor Subdivision Plat Submittal to the Development Review Board Notification
Attachments: IDOZoneAtlasPage E-20-Z.PDF

Dear Mr. Tallman and Mr. Couchman,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) emailed Public Notice**, we are notifying you as Academy Hills Park Association Representatives that SP Albuquerque, LLC{Developer} will be submitting an application for a Minor Subdivision of Land to be reviewed and decided by the Development Review Board (DRB). The application is to adjust an existing property line between two lots.

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Sincerely,

Michael Balaskovits, BHI [Agent]
Attachments: *Zone Atlas Map E-20*



Mike Balaskovits, PE

Vice President Community Development and Planning

Bohannon Huston

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