



**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>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	<b>APPEAL</b>
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

**BRIEF DESCRIPTION OF REQUEST**

The purpose of plat is to combine two existing tracts into one new tract.


**APPLICATION INFORMATION**

Applicant/Owner: Jose Alfredo Martinez and Ailda Martinez		Phone:
Address: 3500 Bareback Pl SW		Email:
City: Albuquerque	State: NM	Zip: 87105
Professional/Agent (if any): Fierro & Company		Phone: (505)352-8930 ext 101
Address: 3201 4th St. NW		Email: vherrera@fierrocompany.com
City: Albuquerque	State: NM	Zip: 87107
Proprietary Interest in Site:	List <u>all</u> owners:	

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

Lot or Tract No.: Portion of the Commercial Area (see attached legal description)	Block: 5	Unit:
Subdivision/Addition: Los Altos Subdivision	MRGCD Map No.:	UPC Code: 101105625735620703 101105624937420702
Zone Atlas Page(s): L-11-Z	Existing Zoning: NR-C	Proposed Zoning No change, NR-C existing
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 1.312 acres

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 1021 OLD COORS DR SW	Between: Bridge Boulevard SW	and: Rio Vista Drive SW
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**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

PR-2020-003911 RZ-2023-00022
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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: <i>Veronica Herrera</i>	Date: 1-19-2024
Printed Name: Veronica Herrera	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

LEGAL DESCRIPTION:

PORTION OF THE COMMERCIAL AREA, BLOCK 5, LOS ALTOS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 1949, IN PLAT BK. D, PAGE 75 AND TRACT LETTERED B, BLOCK 5, LOS ALTOS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 14, 1982, IN PLAT BK. C20, PAGE 41.

**FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022** **AMENDMENT TO INFRASTRUCTURE LIST**

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Proposed Amended Infrastructure List
- \_\_\_ 6) Original Infrastructure List

 **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 **EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled

- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the deferral or extension
- \_\_\_ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION**

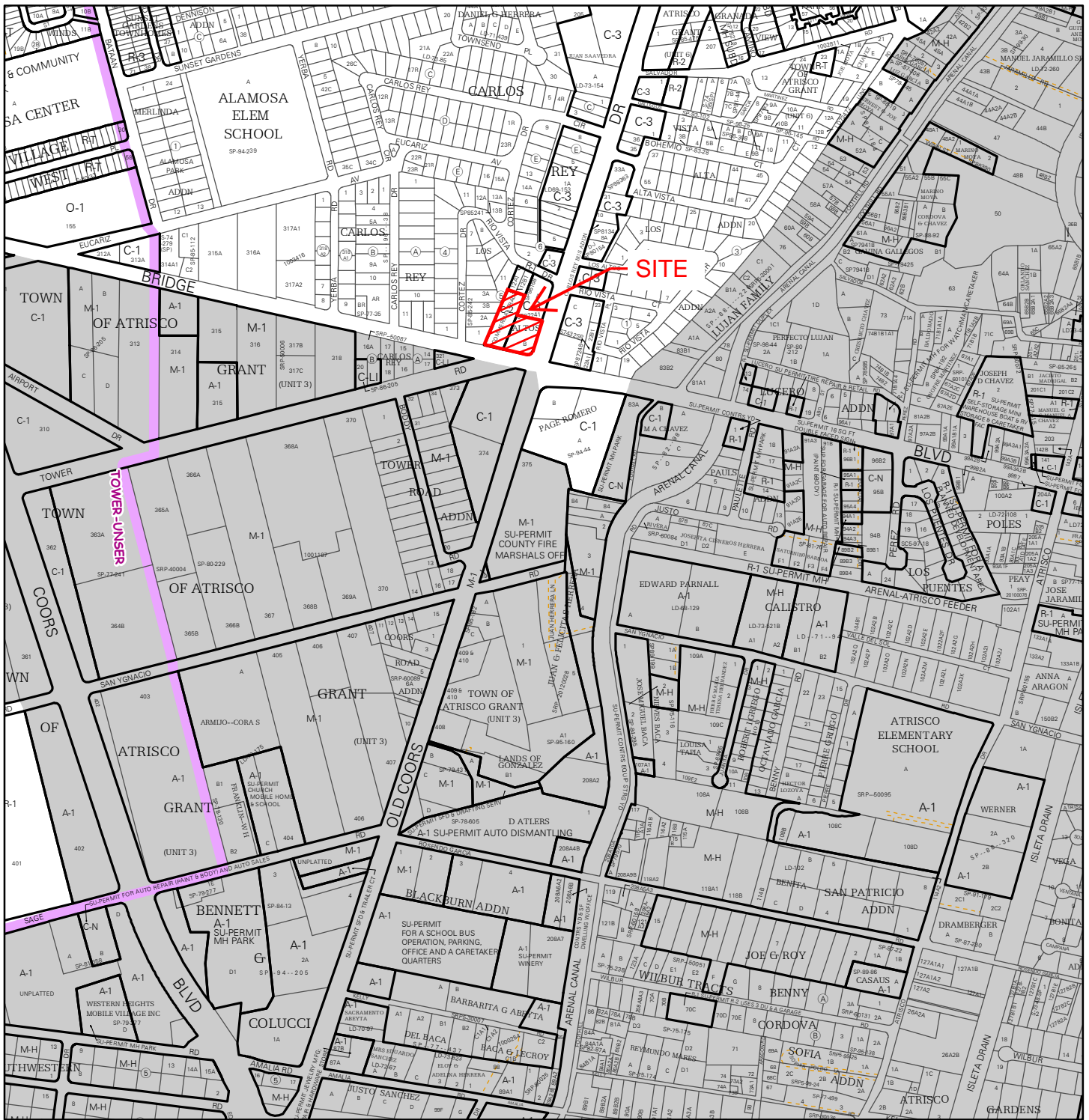
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_ 6) Preliminary Plat or Site Plan
- \_\_\_ 7) Copy of DRB approved Infrastructure List
- \_\_\_ 8) Copy of recorded IIA

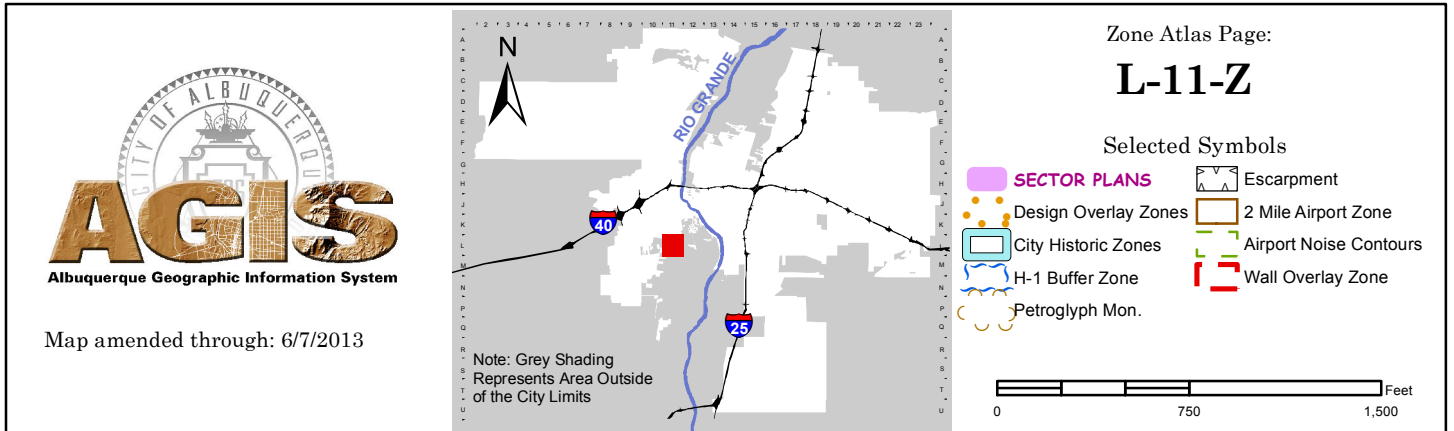
**SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- X 1) DFT Application form completed, signed, and dated
- X 2) Form S3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 4) Letter describing, explaining, and justifying the request
- X 5) Scale drawing of the proposed subdivision plat or Site Plan
- NA 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



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





Fierro&Company

3201 4<sup>TH</sup> Street NW, Suite C  
Albuquerque, NM 87107  
(505) 352-8930 | [www.fierrocompany.com](http://www.fierrocompany.com)

January 19, 2023

City of Albuquerque  
Development Facilitation Team

RE: Sketch plat resubmittal PR-2020-003911  
Proposed Tract B-1, Block 5 Los Altos Subdivision

On behalf of Jose Alfredo and Ailda Martinez, Fierro & Company as their agent is requesting a secondary sketch plat review of the proposed Tract B-1, Block 5 Los Altos Subdivision plat, being a replat of Tract B & a Portion of the Commercial Area. The initial sketch plat was submitted on September 21, 2022 at which time comments were provided. However, since the initial sketch submittal and review there have been updates to the IDO and the subject property was approved for a zone map amendment to Non-Residential Commercial Zone District (NR-C) on September 1, 2023.

The proposed subdivision plat will create 1 tract from two existing tracts. Approval of the proposed plat will provide for site development consistent with the NR-C Zone.

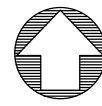
Thank you for your review and consideration.

*Veronica Herrera*

Veronica Herrera  
FIERRO & COMPANY



VICINITY MAP  
FROM ZONE ATLAS PAGE L-11-Z  
N.T.S.



NTS

**SUBDIVISION DATA**

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY
2. ZONE ATLAS MAP NO. L-11; ZONING: NR-C
3. GROSS SUBDIVISION ACREAGE: 1.312 ACRES.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: ONE (1) TRACTS.
5. DATE OF SURVEY: AUGUST 2022
6. PLAT IS LOCATED WITHIN, BERNALILLO COUNTY, NEW MEXICO.

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO (2) EXISTING TRACT INTO ONE (1) NEW TRACT.

**NOTES**

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
3. THIS SURVEY IS BASED UPON LOS ALTOS SUBDIVISION FILED SEPTEMBER 14, 1982, DOC. #1982047950.
3. GROUND TO GRID SCALE FACTOR USED IS 0.999685359 AS PUBLISHED BY ACS MONUMENT "NM 45-4A".

**TREASURER'S OFFICE CERTIFICATION**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY  
TREASURER'S OFFICE \_\_\_\_\_  
DATE \_\_\_\_\_

**DESCRIPTION**

PORTION OF THE COMMERCIAL AREA, BLOCK 5, LOS ALTOS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 1949, IN PLAT BK. D, PAGE 75 AND TRACT LETTERED B, BLOCK 5, LOS ALTOS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 14, 1982, IN PLAT BK. C20, PAGE 41.

**FREE CONSENT**

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING,

"PLAT OF TRACT B-1, BLOCK 5, LOS ALTOS SUBDIVISION, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY GRANT EASEMENTS AS SHOWN HEREON.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

OWNER: JOSE ALFREDO MARTINEZ & AILDA MARTINEZ

\_\_\_\_\_  
SIGNATURE

**ACKNOWLEDGEMENT:**

STATE OF \_\_\_\_\_ )  
 )SS.

COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME

PERSONALLY APPEARED \_\_\_\_\_

\_\_\_\_\_ KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION  
EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

SKETCH PLAT OF  
TRACT B-1, BLOCK 5  
LOS ALTOS SUBDIVISION  
(BEING A REPLAT OF TRACT B & COMMERCIAL AREA)  
WITHIN SECTION 26, TOWNSHIP 10 NORTH,  
RANGE 2 EAST, N.M.P.M.  
TOWN OF ALAMEDA GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST 2022

**UTILITY APPROVALS:**

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

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

CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**CITY APPROVALS:**

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

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

A.B.C.W.U.A. \_\_\_\_\_ DATE \_\_\_\_\_

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

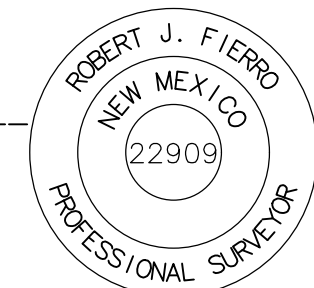
A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER/HYDROLOGY \_\_\_\_\_ DATE \_\_\_\_\_

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

**SURVEYOR'S CERTIFICATION**  
I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO 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 ACCURATELY 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; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. FIERRO, N.M.P.S. No. 22909 \_\_\_\_\_ Date \_\_\_\_\_



**Fierro & Company**  
ENGINEERING | SURVEYING

3201 4th. STREET NW, ALBUQUERQUE, NM 87107  
PH 505.352.8930 www.fierrocompany.com

GRADING AND DRAINAGE NOTES:

1. a. THIS PROPERTY IS SUBJECT TO BERNALILLO COUNTY CODE CHAPTER 38 FLOODS. A GRADING AND DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.
- b. CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.
- c. LOTS MUST ACCEPT HISTORICAL STORMWATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.
- d. NO MASS SITE GRADING, CLEARING, OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.
2. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, PROTECTED BY THE LEVEE ACCORDING TO THE FIRM PANEL 35001C0527H, EFFECTIVE DATE 08/16/2012.
  - a. THIS PROPERTY LIES WITHIN FLOOD ZONE X, WHICH IS DEFINED AS AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. OVERTOPPING OR FAILURE OF THE STRUCTURE PROTECTING THIS AREA IS POSSIBLE. FLOOD INSURANCE AND ADHERENCE TO ELEVATION PROCEDURES ARE STRONGLY RECOMMENDED.

A.B.C.W.U.A. NOTE:

EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

UTILITY NOTES:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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 SERVICE.

QWEST CORPORATION D/B/A/ CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO 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 EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATURAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

SOLAR NOTE:

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "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 ERRECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.

SKETCH PLAT OF  
**TRACT B-1, BLOCK 5**  
**LOS ALTOS SUBDIVISION**  
 (BEING A REPLAT OF TRACT B & COMMERCIAL AREA)  
 WITHIN SECTION 26, TOWNSHIP 10 NORTH,  
 RANGE 2 EAST, N.M.P.M.  
 TOWN OF ALAMEDA GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 2022

LEGEND

- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- SET 18"x1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
- (N90°00'00"E, 100.00') RECORD BEARING & DISTANCE BK. 98C, PG. 44.
- N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE



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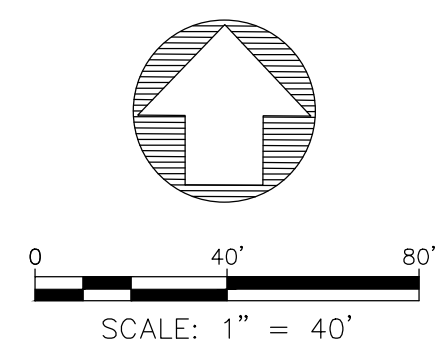
SKETCH PLAT OF  
**TRACT B-1, BLOCK 5**  
**LOS ALTOS SUBDIVISION**  
 (BEING A REPLAT OF TRACT B & COMMERCIAL AREA)  
 WITHIN SECTION 26, TOWNSHIP 10 NORTH,  
 RANGE 2 EAST, N.M.P.M.  
 TOWN OF ALAMEDA GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 2022


EXISTING EASEMENTS:

- ① 5' UTILITY EASEMENT  
FILED: DECEMBER 13, 1949, BK. D, PG. 75.
- ② 10' UTILITY EASEMENT  
FILED: SEPTEMBER 14, 1982, BK. C20, PG. 41



ACS MONUMENT "NM-45-4A"  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 PUBLISHED DATA IN NAD 1983  
 N=1480289.338 FT.  
 E=1505415.477 FT.  
 DELTA ALPHA= -0°15'33.20"  
 GROUND TO GRID FACTOR= 0.999685359  
 PUBLISHED DATA IN NAVD 1988  
 ELEVATION= 5005.696 FT.





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 3201 4th. STREET NW, ALBUQUERQUE, NM 87107  
 PH 505.352.8930 [www.fierrocompany.com](http://www.fierrocompany.com)

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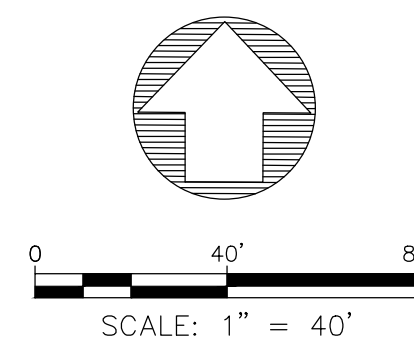
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 (BEING A REPLAT OF TRACT B & COMMERCIAL AREA)  
 WITHIN SECTION 26, TOWNSHIP 10 NORTH,  
 RANGE 2 EAST, N.M.P.M.  
 TOWN OF ALAMEDA GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 2022

EXISTING EASEMENTS:

- ① 5' UTILITY EASEMENT  
FILED: DECEMBER 13, 1949, BK. D, PG. 75.
- ② 10' UTILITY EASEMENT  
FILED: SEPTEMBER 14, 1982, BK. C20, PG. 41



ACS MONUMENT "NM-45-4A"  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
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 ELEVATION= 5005.696 FT.



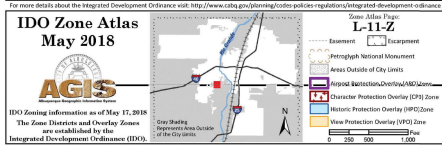
AERIAL



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**ZONE ATLAS MAP - L-11-Z**  
INT.S.

**TCL NOTES:**

- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL AS MEASURED FROM THE GUTTER PANEL WILL NOT BE ACCEPTABLE IN THE CLEAR RIGHT TRIANGLE.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
- REFUSE VEHICLE MANEUVERING SHALL BE CONTAINED ON-SITE. THE REFUSE VEHICLE SHALL NOT BACK INTO THE PUBLIC RIGHT AWAY.

**GENERAL NOTES**

- PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PERMITS IDENTIFICATION SHALL BE MINIMUM 24 INCHES HIGH x 5 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- PROVIDE EXPANSION JOINTS IN CONCRETE WALK @ 40' O.C. AND WHERE CONCRETE ABUTS THE BUILDING.
- O.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-B-C, 1 PER EACH 3,000 S.F. REFER TO FLOOR PLANS FOR QUANTITY AND LOCATIONS.

**TCL NOTES:**

- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL AS MEASURED FROM THE GUTTER PANEL WILL NOT BE ACCEPTABLE IN THE CLEAR RIGHT TRIANGLE.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
- REFUSE VEHICLE MANEUVERING SHALL BE CONTAINED ON-SITE. THE REFUSE VEHICLE SHALL NOT BACK INTO THE PUBLIC RIGHT AWAY.

**DESIGN STANDARDS**

- ALL CURB ACCESS RAMPS (DRIVE PADS) SHALL BE CONSTRUCTED TO MEET THE CITY OF ALBUQUERQUE STD. DRAWINGS 2423.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE STD. OF THE CITY OF ALBUQUERQUE STD. DRAWING 2430.
- ALL SIDEWALK CONSTRUCTION SHALL MEET THE STD. OF THE CITY OF ALBUQUERQUE STD. DRAWING 2431.
- ALL SIDEWALK JOINTS AND TRANSIENS BETWEEN EXISTING AND NEW SIDEWALKS SHALL CONFORM TO THE CITY OF ALBUQUERQUE STD. DRAWING 2432.
- ALL NEW CURB CUTS TO THE SITE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STD. DRAWING 2433 WITH THE GUTTER PROFILE MATCHING EXISTING.
- ALL NEW CURB AND GUTTERS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STD. DRAWING 2434A, MATCHING EXISTING PROFILE.

- KEYED NOTES**
- INSTALL NEW CONCRETE CURB & GUTTER, AS SHOWN, PER DPM STANDARDS. SEE DETAIL A5-2/TCL-2
  - INSTALL NEW CONCRETE SIDEWALK, PER CABO STD. DRAWING 2430. [SEE DET. 2/ SHT. TCL-2]
  - INSTALL NEW CONCRETE DRIVEWAY, PER CABO STD. DRAWING 2420
  - SEE SHEET AS-2 FOR ACCESSIBLE PARKING AND RAMP DETAILS.
  - INSTALL ACCESSIBLE PARKING SIGNAGE, POLE-MOUNTED, AT EACH OF THE (4) SPACES AS SHOWN, SEE DETAIL B, SHT. AS-2/ TCL-2
  - INSTALL B&E RACKS (4), SEE DETAIL AJ SHT. A5-2/TCL-2
  - INSTALL PARKING STRIPING AND DIRECTIONAL ARROWS AS SHOWN, PER DPM STANDARDS.
  - INSTALL NEW CONCRETE PAVING, FOR ENTIRE PARKING LOT, TYP.
  - INSTALL CONCRETE PAVING THROUGHOUT OUTDOOR PATIO AREA, TYP.
  - EXISTING 8'-0" HIGH CMU WALL TO REMAIN.
  - NEW 3'-0" HIGH CONCRETE WALL WITH STUCCO FINISH, SEE DETAIL G/ SHT. A5-2/TCL-2
  - 11'-0"x11'-0" CLEAR RIGHT TRIANGLE, SEE TCL NOTES, SHT. AS-1/TCL-1.
  - MOTORCYCLE PARKING SPACE WITH POLE MOUNTED SIGN, SEE DETAIL C/ SHT. A5-2/TCL-2
  - NEW FIRE HYDRANT TO BE INSTALLED PER CABO STANDARDS.
  - HANDICAPPED RAMP PER DPM STANDARDS.
  - EXISTING CONCRETE WORK TO BE REMOVED. REPLACE GUTTER WHEN REMOVING DRIVE PAD PER CABO STD. DRAWING 2412.
  - NEW REFUSE ENCLOSURE, SEE DETAIL F-G ON SHEET AS-2.

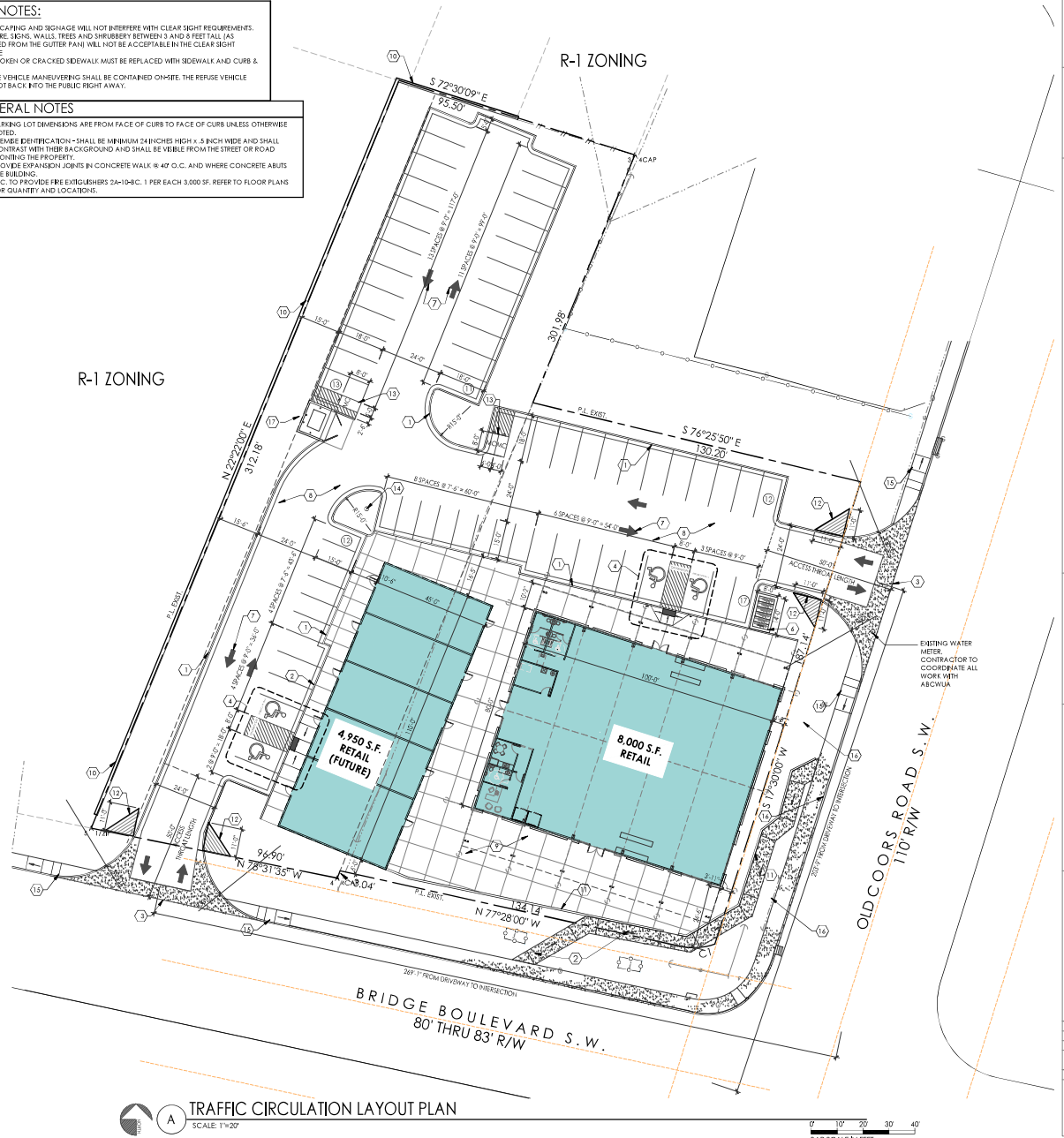
**PARKING CALCULATIONS**

REQUIRED SPACES PER CABO IDO 2022	
RESTAURANT = 8 SPACES PER 1000 S.F. 2,000/1,000 =	16 SPACES REQUIRED
GENERAL RETAIL = 4 SPACES PER 1000 S.F. 10,000/1,000 =	40 SPACES REQUIRED
ACCESSIBLE PARKING SPACES REQUIRED 81-100 =	04 (1 VAN ACCESSIBLE)
<b>TOTAL SPACES REQUIRED:</b>	<b>60 (1 VAN ACCESSIBLE)</b>

1 CYCLE SPACED = 10% OF 60 SPACES PROVIDED = 6 CYCLE SPACES REQUIRED  
MOTORCYCLE PARKING = FOR 61-100 VEHICLE SPACES (3 MOTORCYCLE SPACES REQUIRED)

PARKING SPACES PROVIDED:	
REGULAR PARKING SPACES =	47 SPACES PROVIDED
COMPACT PARKING SPACES =	14 SPACES PROVIDED
ACCESSIBLE PARKING SPACES =	04 SPACES PROVIDED (4 VAN ACCESSIBLE)
BICYCLE SPACES =	06 PROVIDED
MOTORCYCLE SPACES =	03 PROVIDED
<b>TOTAL SPACES PROVIDED =</b>	<b>65 SPACES PROVIDED</b>

COMPACT PARKING @ 25% OF SPACES IF MORE THAN 20 SPACES REQUIRED PER IDO



**TRAFFIC CIRCULATION LAYOUT PLAN**  
SCALE: 1"=20'

