



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

LOT CONSOLIDATION (2 LOTS INTO 1)
GRANT & VACATE PUBLIC & PRIVATE EASEMENTS

APPLICATION INFORMATION

Applicant: LA VIDA LLENA Phone: _____

Address: 10501 LAGRIMA DE ORO NE Email: _____

City: ALBUQUERQUE State: NM Zip: 87111

Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS Phone: 505.980.8365

Address: P.O. BOX 25911 Email: arch.plan@comcast.net

City: ALBUQUERQUE State: NM Zip: 87125

Proprietary Interest in Site: _____ List all owners: _____

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: AMENDED PLAT SEC 33 T11N R9E Block: _____ Unit: _____

Subdivision/Addition: LA VIDA LLENA MRGCD Map No.: _____ UPC Code: 1-021-061-379-097-403-40

Zone Atlas Page(s): F-21 Existing Zoning: R-ML Proposed Zoning: _____

of Existing Lots: 2 # of Proposed Lots: 1 Total Area of Site (Acres): 16.89±

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 10501 LAGRIMA DE ORO NE Between: MORRIS ST and: JUAN TABO BLVD

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR 2019-002114

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: *Derrick Archuleta* Date: 9.28.2021

Printed Name: DERRICK ARCHULETA Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting 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 or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@caba.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. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request
 - Scale drawing of the proposed subdivision plat
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@caba.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. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Proposed Final Plat
 - Design elevations & cross sections of perimeter walls
 - Copy of recorded IIA
 - Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@caba.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. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
 - 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.
 - 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
 - Sidewalk Exhibit and/or cross sections of proposed streets
 - Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
 - Proposed Infrastructure List, if applicable
 - Required notice with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
 - Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

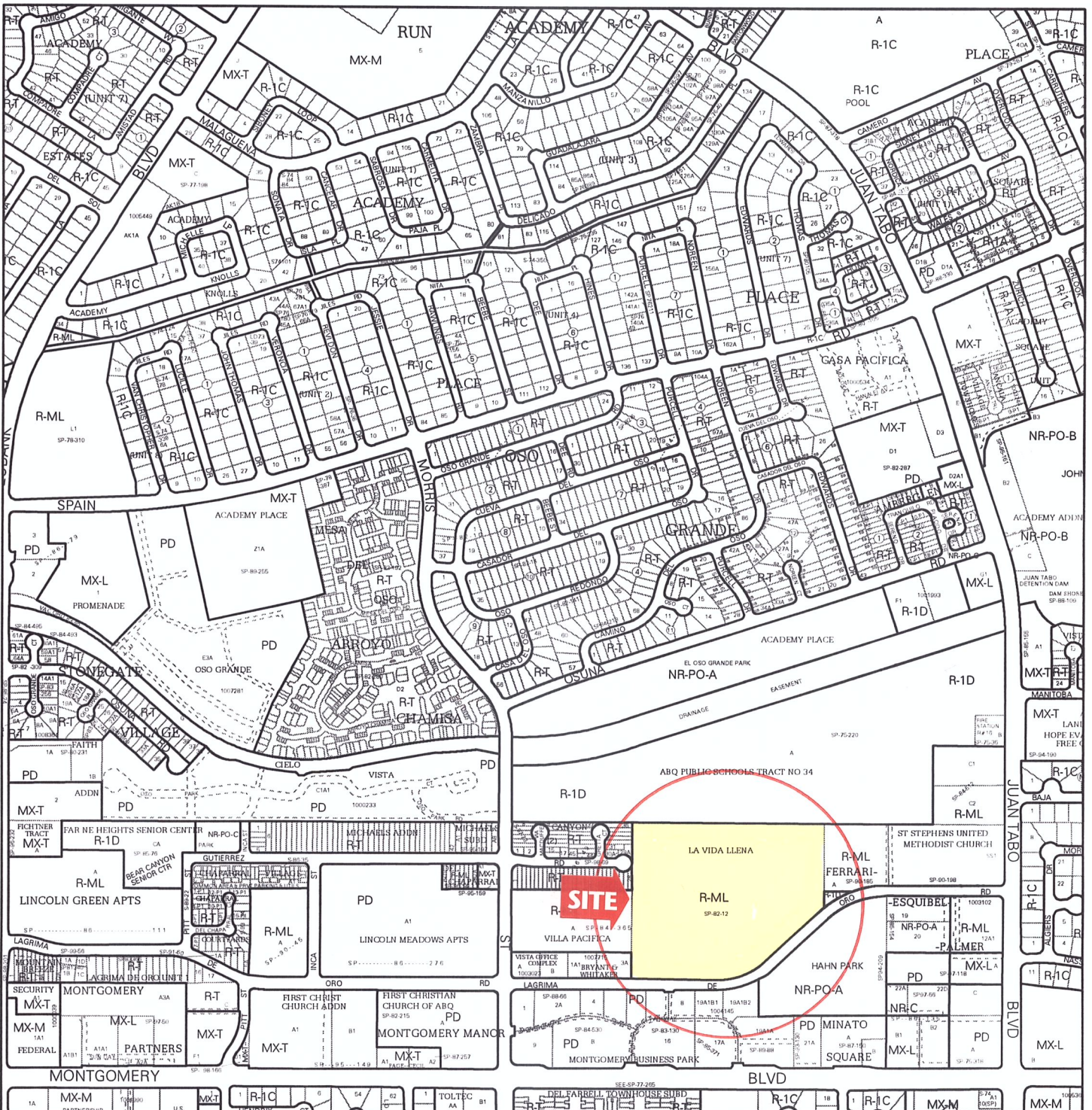
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@caba.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. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan
 - Infrastructure List, if applicable

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: <u>9.28.2021</u>
Printed Name: <u>DERRICK ARCHULETA</u>	<input type="checkbox"/> Applicant of <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>

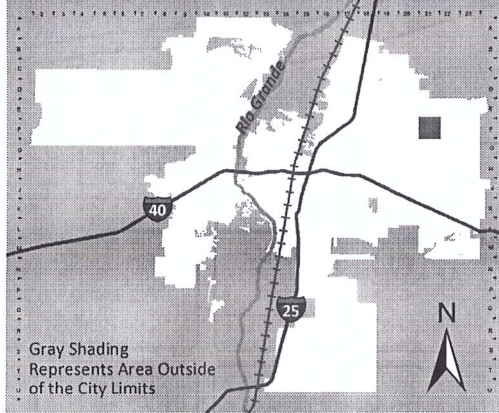
IDO Zone Atlas

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:
F-21-Z



Gray Shading Represents Area Outside of the City Limits

- 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

0 250 500 1,000 Feet

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

September 28, 2021

Jolene Wolfley, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: AMENDED PLAT SECTION 33 T11N R4E, LA VIDA LLENA

Ms. Wolfley and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above mentioned property.

The property owner would like to replat the existing amended plat in Section 33, T11N, R4E, La Vida Llena and the acquisition of City of Albuquerque excess right-of-way. Proposed Tract A, La Vida Llena is to be 16.82± net acres on property zoned R-ML (Multi Family – Low Density).

The lot consolidation also includes the granting and vacation of utility easements.

The property is currently developed with a retirement community known as La Vida Llena. The site received EPC approval for Site Development Plan for Building Permit in 2019 and processed through the DRB under PR 2019-002114 / SI 2019-00117.

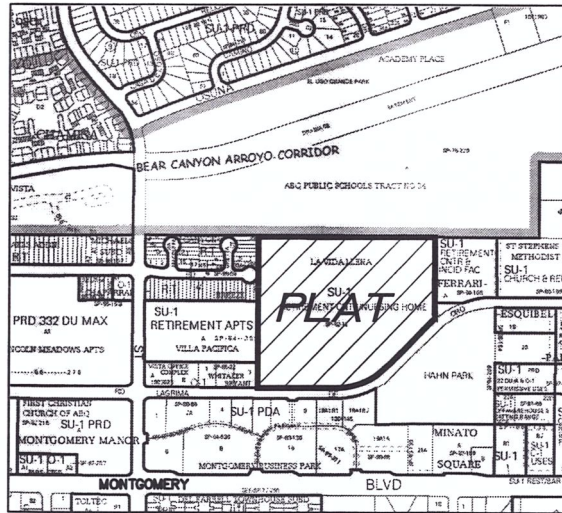
The site is located within the Foothills Planning Area and governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan.

Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP
Principal



VICINITY MAP
Not to Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground, US Survey Feet.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
5. All corners found in place and held were tagged with a Aluminum disk stamped "8911" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with Aluminum cap stamped "L.S. 8911" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page F-21.

SUBDIVISION DATA

1. Total number of existing Tracts: 2
2. Total number of Tracts created: 1
3. Total number of Lots created: 0
4. No Public Street right of way dedicated by this plat
5. Gross Subdivision acreage: 16.8937 acres.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer _____ Date _____

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

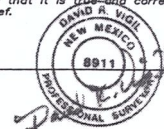
The purpose of this plat is to:

- a. Combine Two Existing Tracts into One New Tract.
- b. Vacate the Public and Private Easements as shown hereon.
- c. Grant the Public and Private Easements as shown hereon.
- d. Name platted land - "Tract A"

SURVEYORS CERTIFICATION

I, David Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

David Vigil
NMPS No. 8911
09/22/2021



REPLAT OF
TRACT A
LA VIDA LLENA
SITUATE WITHIN
PROJECTED SECTION 33, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2021

APPLICATION NUMBER _____

PROJECT NUMBER: PR-2019-002114

PLAT APPROVAL

UTILITY APPROVALS

Public Service Company of New Mexico	_____	Date	_____
New Mexico Gas Company	_____	Date	_____
QWest Corporation d/b/a CenturyLink QC	_____	Date	_____
Mike Mortus, digitally signed 9/24/21	_____	Date	_____
Comcast	_____	Date	_____

CITY APPROVALS:

John M. Richardson P.S.	9/26/21
City Surveyor	_____
Department of Municipal Development	Date
Traffic Engineering, Transportation Division	_____
Date	_____
ABCWUA	_____
Date	_____
Parks and Recreation Department	_____
Date	_____
AMAFCA	_____
Date	_____
City Engineer	_____
Date	_____
Code Enforcement	_____
Date	_____
DRB Chairperson, Planning Department	_____
Date	_____

REPLAT OF
TRACT A
LA VIDA LLENA
 SITUATE WITHIN
 PROJECTED SECTION 33, T11N, R4E, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2021

LEGAL DESCRIPTION

La Vida Llena as the same is shown and designated on the plat entitled "Amended Plat Land in Projected Section 33, T11N, R4E, N.M.P.M., La Vida Llena, Albuquerque, New Mexico, as the same is shown and designated on the Amended Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 17, 1982, in Flat Book C20, Page 16. Now comprising of Tract A, La Vida Llena.

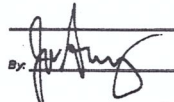
Together with:

A Portion of Land described in Quit Claim Deed filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 26, 2019 as Doc. #2019110294

FREE CONSENT AND DEDICATION

SURVEYED and comprising of Tract A, La Vida Llena, Albuquerque, New Mexico, as the same is shown and designated on the Amended Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 17, 1982, in Flat Book C20, Page 16, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

By: 
 Owner Rep La Vida Llena Retirement Community

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat entitled "Amended Plat Land In Section 33, T11N, R4E, N.M.P.M., La Vida Llena, Albuquerque, New Mexico", as the same is shown and designated on the Amended Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 17, 1982, in Flat Book C20, Page 16
- B. Quit Claim Deed filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 26, 2019 as Doc. #2019110294

PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C014C, Effective Date 9-26-2008.

ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

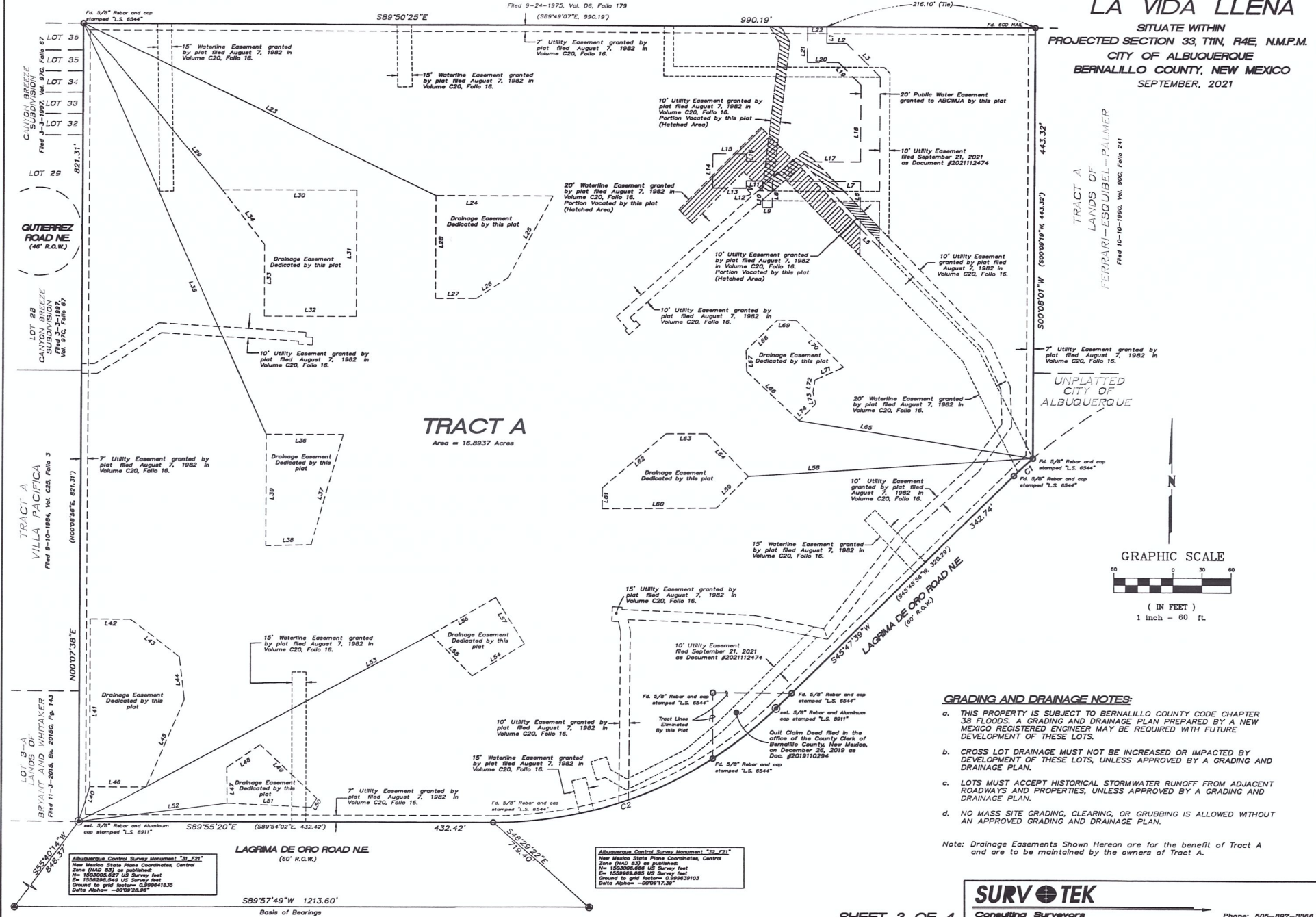
The foregoing instrument was acknowledged before me this 9/23/2021
 day of _____ 20__ by Steve Gomez


 Notary Public My commission expires 10/17/2023

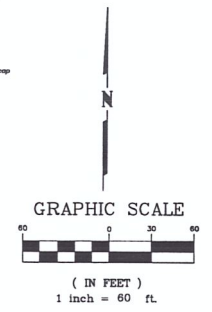


LOT A
AMENDED PLAT
ALBUQUERQUE PUBLIC SCHOOL TRACT NO. 34

REPLAT OF
TRACT A
LA VIDA LLENA
SITUATE WITHIN
PROJECTED SECTION 33, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2021



TRACT A
Area = 16.8937 Acres



GRADING AND DRAINAGE NOTES:

- THIS PROPERTY IS SUBJECT TO BERNALILLO COUNTY CODE CHAPTER 36 FLOODS. A GRADING AND DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.
- CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.
- LOTS MUST ACCEPT HISTORICAL STORMWATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.
- NO MASS SITE GRADING, CLEARING, OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.

Note: Drainage Easements Shown Hereon are for the benefit of Tract A and are to be maintained by the owners of Tract A.

SURV+TEK

Consulting Surveyors
Albuquerque, New Mexico

Phone: 505-897-3368

Albuquerque Control Survey Monument "31" F21
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published
Date: 03/09/2012 US Survey feet
E = 1552828.246 US Survey feet
Ground to grid factor: 0.99991833
Delta Alpha = -20'19"26.98"

Albuquerque Control Survey Monument "32" F21
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published
Date: 12/03/2008 US Survey feet
E = 1552828.246 US Survey feet
Ground to grid factor: 0.99991833
Delta Alpha = -20'19"26.98"

LAGRIMA DE ORO ROAD NE
(60' R.O.W.)

S89°57'49"W 1213.60'
Basis of Bearings

REPLAT OF
TRACT A
LA VIDA LLENA
 SITUATE WITHIN
 PROJECTED SECTION 33, T11N, R4E, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2021

Parcel Line Table		
Line #	Length	Direction
L1	17.16	N0° 31' 45"E
L2	20.54	N89° 50' 53"W
L3	49.57	N44° 50' 53"W
L4	117.64	N0° 09' 07"E
L5	28.27	S44° 52' 21"E
L6	47.53	N0° 09' 07"E
L7	90.85	S89° 50' 53"E
L8	27.09	N0° 09' 07"E
L9	10.00	N89° 50' 53"W
L10	27.09	N0° 09' 07"E
L11	16.66	S89° 50' 50"E
L12	7.50	S0° 07' 38"W
L13	35.00	N89° 52' 22"W
L14	35.00	N0° 07' 38"E
L15	35.00	S89° 52' 22"E
L16	7.50	S0° 07' 38"W
L17	117.52	S89° 50' 53"E
L18	79.36	N0° 09' 07"E
L19	33.00	N44° 50' 53"W
L20	32.39	N89° 50' 53"W

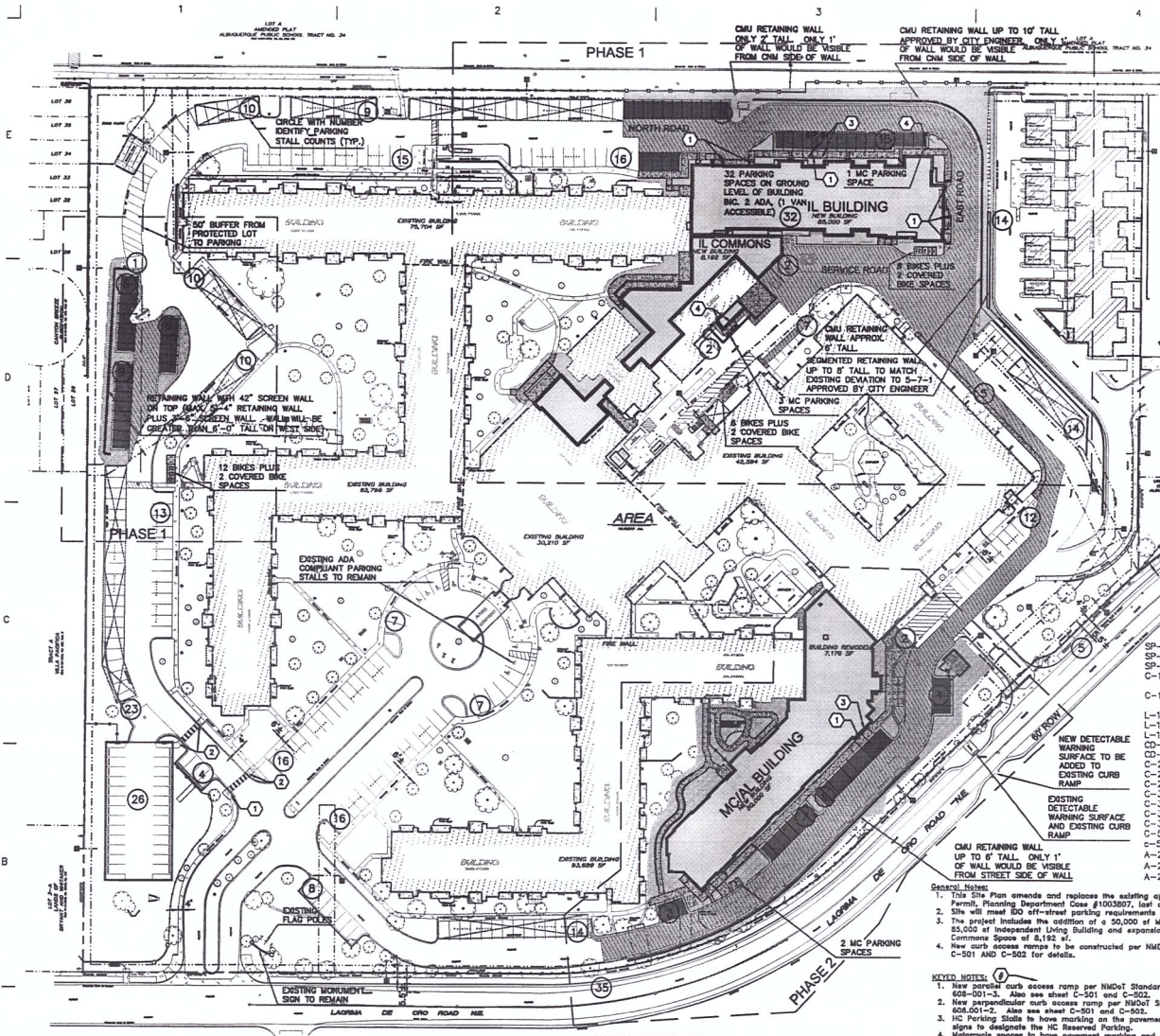
Parcel Line Table		
Line #	Length	Direction
L21	37.16	N0° 31' 47"E
L22	20.00	N89° 50' 25"W
L23	409.79	S64° 19' 30"E
L24	121.36	N89° 48' 24"W
L25	94.89	N28° 51' 44"E
L26	39.47	N57° 07' 15"E
L27	42.41	N90° 00' 00"E
L28	104.94	S0° 00' 00"E
L29	225.60	S40° 17' 04"E
L30	141.73	N80° 00' 00"E
L31	128.87	S0° 00' 00"E
L32	97.33	N90° 00' 00"W
L33	73.13	N0° 00' 00"E
L34	71.26	N38° 32' 10"W
L35	464.71	N24° 30' 17"W
L36	81.61	N90° 00' 00"E
L37	118.47	S16° 23' 05"W
L38	48.21	S88° 32' 47"W
L39	114.88	N0° 00' 00"E
L40	37.89	N17° 24' 16"E

Parcel Line Table		
Line #	Length	Direction
L41	172.51	N0° 00' 00"E
L42	41.39	N90° 00' 00"E
L43	64.52	S53° 11' 28"E
L44	43.90	S6° 56' 22"E
L45	99.00	S24° 13' 52"W
L46	57.71	N90° 00' 00"W
L47	37.21	N0° 40' 25"W
L48	41.97	N56° 05' 07"E
L49	81.83	S47° 24' 49"E
L50	11.23	S33° 05' 21"W
L51	88.61	N87° 18' 37"W
L52	155.71	N82° 55' 15"E
L53	415.44	N62° 18' 46"E
L54	63.25	S58° 58' 26"W
L55	59.76	N45° 15' 49"W
L56	77.06	N60° 24' 25"E
L57	56.00	S31° 57' 28"E
L58	295.01	S86° 15' 51"W
L59	46.61	S45° 02' 11"W
L60	118.71	S89° 40' 34"W

Parcel Line Table		
Line #	Length	Direction
L61	21.53	N0° 00' 00"E
L62	86.31	N49° 41' 29"E
L63	42.68	N90° 00' 00"E
L64	61.48	S44° 38' 04"E
L65	245.34	S80° 56' 41"E
L66	73.89	N47° 01' 01"W
L67	21.77	N1° 59' 17"W
L68	45.06	N45° 21' 44"E
L69	19.50	S88° 35' 33"E
L70	68.54	S45° 18' 39"E
L71	32.03	S65° 53' 02"W
L72	12.55	S9° 37' 56"W
L73	12.36	S13° 35' 59"E
L74	24.53	S43° 59' 45"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	26.45' (26.45')	480.00' (480.00')	13.23' (13.23')	26.45' (26.45')	S47°21'30"W	3°09'27" (3°09'27")
C2	324.62 (240.66')	420.00' (420.00')	170.90 (123.73')	316.60 (237.38')	N67° 56' 09"E	44°17'01" (32°49'50")

SITE PLAN (1)



PROJECT LOCATION:
10501 Lagrima de Oro, NE between Morris Street NE and Juan Tabo Blvd. NE

LEGAL DESCRIPTIONS:
AMENDED PLAT LAND IN Sec 33, T11N, R4E, LA VIDA LLENA Containing 16.89 AC.

ZONE ATLAS PAGE:
F-21-2

TOTAL ACRES:
16.8937 ACRES

EXISTING ZONING:
R-ML Multi-Family Low Density

PROPOSED USES:
Independent Living, Assisted Living, Memory Care and Skilled Nursing Facility.

TABULATED OPEN SPACE:
PER TABLE 3-1-1
200 SF PER STUDIO/ROOM
200 SF PER 2 BEDROOM

FOR CALCULATION ALL IL UNITS ARE TREATED AS 2 BEDROOM, ASSISTED LIVING, MEMORY CARE AND HEALTHCARE ARE 1 BEDROOM

TOTAL NUMBER OF UNITS 408
IL/CASITAS UNITS = 274
AL/MC UNITS = 132

REQUIRED OPEN SPACE
274 * 200 = 54,800 SF
200 SF PER 2 BEDROOM
TOTAL = 94,900

WITHOUT COUNTING BALCONIES ACCESSED FROM RESIDENTIAL UNITS

AVAILABLE OPEN SPACE
= 138,425 SF WITHIN PERIMETER RING ROAD

TABULATED BUILDING AREAS:
EXISTING RESIDENTIAL = 253,188 SF
EXISTING NURSING = 42,584 SF
EXISTING COMMONS = 30,210 SF
EXISTING CASITAS = 12,414 SF

TOTAL EXISTING BUILDINGS AREA = 337,406 SF

PROPOSED ADDITIONS:
MCIAL WING = 50,000 SF
IL WING = 85,000 SF
IL COMMONS = 8,192 SF

TOTAL PROPOSED ADDITIONS AREA = 143,192 SF

CAMPUS TOTAL = 480,608 SF

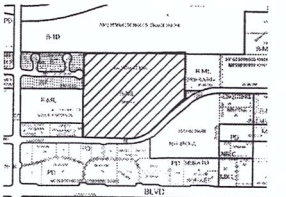
PROJECT NUMBER: PR-2019-002114

APPLICANT: [Signature]

DATE: 8-21-19

REVISIONS:

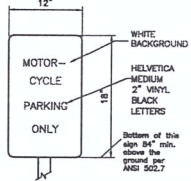
No.	DATE	DESCRIPTION
1	8-21-19	Initial Review
2	8-21-19	Final Review



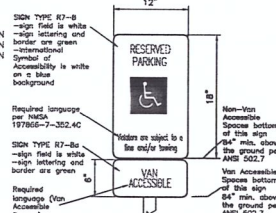
D5 ZONE ATLAS PAGE F-21-Z

SHEET INDEX:

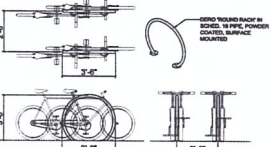
- SP-EPC-1: PROPOSED OVERALL SITE PLAN
- SP-EPC-2: ENLARGED SITE PLAN
- SP-EPC-3: ENLARGED SITE PLAN
- C-101: ENLARGED HORIZONTAL CONTROL PLAN
- C-102: ENLARGED HORIZONTAL CONTROL PLAN
- L-101: OVERALL LANDSCAPING PLAN
- L-102: ENLARGED LANDSCAPING PLAN
- L-103: ENLARGED LANDSCAPING PLAN
- CD-1: DRAINAGE PLAN EXISTING CONDITIONS
- CD-2: DRAINAGE PLAN PROPOSED CONDITIONS
- C-201: ENLARGED GRADING PLAN
- C-202: ENLARGED GRADING PLAN
- C-203: ENLARGED GRADING PLAN
- C-301: OVERALL CONCEPTUAL UTILITY PLAN
- C-302: ENLARGED CONCEPTUAL UTILITY PLAN
- C-303: ENLARGED CONCEPTUAL UTILITY PLAN
- C-304: ENLARGED CONCEPTUAL UTILITY PLAN
- C-501: CURB ACCESS RAMP DETAILS
- C-502: CURB ACCESS RAMP DETAILS
- A-203: MCIAL ELEVATIONS
- A-204: IL/IL COMMONS ELEVATIONS
- A-205: IL/IL COMMONS ELEVATIONS



C5 MC Parking Signs



B5 ADA Parking Signs



A5 Bike Rack

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1200 Grand Drive SE Suite 100
Albuquerque New Mexico 87105
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CONSULTANT

STAMP

PROJECT NAME:
LA VIDA LLENA
10501 LAGRIMA DE ORO NE

HAVERLAND CARTER GROUP
10701 Montgomery Boulevard NE
ALBUQUERQUE NM, 87111

REVISIONS:

No.	DATE	DESCRIPTION
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Copyright: Design Group
Drawn by:
Checked by:
Date: 7-21-2019
Project number: 2011
Call for more

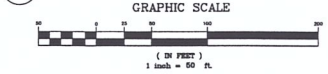
SHEET TITLE:

PROPOSED OVERALL SITE PLAN

SHEET NUMBER:

SP-EPC-1

A1 SITE PLAN - EPC MAJOR AMENDMENT



CURVE TABLE

CHORD (FEET)	ARC LENGTH (FEET)	ANGLE (DEGREES)	AREA (SQ. FEET)
10	10.00	18.00	15.71
20	20.00	36.00	62.83
30	30.00	54.00	141.37
40	40.00	72.00	251.33
50	50.00	90.00	392.70
60	60.00	108.00	564.57
70	70.00	126.00	766.94
80	80.00	144.00	999.81
90	90.00	162.00	1264.18
100	100.00	180.00	1560.00

- KEYED EASEMENTS**
- A 7' Utility Easement granted by plat filed August 7, 1982 in Volume C20, Folio 16.
 - B 10' Utility Easement granted by plat filed August 7, 1982 in Volume C20, Folio 16.
 - C 15' Utility Easement granted by plat filed August 7, 1982 in Volume C20, Folio 16.
 - D 10' Retention Easement granted by plat filed August 7, 1982 in Volume C20, Folio 16.
 - E 20' Retention Easement granted by plat filed August 7, 1982 in Volume C20, Folio 16.

APPROVED WITH SITE PLAN:

1. SITE PLAN = Project #2018-002114 (1003807) was Approved by the Environmental Planning Commission on June 14, 2018. The project includes a major amendment to the Site Development Plan (S-2018-00117) and two Variances (VA-2018-00152 and VA-2018-00179).

2. VARIANCE approved with site plan, VA-2018-00152 allows a 12-foot 9-inch (ALMC Building allowing a total building height of 47-foot 9-inches), and a 28-foot 12-inch (IL Building allowing a total building height of 34-foot 1.5-inches) Variance to the 35' maximum building height.

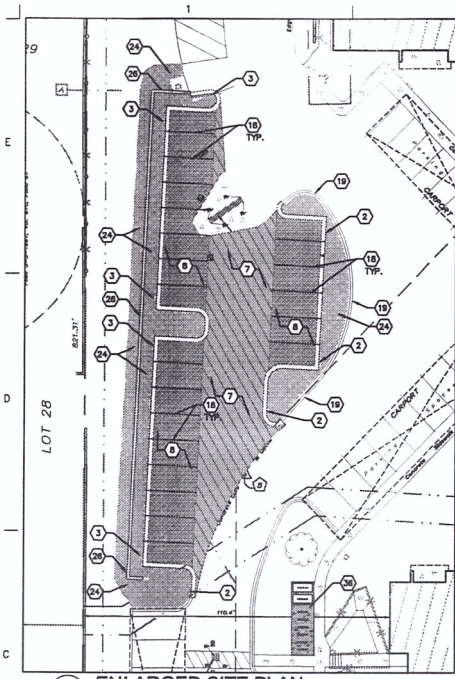
3. VARIANCE approved with site plan, VA-2018-00179 allows a 30-foot Variance from the required 50-foot parking area separation, giving a required setback from the property line to the parking of 20' along the Residential Protected lots to the west.

Parking Counts / Calculations

Per IDO Section 14-16-5-5

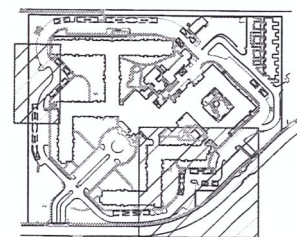
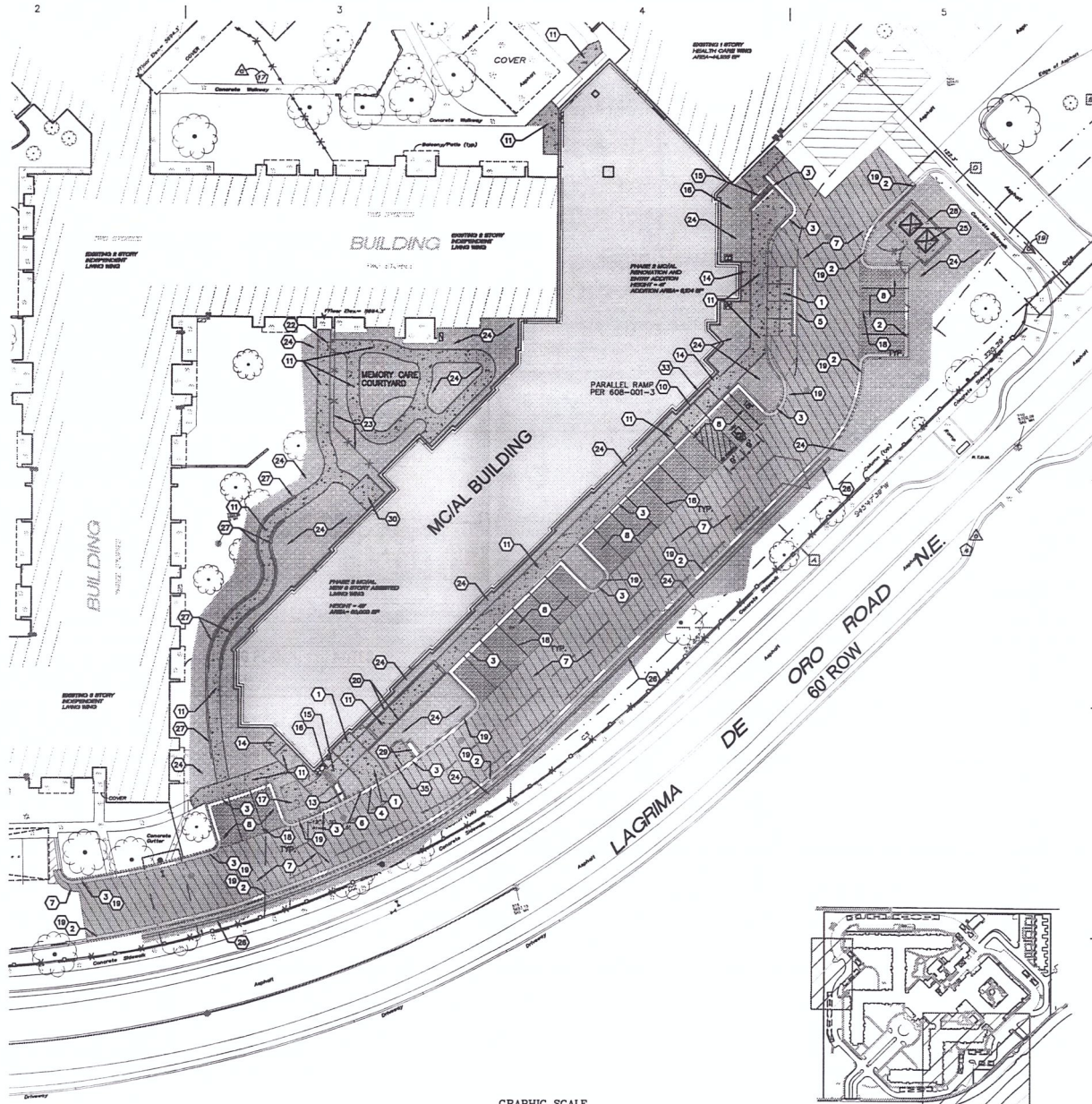
	MCIAL AND IL ADDITIONS		
	Apts./Beds	Required Spaces	Provided Spaces
INDEPENDENT LIVING (1 SPACE/APT)	296	296	413
Surface: uncovered parking spaces			27
Surface: covered parking spaces			
Under Building - structured parking spaces			
On Street Parking			
NURSING HOME (1 SPACE/3 BEDS)	58	12	1
ASSISTED LIVING MEMORY CARE (1 SPACE/3 BEDS)	74	25	3
CASITAS (1 SPACE/DWELLING UNIT)	8	8	14
TOTAL	408	311	427
OVERUNDER		116	32

SITE PLAN (2)



PAVING PLAN KEYED NOTES

1. CONCRETE PAVEMENT.
2. 6" STANDARD CURB AND GUTTER.
3. 6" DEPRESSED CURB AND GUTTER.
4. RUNDOWN DEPRESSED GUTTER.
5. 6" HEADER CURB.
6. CURB TRANSITION.
7. MAIN DRIVE ASPHALT PAVEMENT.
8. PARKING LOT ASPHALT PAVEMENT.
9. CMU RETAINING WALL, 4'-0" TALL MAX.
10. CONCRETE CURB ACCESS RAMP PER NMDOT STANDARD DETAILS ON SHEET C-201 AND C5-522.
11. CONCRETE SIDEWALK.
12. TURNDOWN EDGE ON SIDEWALK.
13. CONCRETE RUNDOWN CHANNEL.
14. CONCRETE STOOP.
15. CONCRETE SIDEWALK CULVERT.
16. RIP RAP EROSION PROTECTION.
17. CONCRETE EQUIPMENT PAD UNDER NEW TRANSFORMER.
18. 4" WIDE WHITE TRAFFIC PARKING.
19. PAINT CURB RED WITH 6" TALL WHITE LETTERS READING "NO PARKING FIRE LANE".
20. HANDRAIL.
21. PAINT CURB YELLOW WHERE HEIGHT IS BETWEEN 2" AND 6" TALL.
22. 4" WIDE X 6" TALL PERSONNEL GATE.
23. 6" TALL DECORATIVE WROUGHT IRON FENCE. PROVIDE CONCRETE HEADER CURB BELOW FENCE TO ALLOW BOTTOM OF FENCE TO BE A UNIFORM ELEVATION. SEE LANDSCAPING PLANS FOR DETAILS.
24. COOLING TOWER FOR MECHANICAL SYSTEM.
25. KEYSTONE BLOCK WALL WITH MAX HEIGHT 6" PER MANUFACTURERS RECOMMENDATIONS.
26. CAST IN PLACE CONCRETE RETAINING WALL UP TO 3' TALL.
27. MECHANICAL YARD WITH CONCRETE PAVEMENT, 6" TALL CMU SCREEN WALL, AND GATES.
28. CONCRETE TALL WALL 48" TALL.
29. CONCRETE SEATING AREA. CONCRETE SIDEWALK. SEE LANDSCAPING PLAN FOR SITE FURNISHINGS.
30. RESERVED PARKING SYMBOL.
31. 12" TALL WHITE LETTERS "NO PARKING".
32. UNLOADING ZONE.
33. VAN ACCESSIBLE RESERVED PARKING SIGN, MOUNTED TO FACE OF BUILDING.
34. ADA COMPLIANT CURB ACCESS RAMP.
35. MC PARKING STALL WITH LETTERING AND SIGN.
36. BICYCLE PARKING.



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Albuquerque New Mexico 87104
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CONSULTANT

STAMP

PROJECT NAME
LA VIDA LLENA
10501 LAGRIMA DE ORO NE

HAVERLAND CARTER GROUP
10701 Montgomery Boulevard NE
ALBUQUERQUE NM, 87111

REVISIONS		
No.	DATE	DESCRIPTION
1	ASI 1	10.31.14
Copyright: Design Group		
Drawn by		
Checked by		
Date: 7-31-2018		
Project number: 2811		
Cdr file name		

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
SP-EPC-2

PLANT: AutoCAD/Plant/Standard/03: Standard/03: 1. MC ALVPS C1101: 101: Color: 04: MC: Callout: 00200101: 133217740

Stewart File No. 01147-55965DH

QUIT CLAIM DEED

The CITY OF ALBUQUERQUE, a New Mexico municipal corporation, Grantor, for consideration paid, quitclaim(s) TO LA VIDA LLENA, a New Mexico non-profit corporation, Grantee, whose address is: 10701 Montgomery Blvd., N.E., Suite F, Albuquerque, NM 87111, the following described real estate in Bernalillo County, New Mexico:

SEE EXHIBIT "A" ATTACHED HERETO.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 23rd day December, 2019

CITY OF ALBUQUERQUE,
a New Mexico municipal corporation

BY: [Signature]
Sarita Nair, Chief Administrative Officer

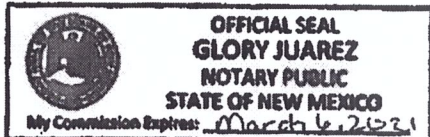
State of NEW MEXICO
County of BERNALILLO

This instrument was acknowledged before me on this 23rd day of December, 2019, by Sarita Nair, Chief Administrative Officer, of the City of Albuquerque, a New Mexico Municipal Corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: March 4, 2021

[SEAL]



LEGAL DESCRIPTION

That certain parcel of land situate within Section 33, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising the unlabeled, small triangular shaped parcel located along the northerly right of way line of Lagrima De Oro Rd at the southerly portion of the parcel shown on the plat entitled "AMENDED PLAT, LAND IN SECTION 33, T11N, R4E, N.M.P.M., LA VIDA ILENA, ALBUQUERQUE, NEW MEXICO, SCALE: 1" = 100' APRIL 1981", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 7, 1982, in Volume C20, Folio 16, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid Bearings (Central Zone - NAD 83) and ground distances as follows:

Beginning at the southwesterly and southern-most corner of the parcel herein described, said point also being a point on said northerly right of way line of Lagrima De Oro Road, whence Albuquerque Control Survey Monument "32-F21" bears S 29°46'09" E, 626.20 feet distant, Thence,

N 00°07'54" E, 67.92 feet to the northwesterly corner of the parcel herein described, Thence,

S 89°55'20" E, 81.55 feet to the northeasterly and eastern-most corner of the parcel herein described, said point also being a point on said northerly right of way line of Lagrima De Oro Road, Thence, along said northerly right of way line of Lagrima De Oro Road;

S 45°47'39" W, 22.45 feet to a point of curvature, Thence;

Southwesterly, 324.62 feet on the arc of a curve to the right (said curve having a radius of 420.00 feet, a central angle of 44°17'01", and a chord that bears S 67°56'09" W, 316.60 feet) to the point of beginning.

Said parcel contains 0.0684 acres, more or less.

