



202100 Rio Grande & I-40
Sketch Plat Submitted

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 P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> 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)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final 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"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<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)	
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		
Sketch Plat Review and Comment		

APPLICATION INFORMATION		
Applicant: Garcia Real Estate Investments LLC		Phone: 505-260-5188
Address: PO Box 26207		Email: egarcia@garcia cars.com
City: Albuquerque	State: NM	Zip: 87125
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park PI NE		Email: vcarrica@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: TRS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3 & 234A	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101305912918532303
Zone Atlas Page(s): H-13-Z	Existing Zoning: MX-M	Proposed Zoning MX-M
# of Existing Lots: 8	# of Proposed Lots: 4	Total Area of Site (Acres): 2.5827
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 1100 RIO GRANDE BLVD NW	Between: Rio Grande NW	and: I-40
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature:	Date: 08/17/2020
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2020-00076	SK	\$50			
Meeting Date: August 26, 2020			Fee Total: \$50		
Staff Signature: Vanessa A Segura			Date: 8/17/2020	Project # PR-2020-004284	

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.

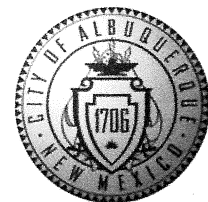
A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- N/A 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@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: 08/17/2020
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
PS-2020-00076	PR-2020-004284
Staff Signature: <i>Vanessa A Segura</i>	
Date: 7/17/2020	





TIERRA WEST, LLC

August 11, 2020

Ms. Jolene Wolfley, Chairwoman
Development Review Board
P.O. Box 1293
Albuquerque, NM 87103

**RE: SKETCH PLAT REVIEW AND COMMENT
1100 RIO GRANDE BLVD NW ALBUQUERQUE, NM 87104
TRS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3
& 234A (EXCL PORTS OUT TO R/W) MRGCD MAP
ZONE ATLAS PAGE: H-13-Z**

Dear Ms. Wolfley:

On behalf of Garcia Real Estate Investments LLC C/O Garcia Shelliah P, Tierra West, LLC is submitting a sketch plat submittal for review and comment for the intent of lot line elimination. The parcel is currently located at Rio Grande Blvd. NW and I-40, and more specifically at the intersection of Floral and Rio Grande. Located east of the Alameda drain and is zoned Mixed Use (MX-M) per the Integrated Development Ordinance.

The intent is to create a parcel for a new credit union from the approximately 8 parcels that currently exist. The parcels have been carved up for decades and this presents an opportunity to update the platting on the site. The zoning is appropriate for the credit union purposes. Two additional parcels will be left over for future development along with the access to the site and through the site for those properties located on the east side of the Alameda Drain.

Primary access to the Credit Union site will be off an extension of Floral Drive from Rio Grande Blvd, to the south is the existing parcel where the Range Restaurant is located. Cross access to the parcel will be provided but the restaurant lot is not part of this action. We are in the process of preparing a Master Drainage Plan for the area west of the Drain to Rio Grande that this portion will fall under. We will be proposing a detention system for that drainage portion.

I have reached out to Transportation ahead of the application to start discussions about the access for this site as well as the balance of the property to the west. Further we have submitted a Fire One Sheet to the Fire Marshall office for review and comment and hope to have those initial comments in time for the DRB hearing.

Included are the existing water meters for the area that we will be working through for the service to the tracts and trying to eliminating any duplicates to the project.

If there are any questions concerning the initial application ahead of the DRB hearing please do not hesitate to contact either Vince Carrica or myself.

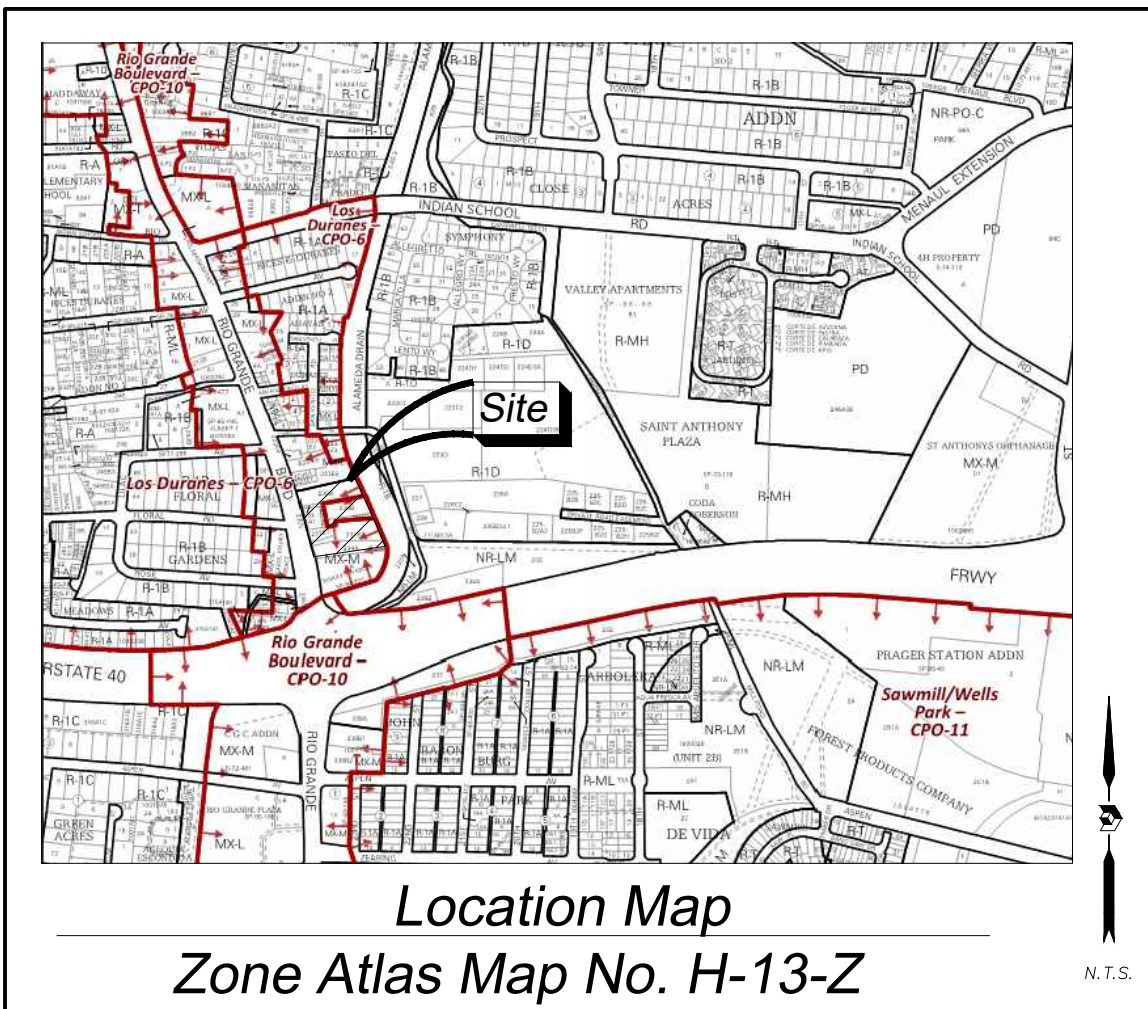
Sincerely,

Ronald R. Bohannon, P.E.

cc: Jason Kent
Ed Garcia

RRB/vc/jg

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



RECORDING STAMP

Plat of
Tracts 1, 2, 3 & 4
Rio Grande Crossing West
 Town of Albuquerque Grant, Projected
 Section 7, Township 10 North, Range 3 East, N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 August 2020

Project No. PR-2020-
Application No. SD-2020-
Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
City Approvals	
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
MIDDLE RIO GRANDE CONSERVANCY DISTRICT	DATE

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 2.5827 ACRES±
 ZONE ATLAS INDEX NO: H-13-Z
 NO. OF TRACTS CREATED: 4
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: OCTOBER 19, 2018

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING EIGHT TRACTS INTO FOUR NEW TRACTS AND TO DEDICATE ADDITIONAL STREET RIGHT OF WAY

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Solar Note:

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

Disclaimer

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

Public Utility Easements

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 - B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 - C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

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

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS 230-A, 230-B, 231-A-1, 231-A-2, 231-B-1, 231-B-3, 232-B-2 AND 234-A AS THE SAME ARE SHOWN ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 35, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD-83, CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS;

BEGINNING AT THE A POINT ON THE WEST BOUNDARY OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF RIO GRANDE BOULEVARD, N.W., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO A.R.G.S. MONUMENT "7_H13" BEARS N 18°16'44" W, A DISTANCE OF 797.57 FEET;

THENCE FROM SAID POINT OF BEGINNING ALONG SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 327.85 FEET, A RADIUS OF 2341.09 FEET, A DELTA ANGLE OF 08°01'26", A CHORD BEARING OF N 16°23'09" W, AND A CHORD LENGTH OF 327.58 FEET, TO THE NORTHWEST CORNER OF DESCRIBED TRACT, MARKED BY FOUND PK NAIL WITH BRASS TAG "PS 11463"

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, THENCE N 77°42'58" E, A DISTANCE OF 312.99 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF THE M.R.G.C.D. ALAMEDA DRAIN, MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 11463";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 22°16'55" E, A DISTANCE OF 325.09 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 05°09'02" E, A DISTANCE OF 41.18 FEET, TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 5823"

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, S 83°27'25" W, A DISTANCE OF 342.60 FEET TO THE POINT OF BEGINNING, CONTAINING 2.5827 ACRES (112,504 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF TRACTS 1, 2, 3 AND 4 RIO GRANDE CROSSING WEST.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

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

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

EDWARD T. GARCIA _____ DATE
 MANAGING MEMBER
 GARCIA REAL ESTATE INVESTMENTS, LLC.
 OWNER TRACTS 230-A, 230-B, 231-A-1, 231-A-2, 231-B-1, 231-B-3, 232-B-2 AND 234-A

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020 BY EDWARD T. GARCIA, MANAGING MEMBER, GARCIA REAL ESTATE INVESTMENTS, LLC.

BY _____ MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

Surveyor's Certificate

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

LARRY W. MEDRANO _____ DATE
 N.M.P.S. No. 11993



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION					
STATE PLANE ZONE: NM-C		GRID		TYPE: STANDARD		LAND GRANT: TOWN OF ALBUQUERQUE GRANT		PROPERTY OWNERS: GARCIA REAL ESTATE INVESTMENTS, LLC				CREW/TECH: MT		DATE OF SURVEY: 08/23/2018			
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS: YES		SECTION: 7		TOWNSHIP: 10 NORTH		RANGE: 3 EAST		MERIDIAN: NMPM			
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0				SUBDIVISION NAME: RIO GRANDE CROSSING WEST				DRAWN BY: JK		CHECKED BY: LM			
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003153689				BEARING ANNOTATION: GROUND TO GRID: 0.9996847305				CITY: ALBUQUERQUE		COUNTY: BERNALILLO		STATE: NM		UPC: 101305912918532303		PSI JOB NO. 204073P	
				ELEVATIONS VALID: NO								SHEET NUMBER: 1 OF 2					



OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	18.97'	13.82'	13.52'	N 09°28'27" E	41°44'38"
C2	19.53'	19.02'	18.27'	N 45°53'08" W	55°47'45"

Line Table

LINE	BEARING	DISTANCE
L1	N 66°48'14" E	13.12'
L2	S 66°12'35" W	9.19'

Plat of
Tracts 1, 2, 3 & 4
Rio Grande Crossing West
 Town of Albuquerque Grant, Projected
 Section 7, Township 10 North, Range 3 East, N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 August 2020

RECORDING STAMP

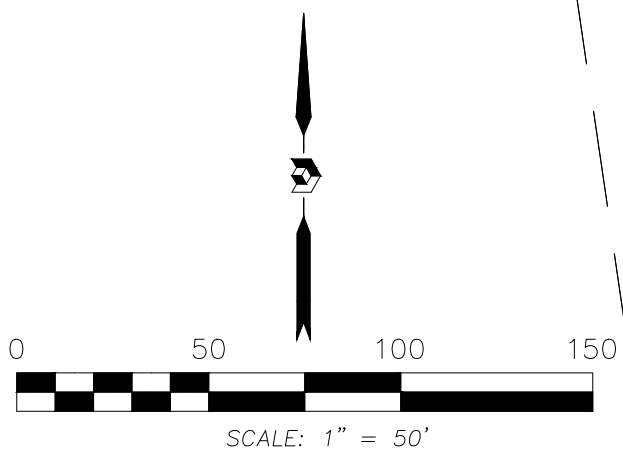
TRACT 223-D
 MRCCD MAP 35
 (DEED 11/15/1923, OLD BOOK 74, PAGE 334)

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

A.G.R.S. MONUMENT "B_H13"
 STANDARD C.O.A. BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,495,058.484 US SURVEY FEET
 E=1,514,348.572 US SURVEY FEET
 PUBLISHED EL=4963.168 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999684701
 DELTA ALPHA ANGLE=-0°14'32.76"

A.G.R.S. MONUMENT "7_H13"
 STANDARD C.O.A. BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,495,777.837 US SURVEY FEET
 E=1,513,953.442 US SURVEY FEET
 PUBLISHED EL=4964.364 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.99968476
 DELTA ALPHA ANGLE=-0°14'35.56"



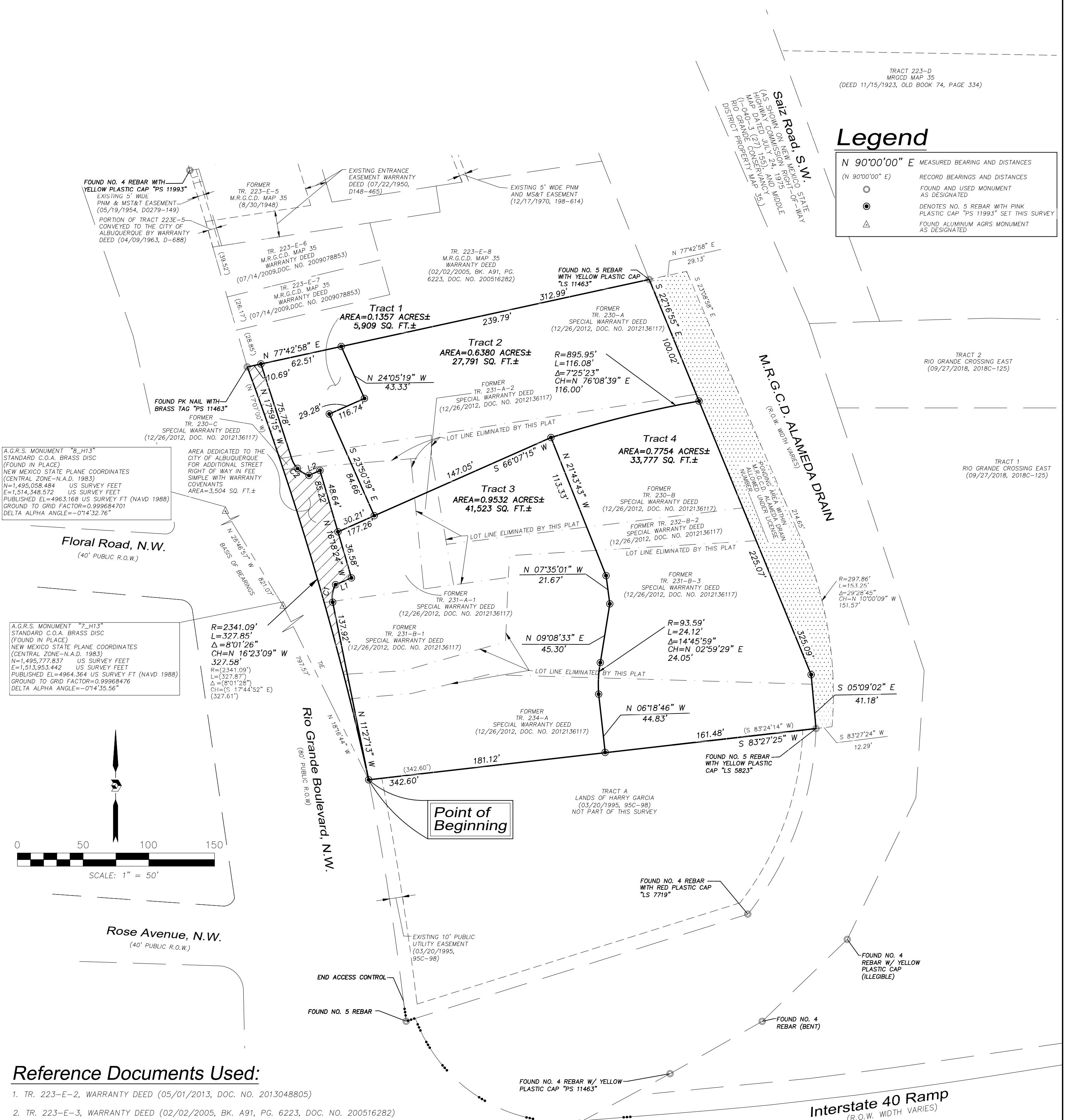
Reference Documents Used:

1. TR. 223-E-2, WARRANTY DEED (05/01/2013, DOC. NO. 2013048805)
2. TR. 223-E-3, WARRANTY DEED (02/02/2005, BK. A91, PG. 6223, DOC. NO. 200516282)
3. TR. 223-E-5, M.R.G.C.D. PROPERTY MAP 35 (8/30/1948)
4. TR. 223-E-6 & TR. 223-E-7, WARRANTY DEED (07/14/2009, DOC. NO. 2009078853)
5. TR. 223E8 WARRANTY DEED (02/02/2005, BK. A91, PG. 6223, DOC. NO. 200516282)
6. TR. 230-A, TR. 231-A-1, TR. 231-A-2, TR. 230-B, TR. 232-B-2, TR. 231-B-1, TR. 231-B-3 & TR. 234-A, SPECIAL WARRANTY DEED (12/26/2012, DOC. NO. 2012136117)
7. TRACT B, LANDS OF RAMONA ZESIGER WARRANTY DEED (05/28/2019, DOC. NO. 2019043595)



OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

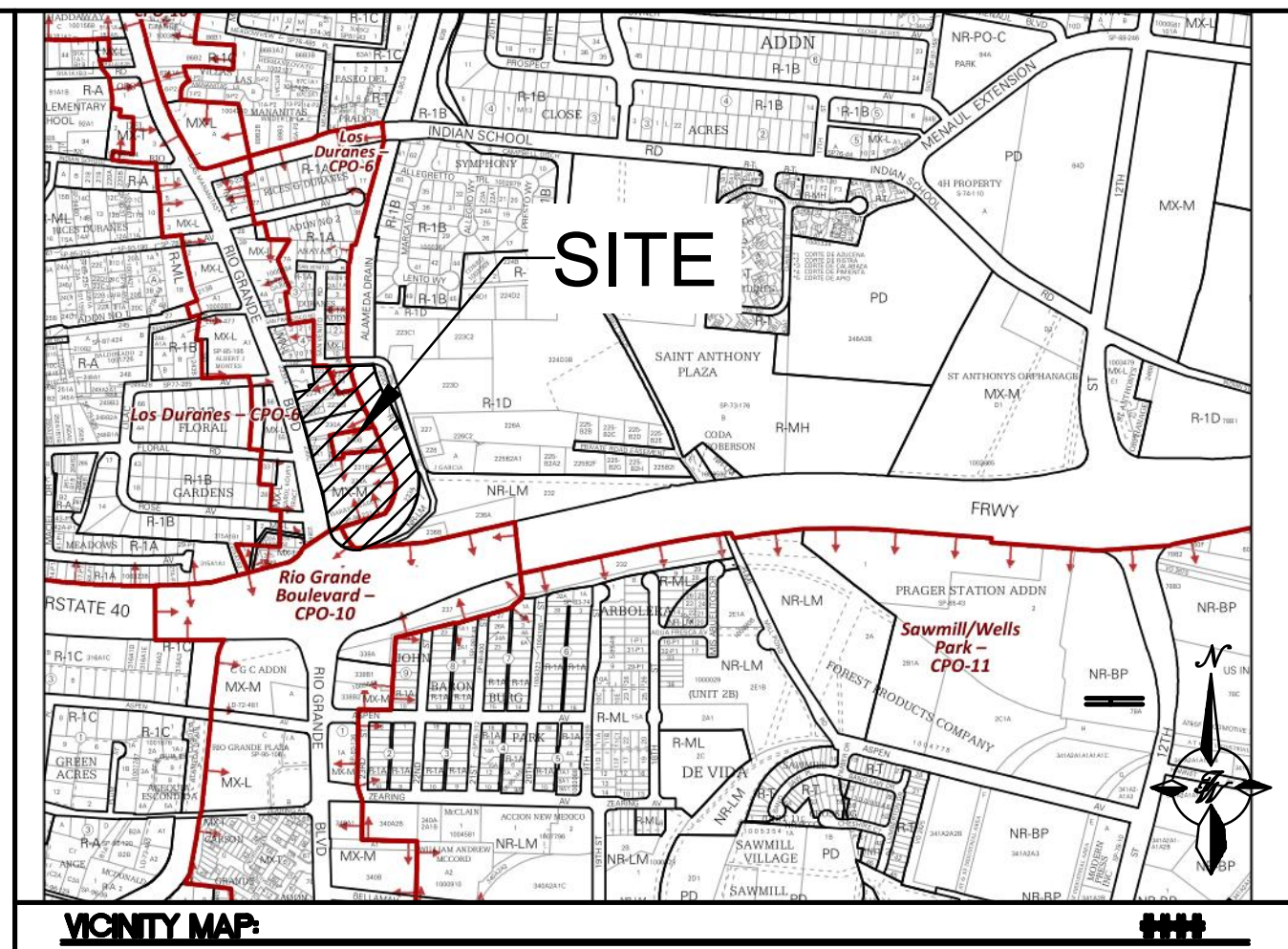
PROJECT INFORMATION	
CREW/TECH: MT	DATE OF SURVEY 10/19/2018
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 204073P	SHEET NUMBER 2 OF 2





LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▬ BUILDING
- ▬ PROPOSED BUILDING
- ▬ EXISTING BUILDING
- ▬ SIDEWALK
- ▬ EXISTING SIDEWALK



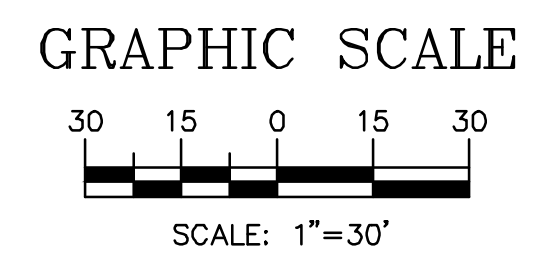
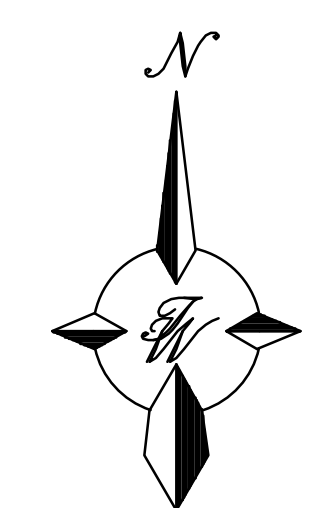
LEGAL DESCRIPTION:

KEYED NOTES

- ① ACCESSIBLE PARKING PER ADA STANDARDS
- ② MOTORCYCLE PARKING
- ③ STANDARD CURB AND GUTTER
- ④ SIDEWALK PER COA STD DWG #2430
- ⑤ THRASH ENCLOSURE
- ⑥ 6" MEDIAN CURB AND GUTTER PER COA STD DWG #2415B

SITE DATA

SANDIA LABORATORY FEDERAL CREDIT UNION (SLFCU)	
PROPOSED USAGE:	BUISNESS
LOT AREA:	41,643 SF (0.96 ACRE)
BUILDING AREA:	4,400 sf
PARKING: SPACES REQUIRED:	13 PROVIDED: 32
HC PARKING: SPACES REQUIRED:	2 PROVIDED: 2
MC PARKING: SPACES REQUIRED:	1 PROVIDED: 2
RETAIL	
PROPOSED USAGE:	RETAIL
LOT AREA:	33,386 SF (0.77 ACRE)
BUILDING AREA:	3,200 sf
PARKING: SPACES REQUIRED:	12 PROVIDED: 35
HC PARKING: SPACES REQUIRED:	2 PROVIDED: 2
RESTAURANT	
PROPOSED USAGE:	FOOD SERVICE
LOT AREA:	41,380 SF (0.95 ACRE)
BUILDING AREA:	4,000 sf
PARKING: SPACES REQUIRED:	32 PROVIDED: 40
HC PARKING: SPACES REQUIRED:	2 PROVIDED: 3
MC PARKING: SPACES REQUIRED:	2 PROVIDED: 2
PODS	
PROPOSED USAGE:	COMERCIAL
LOT AREA:	6,046 SF (0.14 ACRE)
BUILDING AREA:	320 sf
PARKING: SPACES REQUIRED:	1 PROVIDED: 3



ENGINEER'S SEAL	RIO GRANDE CROSSING WEST	DRAWN BY LN
	SITE PLAN FOR SKETCH PLAT	DATE 08/11/2020
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		JOB # 2012100