

October 22, 2019

Kym Dicome  
Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> St. NE  
Albuquerque, NM, 87102

**RE: Sketch Plat Submittal – HopeWorks Hope Village  
Lots 3A, 4A, 5A, 6A, and 7A of Paris Addition**

Dear Ms. Dicome,

Submitted for DRB review and comment is the sketch plat for land along 3<sup>rd</sup> Street between Mountain Rd NW and Summer Ave NW.

Enclosed is the following information:

- Development Review Board Application
- Form S2: Subdivision of Land – Minor Actions
- Zone Atlas Sheet showing the project area
- ALTA Survey
- Proposed Subdivision Plat and Plat Sketch linework

The developer is proposing a consolidation of 5 existing lots to 2 proposed lots in order to develop the land. The developer acknowledges that a shared parking agreement for the building on the proposed lot 7A will be required and that a proposed blanket easement over the entire proposed lot 1 will be required for shared access and parking to the cell tower owner.

Please place this item on the DRB agenda to be heard on October 30, 2019. If you have any questions, or require further information, please call me.

Sincerely,



Amit Pathak, P.E.  
Senior Project Manager  
Community Development and Planning

AMP/amp  
Enclosures

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

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

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? NO if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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. 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

**SKETCH PLAT REVIEW AND COMMENT**

- Letter describing, explaining, and justifying the request
- 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)

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)**

- \_\_\_ Letter describing, explaining, and justifying the request
- \_\_\_ Copy of recorded IIA
- \_\_\_ Proposed Final Plat (7 copies, 24" x 36" folded)
- \_\_\_ Design elevations & cross sections of perimeter walls (3 copies)
- \_\_\_ 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 SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- \_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- \_\_\_ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- \_\_\_ Required notice with content per IDO Section 14-16-6-4(K)(6)
- \_\_\_ Office of Neighborhood Coordination Public Notice Inquiry response
- \_\_\_ Proof of emailed notice to applicable Neighborhood Association representatives
- \_\_\_ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- \_\_\_ Sidewalk Exhibit and/or 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)
- \_\_\_ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- \_\_\_ Proposed Infrastructure List, if applicable
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

**MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**

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

**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:
Printed Name: Amit Pathak	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number:
Staff Signature:	
Date:	



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

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

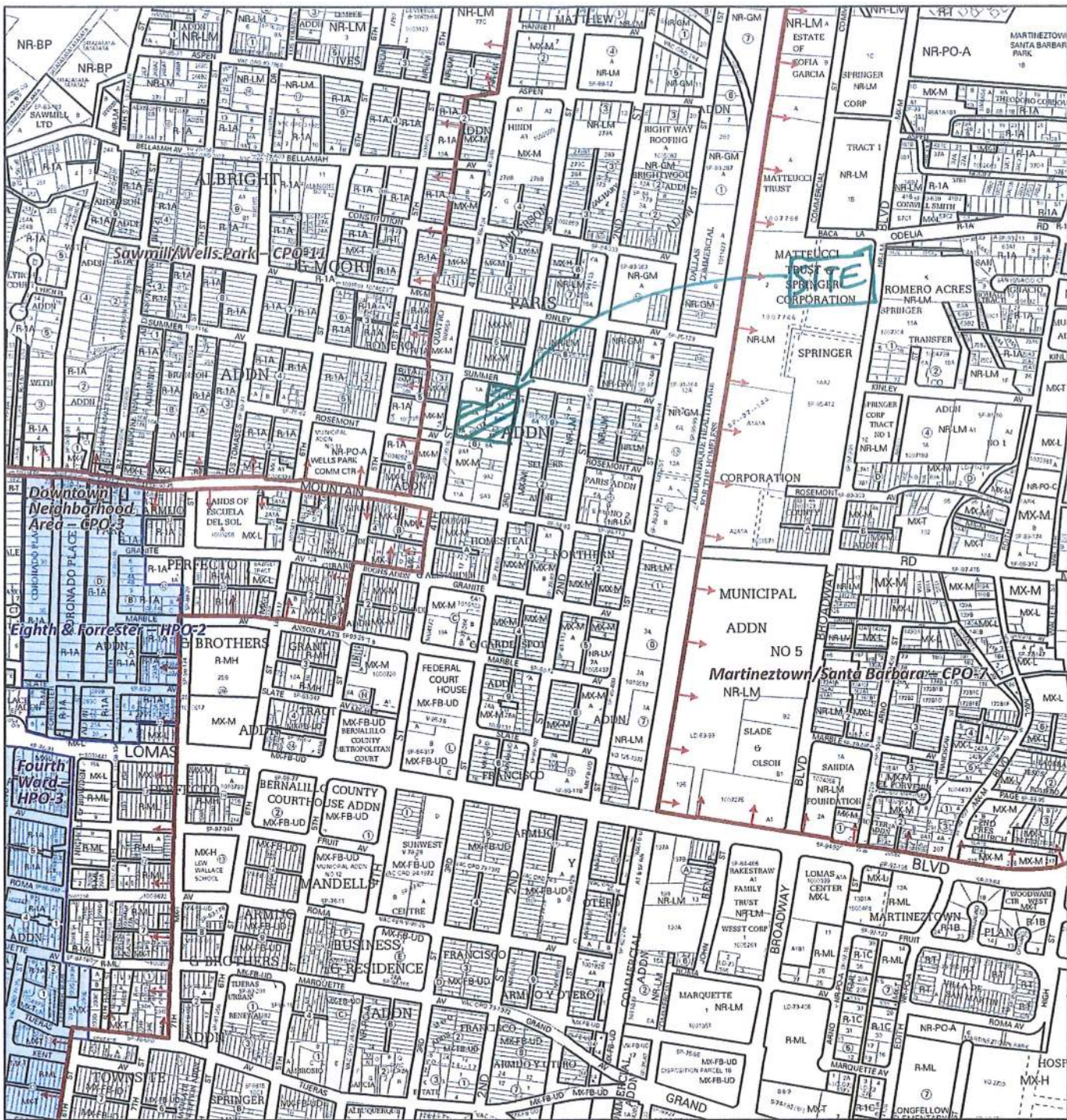
**BRIEF DESCRIPTION OF REQUEST**

Sketch Plat-The developer would like to consolidate the existing 5 lots into 2 proposed lots.

<b>APPLICATION INFORMATION</b>		
Applicant: HopeWorks, a NM non-profit Corporation		Phone: 505 242-4399
Address: PO Box 27258		Email: info@hopeworksnm.org
City: Albuquerque	State: NM	Zip: 87125
Professional/Agent (if any): Bohannan Huston, Inc.		Phone: 505-798-7820
Address: 7500 Jefferson St. NE		Email: apathak@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Civil Engineer	List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: 3A, 4A, 5A, 6A, 7A	Block: 6	Unit:
Subdivision/Addition: PARIS ADDITION	MRGCD Map No.:	UPC Code: see attached ALTA
Zone Atlas Page(s): J-14-Z	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 5 (see above)	# of Proposed Lots: 2 (Lot 1 & Lot 7A)	Total Area of Site (Acres): 1.35
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 3rd Street	Between: Mountain Rd NW	and: Summer Ave NW
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		

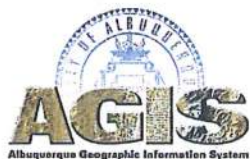
Signature:	Date: 10/22/19
Printed Name: Amit Pathak	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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



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

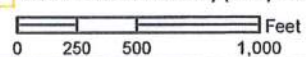


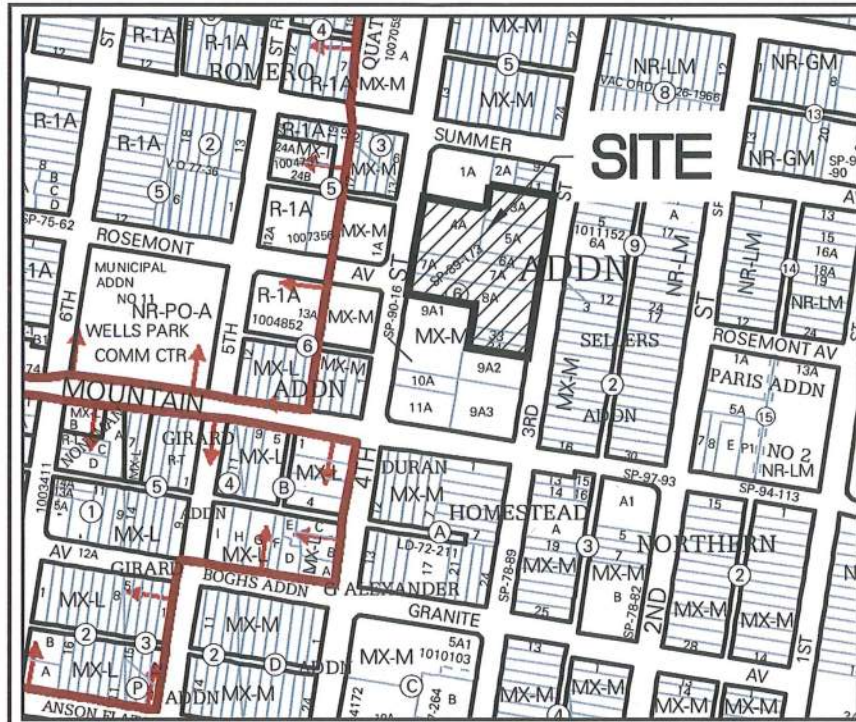
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**J-14-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





Vicinity Map - Zone Atlas J-14-Z

N.T.S.

**Indexing Information**

Section 17, Township 10 North, Range 3 East, N.M.P.M.  
 as Projected into the Town of Albuquerque Grant  
 Subdivision: Paris Addition  
 Owner: LLR Development, LLC (Lots 3A thru 7A)  
 Saint Martin's Hospitality Center (Lots 8A, 33, & 34)  
 UPC # 101405826033122012 (Lot 3A)  
 101405824432522018 (Lot 4A)  
 101405825933122011 (Lot 5A)  
 101405825831822010 (Lot 6A)  
 101405824931522007 (Lot 7A)  
 101405825130822019 (Lot 8A)  
 101405825730122006 (Lots 33 & 34)

**Boundary Survey  
 and  
 ALTA/NSPS Land Title Survey  
 for  
 Lots 3A thru 8A, Block 6  
 Paris Addition  
 and  
 Lots 33 & 34  
 W H Springer Addition  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 December 2018**

**Record and Measured Legal Description**

LOTS NUMBERED THREE-A (3A), FOUR-A (4A), FIVE-A (5A), SIX-A (6A), SEVEN-A (7A) AND EIGHT-A (8A) IN BLOCK NUMBERED SIX (6) OF PARIS ADDITION, WITHIN SECTION 17, T.10 N., R.3 E., N.M.P.M., ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 6, 1989, IN VOL. C39, FOLIO 104.

AND

LOTS NUMBERED THIRTY-THREE (33) AND THIRTY-FOUR (34) OF THE W.H. SPRINGER ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 11, 1923 IN PLAT BOOK C, PAGE 20.

**Notes**

1. FIELD SURVEY PERFORMED IN NOVEMBER 2018.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE) USING A GROUND TO GRID FACTOR OF 0.999679332.
4. NO EVIDENCE OBSERVED INDICATING RECENT EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS.
5. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
6. PARTY WALL IS DEFINED AS A WALL ERECTED ON A PROPERTY BOUNDARY AS A COMMON SUPPORT TO STRUCTURES ON BOTH SIDES, WHICH HAVE DIFFERENT OWNERSHIPS. THERE ARE NO PARTY WALLS ON THE SUBJECT PROPERTY OTHER THAN SHOWN HEREON.
7. WHILE NO SPECIFIC INFORMATION IS AVAILABLE BY THE CONTROLLING JURISDICTION CONCERNING PLANNED STREET WIDENING, THE SURVEYOR REFERS TO THE FOLLOWING WEBSITE FOR LONG RANGE STREET CLASSIFICATION, THE STREET WIDTH AND RETURN REQUIREMENTS FOR THE DIFFERENT CLASSIFICATIONS AND EVEN SPECIAL PLANNED CORRIDOR AND MASTER PLANS: [HTTP://WWW.CABQ.GOV/GIS](http://www.cabq.gov/gis)
8. ACCORDING TO MARYANN MCGRAW, NM WETLANDS PROGRAM COORDINATOR, ANY AREAS WITH STANDING WATER CAN BE CONSIDERED A WETLAND AREA. FOR FURTHER INFORMATION, PLEASE CONTACT MARYANN AT (505) 827-0581. NO AREAS WITH STANDING WATER OR EVIDENCE OF STANDING WATER WERE OBSERVED AT THE TIME OF THIS SURVEY.

**Zoning Notes**

NO ZONING REPORT WAS PROVIDED BY THE CLIENT, BUT ACCORDING TO THE CURRENT IDO PLAN WHICH CAN BE FOUND AT [HTTPS://WWW.CABQ.GOV/PLANNING/CODE-POLICIES-REGULATIONS](https://www.cabq.gov/planning/code-policies-regulations), THE SUBJECT PROPERTY IS ZONED "MX-H" UC-MS-PT COMMERCIAL, AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS.

FRONT SETBACK: 0 FEET MIN./ 15 FEET MAX.  
 SIDE SETBACK: INTERIOR: 0 FEET MIN.  
 STREET SIDE: 15 FEET MAX.  
 REAR SETBACK: 15 FEET MIN.  
 BUILDING HEIGHT: 65 FEET MAX.

PARKING SPACE REQUIREMENT: DAYTIME GATHERING FACILITY: NO REQUIREMENT  
 OVERNIGHT SHELTER: NO REQUIREMENT

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 26, 2008, MAP NO. 35001C0332G.

**Surveyor's Certificate**

To: Saint Martin's Hospitality Center, a New Mexico nonprofit corporation, Fidelity National Title Insurance Company, LLR Development, LLC, a New Mexico Limited liability company, as to lots 3A thru 7A Saint Martin's Hospitality Center, a New Mexico nonprofit corporation, as to Lot 8A and Lots 33 and 34:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6(a), 7(a), 7(b), 7(c), 8, 9, 10(a), 10(b), 11-14, and 16-20 of Table A thereof. The Field Work was completed on November 29, 2018.

*Will Plotner Jr.* 12/7/18  
 Will Plotner Jr. Date  
 N.M.R.P.S. No. 14271

Revisions:  
 ORIGINAL - 12/7/2018

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

*Will Plotner Jr.* 12/7/18  
 Will Plotner Jr. Date  
 N.M.R.P.S. No. 14271



**CSI-CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 wplotnerjr@gmail.com

**Easement Notes**

- 9 14 1 EXISTING 16' UTILITY EASEMENT (08/29/1973, C39-104)
- 10 2 EXISTING 8' PNM EASEMENT (01/28/1975, BK. MISC. 404, PG. 773, DOC. NO. 46864)
- 11 3 EXISTING 8' MST&T AND PNM EASEMENT (03/04/1975, BK. MISC. 410, PG. 138, DOC. NO. 51815)
- 12 4 EXISTING 8' PNM EASEMENT (01/05/1976, BK. MISC. 457, PG. 25-27, DOC. NO. 2700A)
- 13 5 EXISTING 1' GUTTER AND DOWNSPOUT EASEMENT (09/14/1981, BK. D149-A, PG. 792, DOC. NO. 81-49035)
- 15 6 EXISTING 8' EASEMENT (11/21/1989, DEED BK. D 374-A, PG. 45, DOC. NO. 89100106)
- 16 7 EXISTING 8' EASEMENT (11/21/1989, DEED BK. D 374-A, PG. 46, DOC. NO. 89100107)
- 17 8 EXISTING 16' EASEMENT (11/21/1989, DEED BK. D 374-A, PG. 47, DOC. NO. 89100108)
- 18 9 EXISTING 16' EASEMENT (11/21/1989, DEED BK. D 374-A, PG. 48, DOC. NO. 89100109)
- 19 20 10 EXISTING 5' UTILITY EASEMENT (BK. A63, PG. 3552, DOC. NO. 2003153882) (2/15/2005, BK. A92, PG. 176, AS DOC. NO. 2005021828)
- 19 20 11 EXISTING COMMUNICATIONS TOWER LEASE AREA (8/28/2003, BK. A63, PG. 3552, DOC. NO. 2003153882) (2/15/2005, BK. A92, PG. 176, DOC. NO. 2005021828)(5/27/2005, BKN A97, PG. 5694, DOC. NO. 2005075922)
- 19 20 12 EXISTING 20' ACCESS EASEMENT FOR COMMUNICATIONS TOWER LEASE AREA (A92-1746, DOC. NO. 2005012828) (2/15/2005, BK. A92, PG. 176, DOC. NO. 2005021828)(5/27/2005, BKN A97, PG. 5694, DOC. NO. 2005075922)
- 23 13 EXISTING 8' PNM & MST&T EASEMENT (8/27/1974, MISC. BK 384, PAGE 72)

ACS Monument "17-J14"  
 NAD 1983 CENTRAL ZONE  
 X=1519149.317  
 Y=1488866.762  
 Z=4957.484 (NAVD 1988)  
 G-G=0.999683611  
 Mapping Angle=-0°13'59.00"

Line #	Direction	Length (ft)
L1	S 80°52'16" E [N 80°56'16" W]	8.00' [8.00']
L2	N 09°05'06" E	50.00'
L3	N 09°08'58" E [N 00°00'00" E]	99.91' [100.00']
L4	N 09°08'58" E	24.93' [25.00']
L5	N 09°08'58" E	24.94' [25.00']
L6	N 80°53'35" W	137.84' [137.60']
L7	S 09°11'47" W	24.99' [25.00']
L8	S 09°11'47" W	24.99' [25.00']

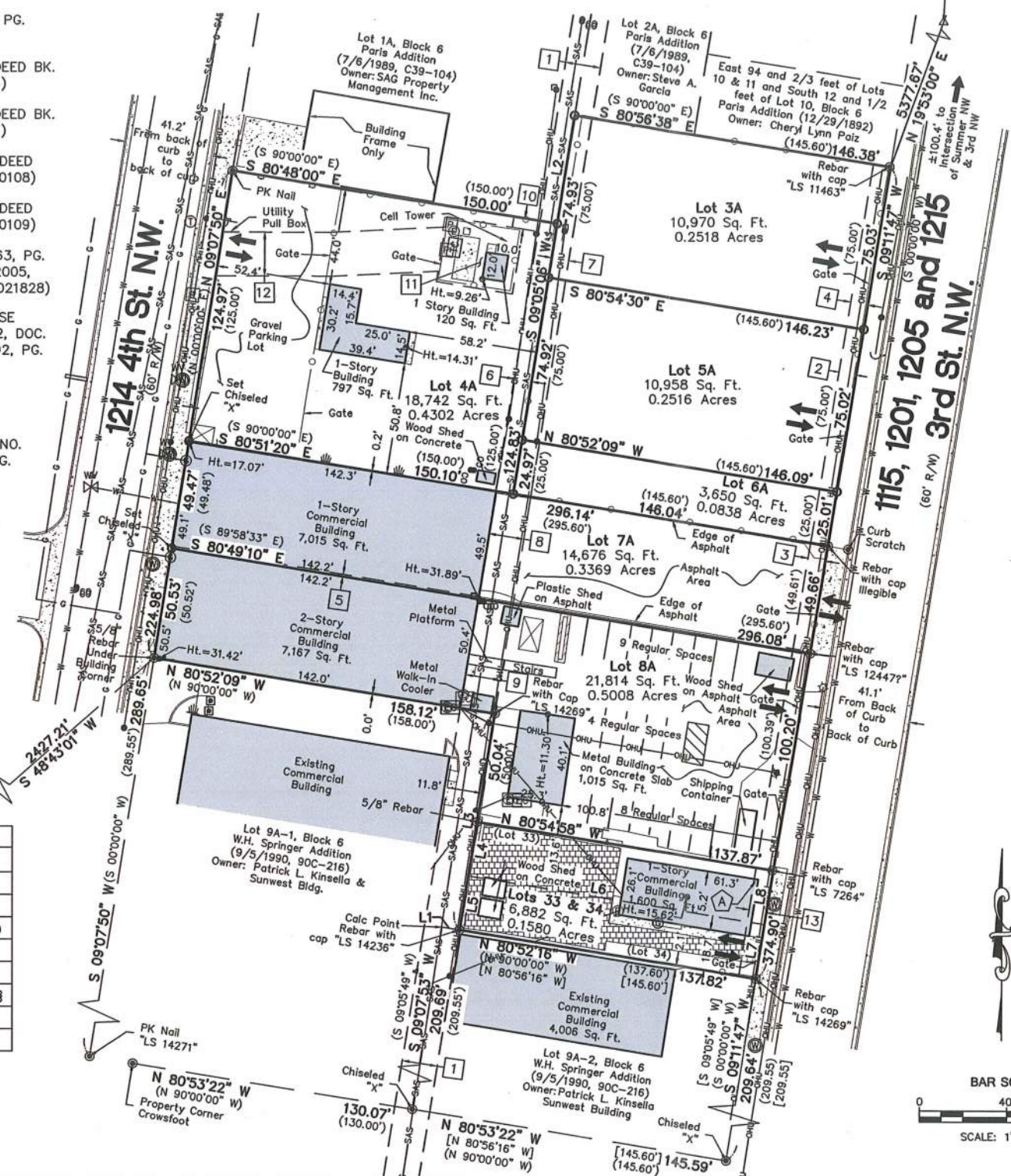
**Apparent Encroachments**

- 24 A BUILDING ENCLOSES INTO EASEMENT BY AS MUCH AS 1.8 FEET. SEE SUPPORTING DOCUMENTS LISTED UNDER EXCEPTIONS 24 AND 25.
- 25

**Parking Info**

- 21 Regular Spaces
- 0 Handicapped Space
- 21 Total Parking Spaces

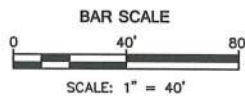
ACS Monument "A-438"  
 NAD 1983 CENTRAL ZONE  
 X=1523137.246  
 Y=1495747.494  
 Z=4975.35 (NAVD 1988)  
 G-G=0.999681662  
 Mapping Angle=-0°13'31.98"



**Boundary Survey**  
 and  
**ALTA/NSPS Land Title Survey**  
 for  
**Lots 3A thru 8A, Block 6**  
**Paris Addition**  
 and  
**Lots 33 & 34**  
**W H Springer Addition**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 December 2018

**Legend**

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT (7/6/1989, C39-104)
- [N 90°00'00" E] RECORD BEARINGS AND DISTANCES PER PLAT (9/5/1990, 90-216)
- {N 90°00'00" E} RECORD BEARINGS AND DISTANCES PER PLAT (6/11/1923, C-20)
- FOUND MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
- ▣ COVERED AREA
- ▨ CONCRETE
- ▩ CONCRETE BLOCK PAVERS
- UTILITY PEDESTAL
- METAL FENCE
- ▨ BLOCK WALL
- CHAINLINK FENCE
- BOLLARD
- OHU — OVERHEAD UTILITY LINE
- UTILITY POLE
- ANCHOR
- PULL BOX
- ☆ LIGHT POLE
- ⊙ ELECTRIC METER
- ⊞ ELECTRIC CABINET
- ⊙ GAS METER
- ⊙ TELEPHONE MANHOLE
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ SAS CLEANOUT
- OR — SIGN
- ⇄ CURB CUT/INDICATION OF ACCESS TO ROADWAY
- G — UNDERGROUND GAS UTILITY LINE
- W — UNDERGROUND WATER UTILITY LINE
- SAS — UNDERGROUND SANITARY SEWER LINE



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**Boundary Survey  
and  
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Lots 3A thru 8A, Block 6  
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City of Albuquerque  
Bernalillo County, New Mexico  
December 2018**

**Exceptions 9-18**

- ⑨ EASEMENT TRAVERSING THE PREMISES AS SET FORTH ON THE PLAT RECORDED IN MAP BOOK C9, PAGE 104, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY—SHOWN HEREON AS ①
- ⑩ EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO, RECORDED JANUARY 28, 1975 IN BOOK MISC. 404, PAGE 773 AS DOCUMENT NO. 46864, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY—SHOWN HEREON AS ②
- ⑪ EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, RECORDED MARCH 4, 1975, IN BOOK MISC. 410, PAGE 138, AS DOC. NO. 51815, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY—SHOWN HEREON AS ③
- ⑫ EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO, AS SET FORTH IN THE JUDGEMENT RECORDED JANUARY 5, 1976 IN BOOK MISC. 457, PAGE 25-27 AS DOCUMENT NO. 2700A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY—SHOWN HEREON AS ④
- ⑬ RESERVATION OF AN EASEMENT FOR AN OVERHANGING GUTTER AND DOWNSPOUT AS SET FORTH IN THE WARRANTY DEED RECORDED SEPTEMBER 14, 1981, IN BOOK D149-A, PAGE 792, AS DOC. NO. 81-49035, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY—SHOWN HEREON AS ⑤
- ⑭ EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED JULY 6, 1989 IN VOLUME C39, FOLIO 104, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY—SHOWN HEREON AS ①
- ⑮ EASEMENTS RESERVED IN THE QUITCLAIM DEED RECORDED NOVEMBER 21, 1989 IN BOOK D 374-A, PAGE 45 AS DOCUMENT NO. 89100106, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY—SHOWN HEREON AS ⑥
- ⑯ EASEMENTS RESERVED IN THE QUITCLAIM DEED RECORDED NOVEMBER 21, 1989 IN BOOK D 374-A, PAGE 46 AS DOCUMENT NO. 89100107, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY—SHOWN HEREON AS ⑦
- ⑰ EASEMENTS RESERVED IN THE QUITCLAIM DEED RECORDED NOVEMBER 21, 1989 IN BOOK D 374-A, PAGE 47 AS DOCUMENT NO. 89100108, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY—SHOWN HEREON AS ⑧
- ⑱ EASEMENTS AS RESERVED IN THAT CERTAIN DOCUMENT RECORDED IN BOOK D374A, PAGE 48 AS DOCUMENT NUMBER 1989100109, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY—SHOWN HEREON AS ⑨

**Exceptions 19-28**

- ⑲ UNRECORDED LEASE DATED AUGUST 1, 2003 BY AND BETWEEN SOUTHWEST FIRE PROTECTION, INC., (OWNERS) AND ALLTEL COMMUNICATIONS OF THE SOUTHWEST LIMITED PARTNERSHIP (TENANT) AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED IN BOOK A63, PAGE 3552 AS DOCUMENT NUMBER 2003153882, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY—SHOWN HEREON AS ⑩ ⑪ AND ⑫
- ⑳ EASEMENT AND ASSIGNMENT AGREEMENT RECORDED IN BOOK A92, PAGE 1746 AS DOCUMENT NUMBER 2005012828, AS ASSIGNED BY THAT CERTAIN ASSIGNMENT OF EASEMENT RECORDED IN BOOK A97, PAGE 5694, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY—SHOWN HEREON AS ⑩ ⑪ AND ⑫
- 21 LICENSE AGREEMENT BY AND BETWEEN AAT COMMUNICATIONS CORPORATION, LICENSOR, AND VOICESTREAM PCS II CORPORATION, A DELAWARE CORPORATION, LICENSEE, AS EVIDENCED BY THAT CERTAIN MEMORANDUM RECORDED IN BOOK A128, PAGE 5132 AS DOCUMENT NUMBER 2006185636, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
NOT SURVEY RELATED
- 22 RESTRICTIVE COVENANT RECORDED JULY 16, 2015 AS DOCUMENT NUMBER 2015061006, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY—BLANKET IN NATURE
- ⑳ EASEMENT FOR UTILITIES RECORDED IN BOOK MISC. 384, PAGE 72, RECORDS OF BERNALILLO COUNTY, NEW MEXICO  
AFFECTS SUBJECT PROPERTY—SHOWN HEREON AS ⑬
- ⑳ EASEMENT ENCROACHMENT AGREEMENT RECORDED IN BOOK 93-28, 9036 AS DOCUMENT NUMBER 1993114910, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY—SEE APPARENT ENCROACHMENT ⑭
- ⑳ EASEMENT ENCROACHMENT AGREEMENT RECORDED IN BOOK 93-29, PAGE 9058 AS DOCUMENT NUMBER 1993118796, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY—SEE APPARENT ENCROACHMENT ⑭
- 26 RIGHTS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASE OR RENTAL AGREEMENTS.  
NOT SURVEY RELATED
- 27 ANY AND ALL RIGHTS, CLAIMS, LIENS, EASEMENTS OR EQUITIES IN FAVOR OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT WHICH MAY AFFECT THE INSURED PREMISES.  
NO DOCUMENT PROVIDED
- 28 TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.  
NOT SURVEY RELATED



**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
wplotnerjr@gmail.com

**Easement Notes**

- 1 EXISTING 16' UTILITY EASEMENT (08/29/1973, C39-104)
- 2 EXISTING 8' PNM EASEMENT (01/28/1975, BK. MISC. 404, PG. 773, DOC. NO. 46864)
- 3 EXISTING 8' MST&T AND PNM EASEMENT (03/04/1975, BK. MISC. 410, PG. 138, DOC. NO. 51815)
- 4 EXISTING 8' PNM EASEMENT (01/05/1976, BK. MISC. 457, PG. 25-27, DOC. NO. 2700A)
- 5 EXISTING 1' GUTTER AND DOWNSPOUT EASEMENT (09/14/1981, BOOK D149-A, PAGE 792, DOC. NO. 81-49035)
- 6 EXISTING 16' EASEMENT (11/21/1989, DEED BK. D 374-A, PG. 45, DOC. NO. 89100106)
- 7 EXISTING 16' EASEMENT (11/21/1989, DEED BK. D 374-A, PG. 46, DOC. NO. 89100107)
- 8 EXISTING 16' EASEMENT (11/21/1989, DEED BK. D 374-A, PG. 47, DOC. NO. 89100108)
- 9 EXISTING 16' EASEMENT (11/21/1989, DEED BK. D 374-A, PG. 48, DOC. NO. 89100109)
- 10 EXISTING 5' UTILITY EASEMENT (BK. A63, PG. 3552, DOC. NO. 2003153882)
- 11 EXISTING COMMUNICATIONS TOWER LEASE AREA (BK. A63, PG. 3552, DOC. NO. 2003153882)
- 12 EXISTING 20' ACCESS EASEMENT (A92-1746, DOC. NO. 2005012828)
- 13 EXISTING 8' PNM & MST&T EASEMENT (8/27/1974, MISC. BK 384, PAGE 72)

**Topographic Map**  
for  
**Lots 3A thru 8A, Block 6**  
**Paris Addition**  
and  
**Lots 33 & 34,**  
**W H Springer Addition**  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2018

ACS Monument "A-438"  
NAD 1983 CENTRAL ZONE  
X=1523137.246  
Y=1495747.494  
Z=4975.35 (NAVD 1988)  
G-G=0.999681662  
Mapping Angle=-0°13'31.98"

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▒	CONCRETE
▤	CONCRETE BLOCK PAVERS
□	UTILITY PEDESTAL
—○—	METAL FENCE
▤▤▤	BLOCK WALL
—○—	CHAINLINK FENCE
□	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
↖	ANCHOR
⊠	PULL BOX
☆	LIGHT POLE
⊕	ELECTRIC METER
⊕	ELECTRIC CABINET
⊕	GAS METER
⊕	TELEPHONE MANHOLE
⊕	WATER VALVE
⊕	WATER METER
⊕	SAS CLEANOUT
—OR—	SIGN
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TC 5075.50	TOP OF CONCRETE ELEVATION

**HOPE VILLAGE RE-PLAT BOUNDARIES STUDY 9-24-2019**

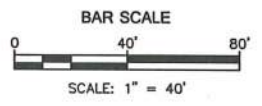
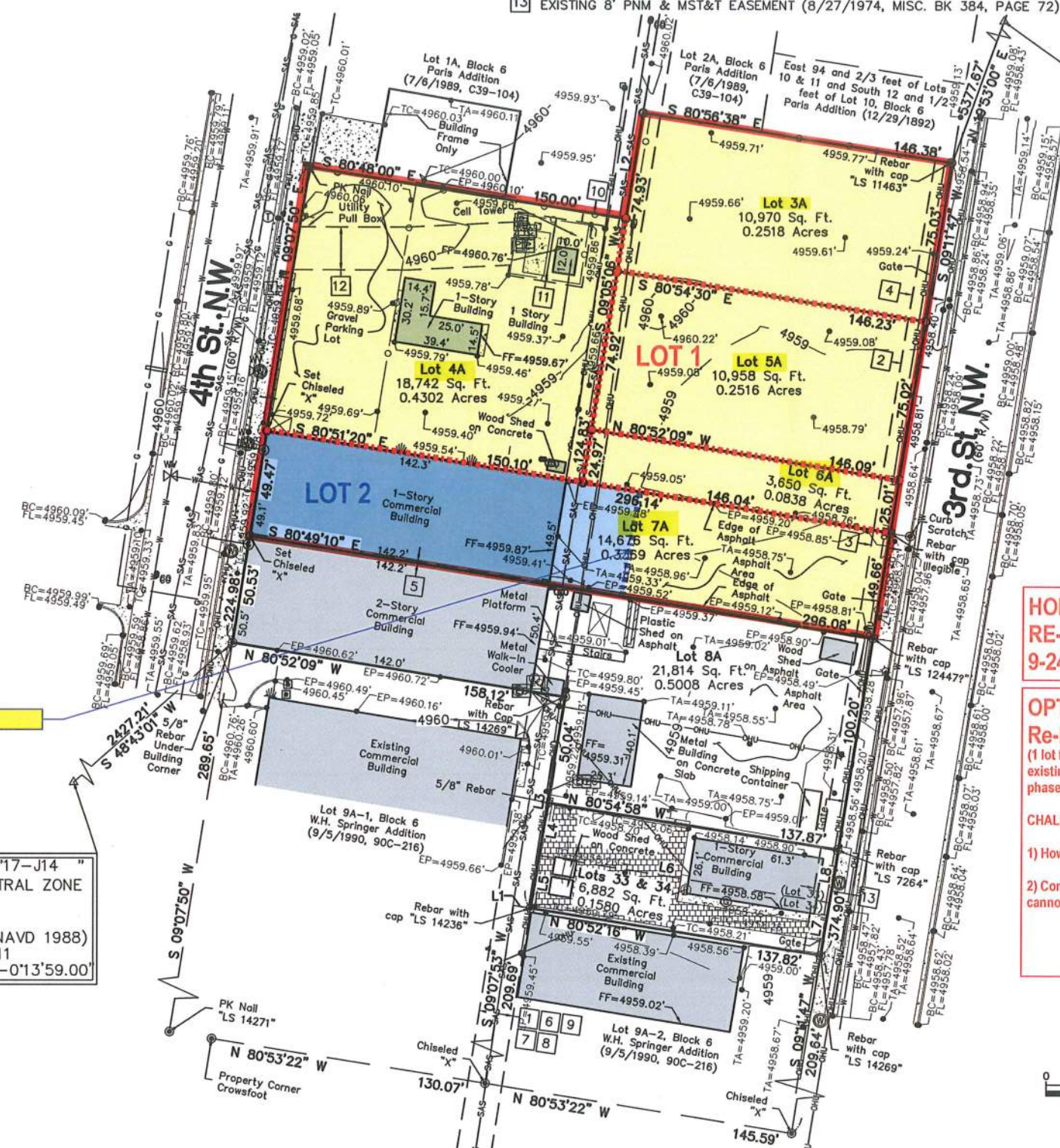
**OPTION 2:**  
**Re-Plat all 5 lots into 2**  
(1 lot for work related to Hope Village and 1 lot for existing building to remain until demolition in later phases)

**CHALLENGES:**

- 1) How to provide parking for building on new LOT 2?
- 2) Confirm utility service to existing building - it cannot become landlocked.

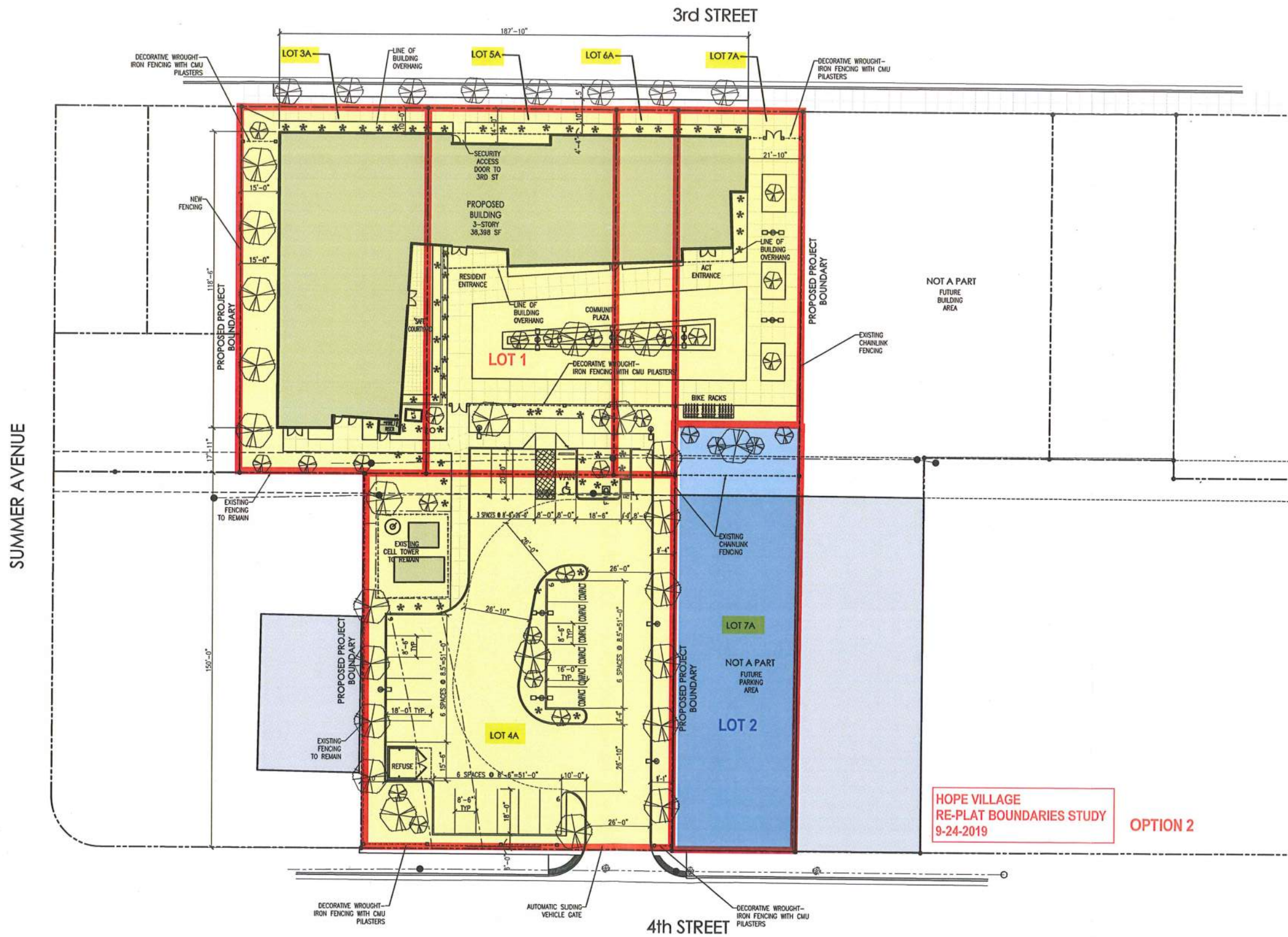
ACS Monument "17-J14"  
NAD 1983 CENTRAL ZONE  
X=1519149.317  
Y=1488866.762  
Z=4957.484 (NAVD 1988)  
G-G=0.999683611  
Mapping Angle=-0°13'59.00"

NEW LOT LINE



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1 Architectural Site Plan  
Scale: 1"=20'-0"

HOPE VILLAGE  
RE-PLAT BOUNDARIES STUDY  
9-24-2019  
OPTION 2

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		



PRELIMINARY  
NOT FOR  
CONSTRUCTION

MULLEN HELLER ARCHITECTURE  
1718 CENTRAL AVENUE SW | STE. D  
ALBUQUERQUE, NM | 87109  
P | 505.268.4144  
F | 505.268.4244  
www.mullenheller.com

JOB NUMBER 18-13  
DRAWN BY SEJ | AQJ | MW  
PROJECT MGR JDH  
DATE 9-19-2019  
PHASE Schematic Design

PROJECT  
Hope Works | Hope Village  
1215 Third Street NW  
Albuquerque, NM 87102  
TITLE  
Overall Architectural Site Plan

SHEET  
A001