



## DEVELOPMENT REVIEW BOARD APPLICATION

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 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)	<b>MISCELLANEOUS APPLICATIONS</b>	<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)	<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)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Sketch Plat Review and Comment		

<b>APPLICATION INFORMATION</b>		
Applicant: La Mame, LLC		Phone: 208-343-8877
Address: 4310 Wellesley NE		Email: tmanschreck@thomasdevelopment.com
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park PI NE		Email:
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	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.: TR F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A TR F-6-A PLAT OF TRACTS F-6-A-1 AND F-6-A-2	Block:	Unit: 3
Subdivision/Addition: Atrisco Business Park	MRGCD Map No.:	UPC Code: 101005847201840605 101005846905940606
Zone Atlas Page(s): J-10-Z	Existing Zoning: NR-BP	Proposed Zoning NR-BP
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 8.94
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 441 & 457 Coors Blvd	Between: Coors Blvd NW	and: Bluewater Rd NW
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
1003816, PR-2020-004193, PR-2020-004376		

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:		Date: 05/04/2021			
Printed Name: Ronald R. Bohannon		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2021-00056	sk	\$50.00			
Meeting Date:				Fee Total: \$50.00	
Staff Signature: <i>Vanessa A Segura</i>			Date: 5/3/21	Project # PR-2021-005414	

**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@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
  - 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**

- 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](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
  - Proposed Final Plat (7 copies, 24" x 36" folded)
  - Design elevations & cross sections of perimeter walls (3 copies)
  - 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@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
  - 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. (7 copies, folded)
  - 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)
  - Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
  - 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
  - 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

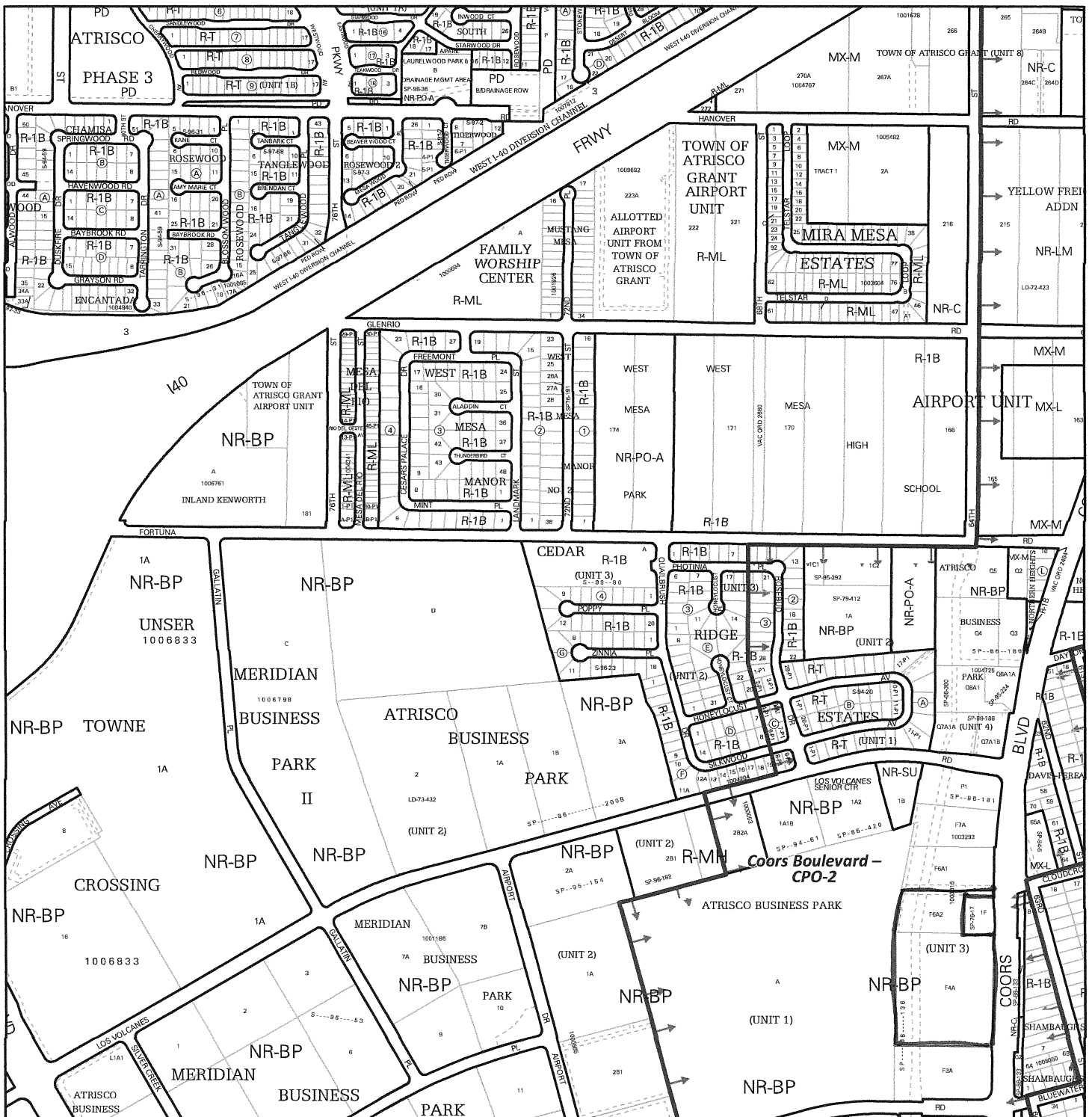
*Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.*

**MINOR AMENDMENT TO PRELIMINARY PLAT**

- 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](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
  - 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 (7 copies, folded)
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
  - Infrastructure List, if applicable

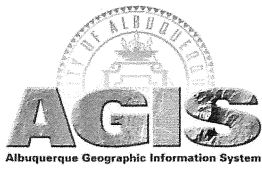
*Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.*

<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: 05/04/2021
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number: _____	Case Numbers: _____
_____	_____
_____	_____
Staff Signature: _____	
Date: _____	



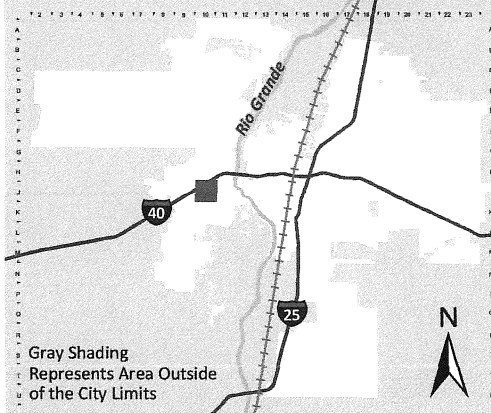
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

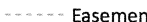







## IDO Zone Atlas May 2018




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

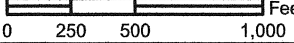
Zone Atlas Page:  
**J-10-Z**



-  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

Gray Shading  
Represents Area Outside  
of the City Limits





0 250 500 1,000 Feet



# TIERRA WEST, LLC

May 4, 2021

Ms. Jolene Wolfley, Chair  
Design Review Board  
PO Box 1293  
Albuquerque, NM 87102

**RE: SKETCH PLAT REVIEW AND COMMENT  
COOR AND BLUEWATER  
TR F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A  
TR F-6-A PLAT OF TRACTS F-6-A-1 AND F-6-A-2  
ZONE ATLAS MAP: J-10-Z**

Dear Ms. Wolfley:

Tierra West, LLC is submitting Sketch plat review and comment on behalf of Thomas Development Co. and La Mame, LLC. The subject property is located at 441 & 457 Coors Blvd, West of Coors Blvd and north of Bluewater Rd. The site is zoned Mixed-Use Moderate Intensity (MX-M). The project is working through the development process and we anticipate requiring at least a lot line adjustment, a vacation of utility easements, and a site development plan approval. The intent of this sketch plat submittal is to try and identify any additional requirements by the City of Albuquerque.

The client is looking to adjust the lot line between the two tracts, maintaining the same number of parcels or tracts, to properly construct an affordable multi-family development (known as San Roque) and an affordable independent senior living development (known as La Serena). San Roque will consist of a 4-story building with 7 garage loft buildings, totaling 138 units. La Serena will consist of a 3-story building with 2 garage loft buildings, totaling 76 units. We have had discussions with NMDOT and City Transportation regarding this development. Access to these developments will come from the two existing driveway on Coors Blvd (the NW and NE corners of the subject site) and will not require a traffic impact study. We are currently awaiting confirmation from NMDOT in writing. We have also had previous discussions with City Hydrology for vacating a 90' public drainage easement which is not in use for any public storm infrastructure. We have been working with PNM for relocating an existing overhead service line that serves an adjacent property (455 Coors Blvd, northeast of the subject site) and vacating the associated public utility easement that bisects the La Serena 3-story building.

The intent of the sketch plat submittal is to understand any outstanding or unforeseen items required to approve a replat, site plan, and building permit. Our intent is for our subsequent DRB submittal to be for Preliminary/Final Plat, Site Plan for Building Permit, and Vacation of

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

Public Easements and we would like to capture any items at this time that could be adverse to allowing us to be able to follow through with the subdivision and building permit processes.

If you have any questions ahead of the meeting or need additional information regarding this matter, please do not hesitate to contact me.

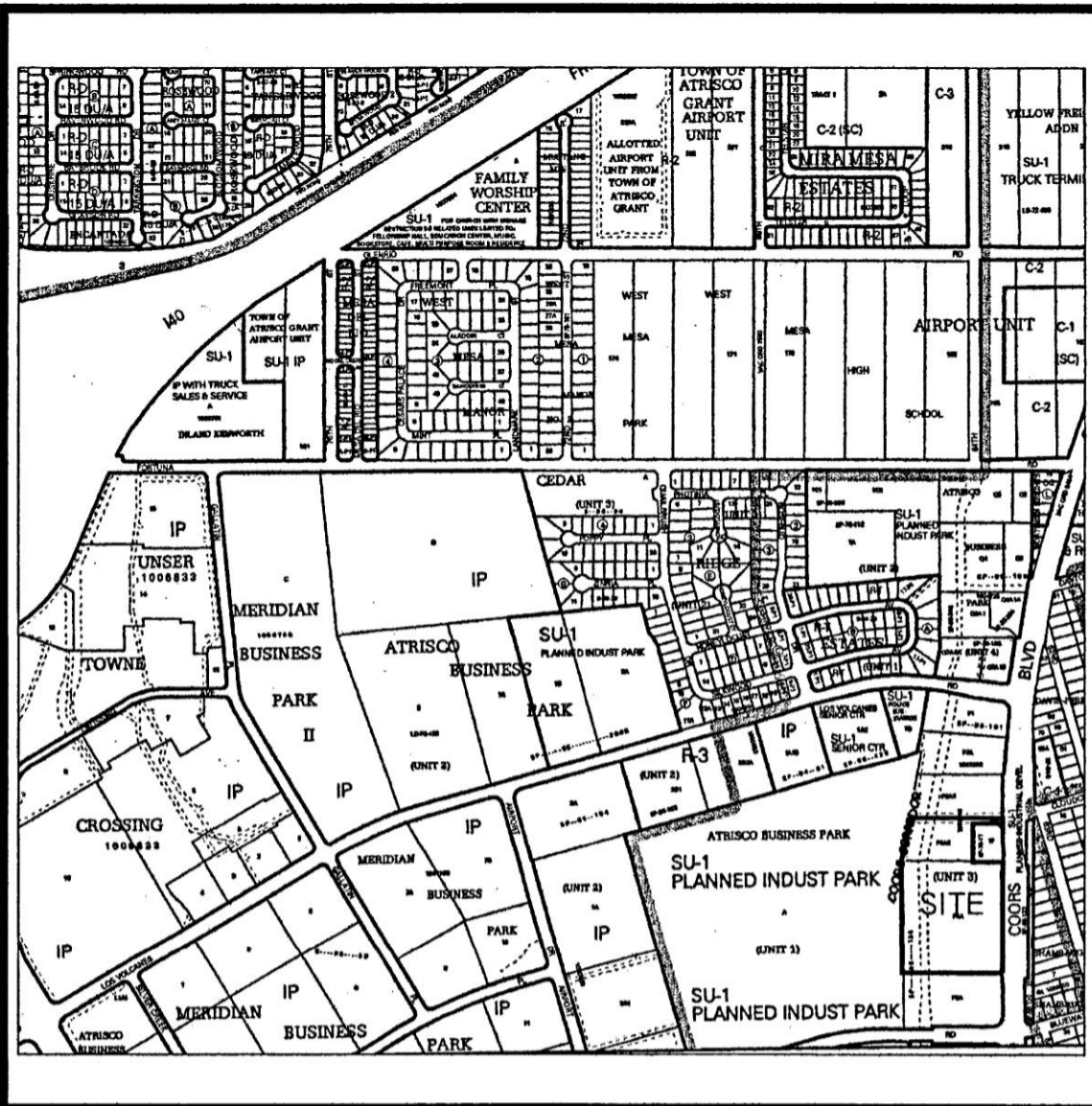
Sincerely,

A handwritten signature in black ink, appearing to read 'RRB', with a long horizontal flourish extending to the right.

Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2020010  
RRB/vp/kw



VICINITY MAP ZONE ATLAS PAGE J-10

UTILITY APPROVALS:

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

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 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, other equipment and related facilities reasonably necessary to provide electrical services.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 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.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 C. Qwest Corporation d.b.a. Century Link QC for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 D. Comcast Cable for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable tv 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 the 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 transformers/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.

U.P.C. No. 1-010-058-469-059-406-06 (Tr. F-6-A-2)  
 U.P.C. No. 1-010-058-472-018-406-05 (Tr. F-4-A)

LEGAL DESCRIPTION:  
 Tract F-4-A, of the Plat of Tracts F-3-A, F-4-A & F-6-A, ATRISCO BUSINESS PARK, UNIT 3, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 29, 1988 in Plat Book C36, Folio 97.  
 AND  
 Tract F-6-A-2 of ATRISCO BUSINESS PARK, UNIT 3, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 15, 2004 in Plat Bk. 2004C, Page 388.

FREE CONSENT:  
 The undersigned owner(s) do hereby consent to the platting of said property as shown hereon and the same is with their free consent and in accordance with their desires. The undersigned individuals hereby represent themselves as authorized to so act. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned warrant that they hold among them complete and indefeasible title in fee simple to the subdivided property.

Owner \_\_\_\_\_

ACKNOWLEDGEMENT  
 State of New Mexico )  
 County of Bernalillo )ss

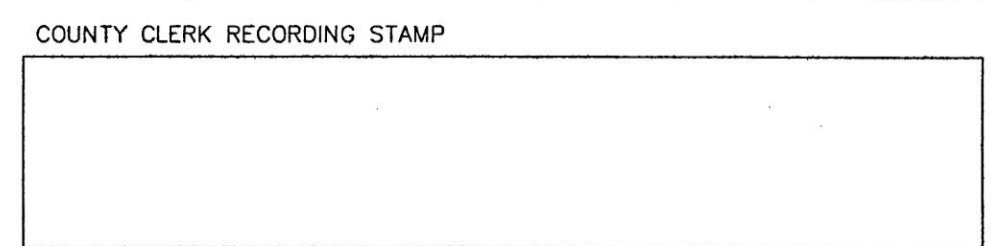
This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_,

BY: \_\_\_\_\_

My Commission expires: \_\_\_\_\_ Notary Public

SURVEYOR'S CERTIFICATE:  
 I, Gary E. Gritsko, a duly qualified New Mexico Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

*Gary E. Gritsko*  
 Gary E. Gritsko, N.M.P.S. No. 8686  
 Date April 26, 2021



PLAT OF  
 Tracts F-6-A-2-A & F-4-A-1, Unit 3,  
 ATRISCO BUSINESS PARK,  
 within the Town of Atrisco Grant,  
 projected Section 15, T.10N., R.2E., N.M.P.M.,  
 City of Albuquerque, Bernalillo County, New Mexico  
 April 2021

PURPOSE OF PLAT:  
 The purpose of this plat is adjust the lot line between two (2) existing tracts, and to vacate certain easements.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

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

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

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

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

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

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

BERNALILLO COUNTY TREASURER'S CERTIFICATE:  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: \_\_\_\_\_

PROPERTY OWNER OF RECORD  
 \_\_\_\_\_  
 Bernalillo County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

**ALPHA PRO SURVEYING LLC**  
 1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124  
 PHONE (505) 892-1076 ALPHAPROSURVEYING.COM  
 DRAWN BY: GG FILE NO. 20-019

PLAT OF  
 Tracts F-6-A-2-A & F-4-A-1, Unit 3,  
 ATRISCO BUSINESS PARK,  
 within the Town of Atrisco Grant,  
 projected Section 15, T.10N., R.2E., N.M.P.M.,  
 City of Albuquerque, Bernalillo County, New Mexico  
 April 2021

- SURVEY AND SUBDIVISION NOTES:**
- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station "9\_K10".
  - Distances are horizontal ground distances in US survey feet.
  - Bearings and distances in parenthesis ( ) are record dimensions, where record dimensions differ from actual measurements.
  - This plat shows all easements of record made known to this surveyor.
  - Gross subdivision area: 8.9568 Acres, more or less.
  - Number of existing lots: 2
  - Number of lots created: 2
  - FLOOD ZONE: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0329H, effective date August 16, 2012.
  - SOLAR RESTRICTIONS: 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 or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7)
  - Reference documents:
    - Plat of Atrisco Business Park Unit 3, filed 4/29/1988, Plat Bk. C36, Page 97.
    - Plat of Atrisco Business Park Unit 3, filed 12/15/2003, Plat Bk. 2004C, Page 388.
    - Pld Republic National Title Co. commitment No. 200081 dated 2/10/2020.
    - Adjoining plats and deeds as noted hereon.

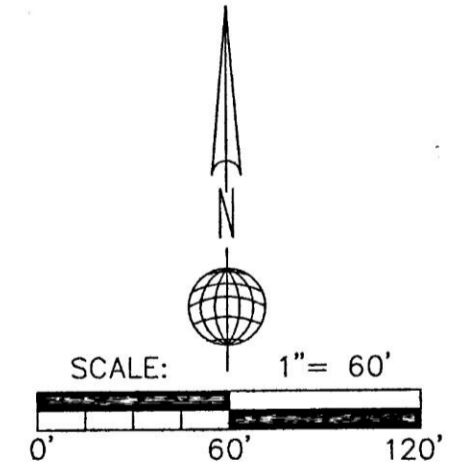
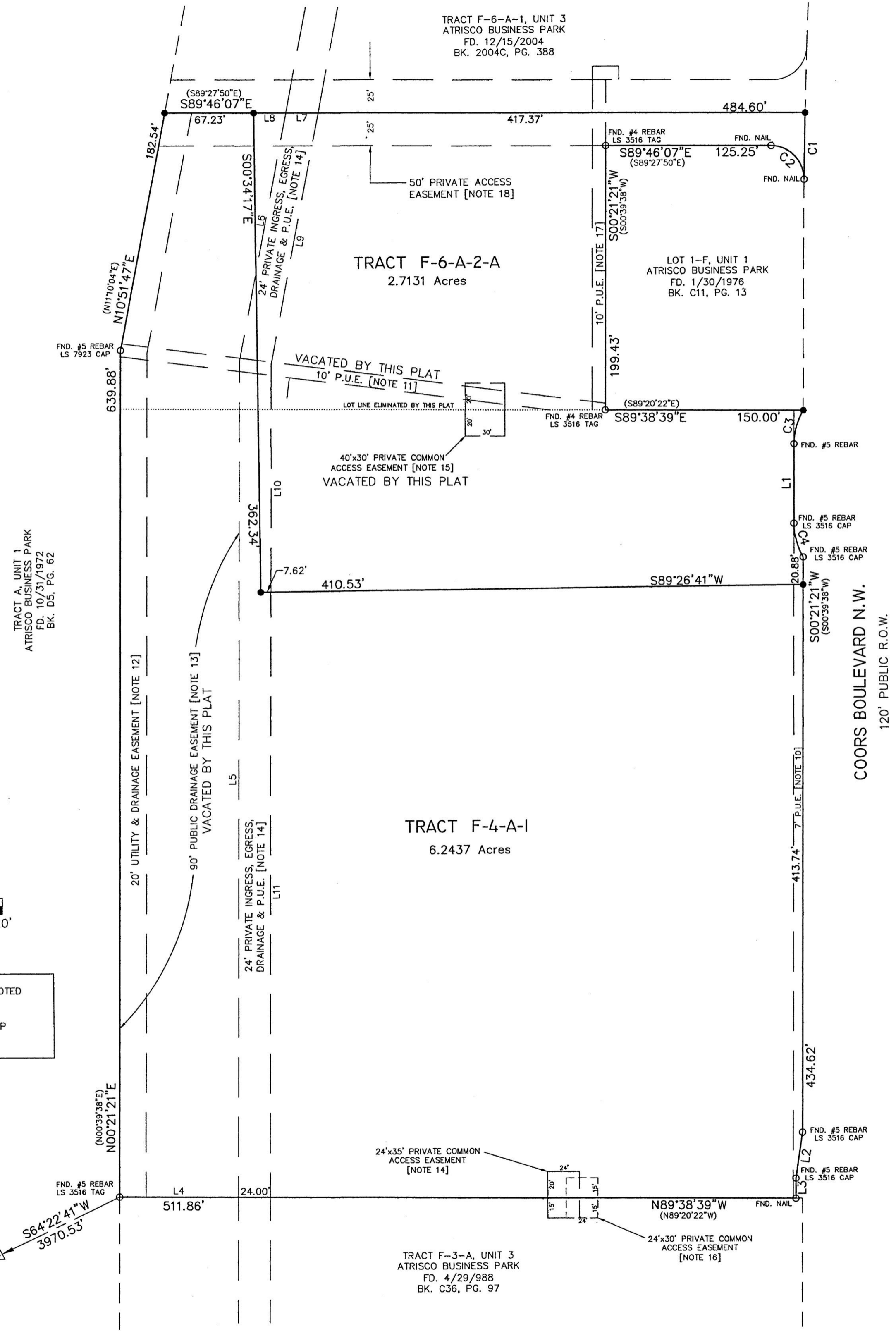
- EASEMENT NOTES:**
- 7' Public Utility Easement by Plat recorded 10/03/1972 in Bk. D5, page 62; and Right of Way Easement granted to A.T. & T Company recorded 5/13/1930 in Book 112, Page 290; Amended by Modification of Easement recorded 2/13/1973 in Book Misc. 298, Page 635; and assignment to M.S.T. & T. Company, recorded 12/13/1977 in Book Misc. 575, Page 928.
  - 10' Public Utility Easement granted to P.S.C.N.M. and M.S.T. & T. Company, recorded 12/07/1976 in Book Misc. 509, Page 421, as Document No. 76-64618 and Book Misc 509, Page 422, as Document No. 76-64619. THIS EASEMENT IS VACATED BY THIS PLAT.
  - 20' Public Utility and Drainage Easement, by Plat recorded 10/27/1986 in Book C31, Page 190.
  - 90' Public Drainage Easement, by Plat recorded 10/27/1986 in Book C31, Page 190. THIS EASEMENT IS VACATED BY THIS PLAT.
  - 35' by 24' Private Ingress, Egress, Drainage and Public Utility Easement by Plat recorded 10/27/1986 in Book C31, Page 190.
  - 40' by 30' Common Access Easement, by Plat recorded 4/29/1988 in Book C36, Page 97. THIS EASEMENT IS VACATED BY THIS PLAT.
  - 24'x30' Private Common Access Easement by document recorded 5/24/1988 in Book Misc. 624-A, Page 617.
  - 10' Underground Utility Easement by document recorded 7/12/1988 in Book 642-A, Page 538 as Document No. 88-62592; amended by Quitclaim of Easement recorded 8/19/2005 in Book A102, Page 1423 as Document No. 2005121785; and by Quitclaim Deed recorded 8/25/2005 in Book A102, Page 3571 as Document No. 2005123935.
  - Fifty feet (50') Private Access Easement by Plat recorded 12/15/2004 in Book 2004C, Page 388.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	50.32	5789.58	0°29'53"	S01°11'10"W	50.31
C2	39.58	25.00	90°42'20"	N44°24'57"W	35.57
C3	26.78	50.00	30°41'00"	S15°41'51"W	26.46
C4	26.78	50.00	30°41'00"	S14°59'09"E	26.46

**LINE TABLE**

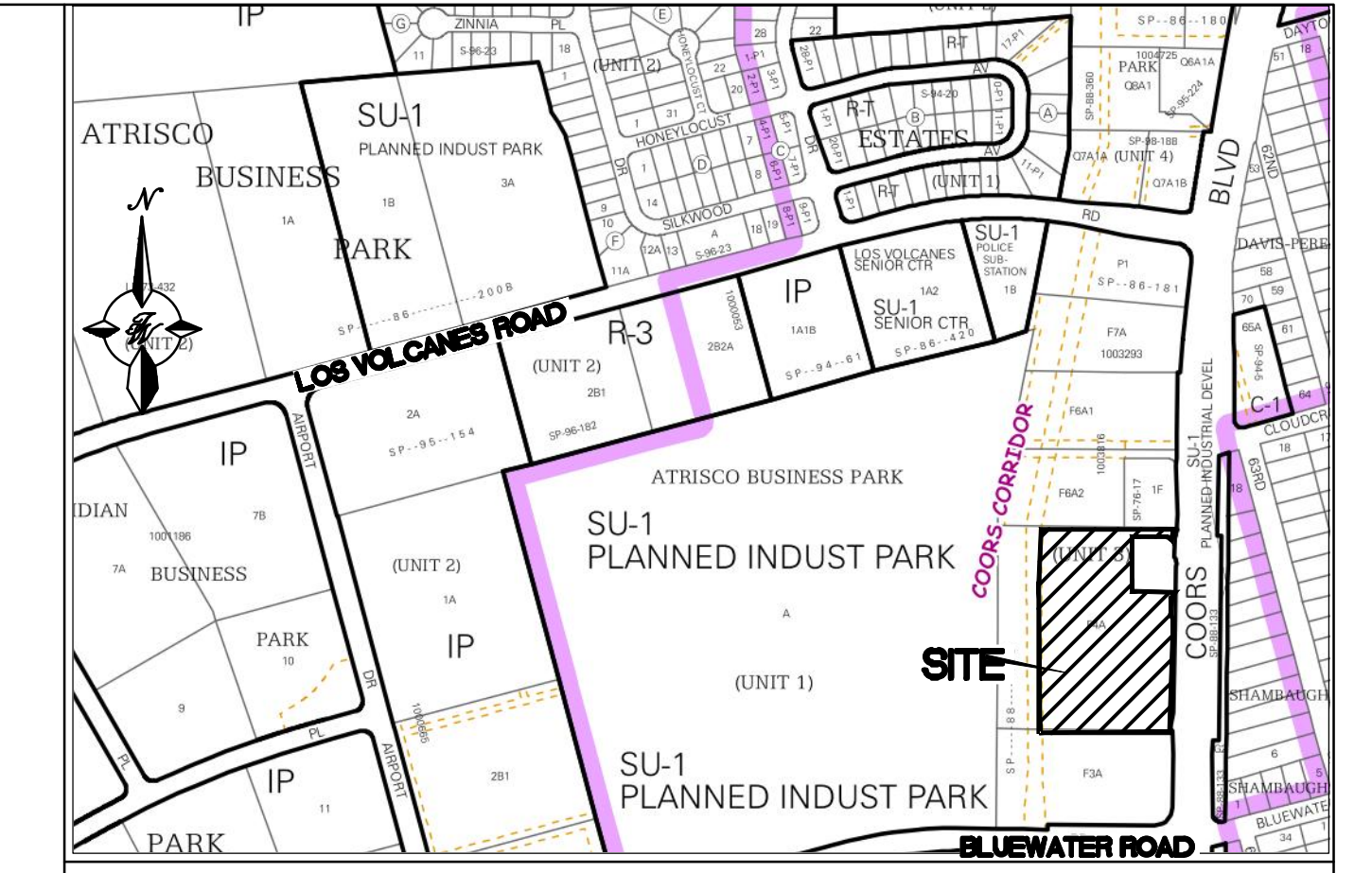
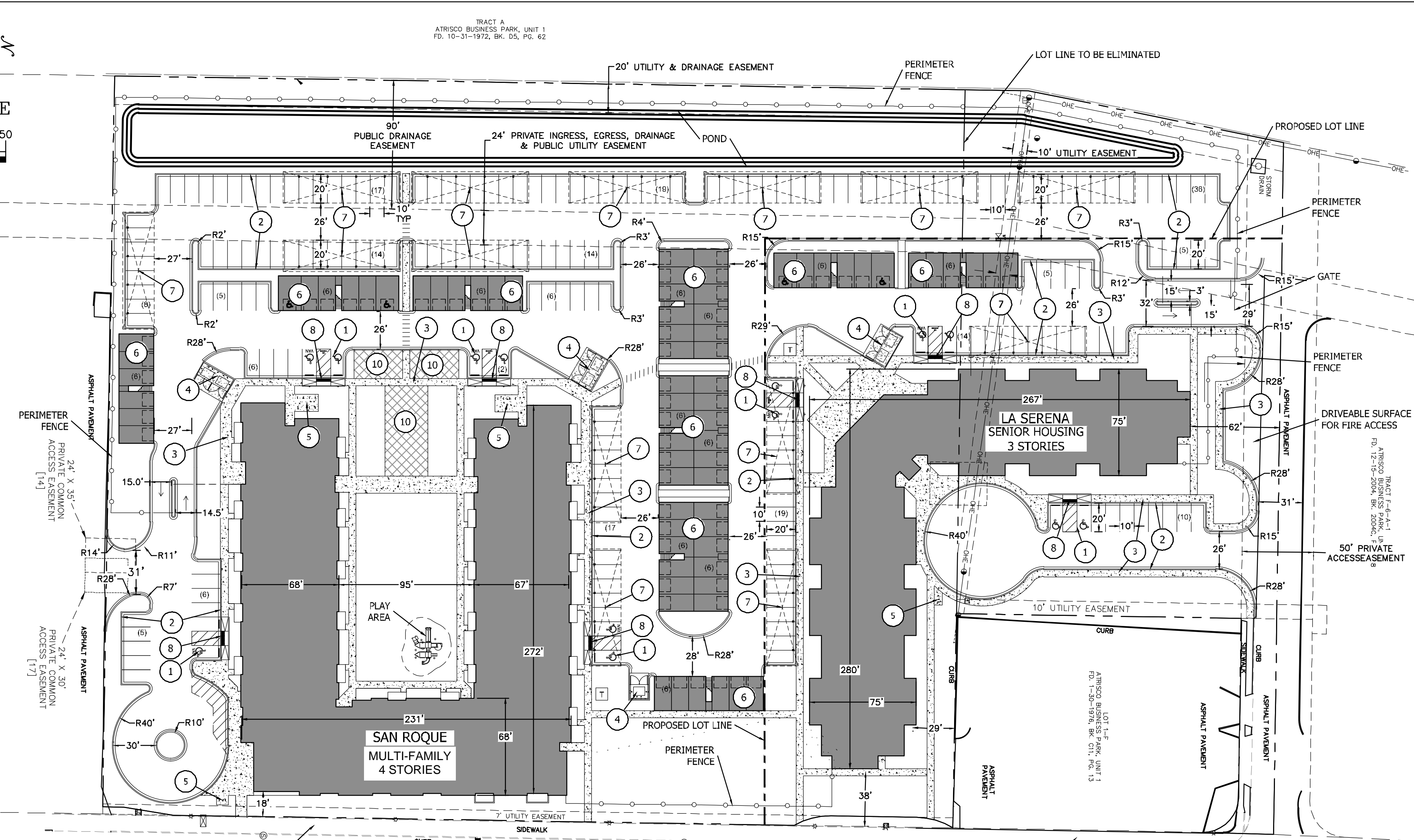
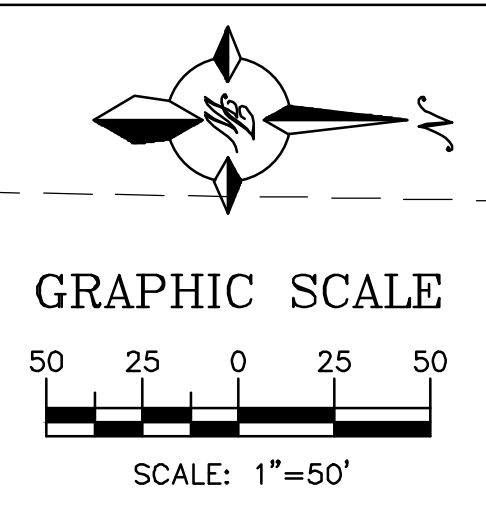
LINE	LENGTH	BEARING
L1	60.00	S00°21'21"W
L2	35.36	N08°29'09"E
L3	15.00	S00°21'21"W
L4	90.00	S89°38'39"E
L5	631.60	N00°21'21"E
L6	191.16	N10°51'47"E
L7	24.42	S89°46'07"E
L8	24.34	S89°46'07"E
L9	193.46	N10°51'47"E
L10	172.06	N00°21'21"E
L11	457.33	N00°21'21"E



- MONUMENT LEGEND**
- △ - FOUND CONTROL STATION AS NOTED
  - - FOUND MONUMENT AS NOTED
  - - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G.GRITSKO PS8686", UNLESS OTHERWISE NOTED

AGRS STATION "9\_K10"  
 NM STATE PLANE COORDINATES  
 N=1485617.623, E=1498430.817  
 UNITS: US SURVEY FEET  
 CENTRAL ZONE (NAD 83)  
 G-G FACTOR: 0.999682230  
 MAPPING ANGLE: -0°16'22.01"

**ALPHA PRO SURVEYING LLC**  
 1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124  
 PHONE (505) 892-1076 ALPHA PRO SURVEYING.COM  
 DRAWN BY: GG FILE NO. 20-019



**VICINITY MAP**  
A-T-Z

**LEGAL DESCRIPTION:**  
PROPERTY ADDRESS: (vacant land) on Coors Boulevard N.W., Albuquerque, New Mexico  
U.P.C. No. 1-010-058-469-059-406-06  
U.P.C. No. 1-010-058-472-018-406-05

**LEGAL DESCRIPTION:**  
Tract F-4-A, of the Plat of Tracts F-3-A, F-4-A & F-6-A, ATRISCO BUSINESS PARK, UNIT 3, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 29, 1988 in Plat Book C36, Folio 97. AND Tract F-6-A-2, of ATRISCO BUSINESS PARK, UNIT 3, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 15, 2004 in Plat Bk. 2004C, Page 388.

**GROSS AREA OF SURVEY:** 8.9567 Ac., more or less.

**SITE DATA - SAN ROQUE**

PROPOSED USAGE: MULTI-FAMILY AFFORDABLE HOUSING  
 IDO CLASSIFICATION: RESIDENTIAL MULTI-FAMILY  
 PROPOSED LOT AREA: 6.22 ACRES (270,843 SF)  
 MAIN BUILDING AREA: 41,455 SF  
 GARAGE LOFT AREA (EA): 825 SF/UNIT

MAIN BUILDING UNITS: 118 UNITS  
 GARAGE LOFT UNITS: 20 UNITS  
 TOTAL UNITS: 138 UNITS

PARKING REQUIRED: 207 SPACES (1.5 SPACES/DU)

W/ 30% REDUCTION (TRANSIT PROXIMITY + MT CORRIDOR IN AREA OF CHANGE): 207-(207\*0.3) = 145 SPACES

**SITE DATA - LA SERENA**

PROPOSED USAGE: SENIOR LIVING AFFORDABLE HOUSING  
 IDO CLASSIFICATION: RESIDENTIAL MULTI-FAMILY  
 PROPOSED LOT AREA: 2.73 ACRES (119,313 SF)  
 MAIN BUILDING AREA: 28,114 SF  
 GARAGE LOFT AREA: 825 SF/UNIT

MAIN BUILDING UNITS: 72 UNITS  
 GARAGE LOFT UNITS: 4 UNITS  
 TOTAL UNITS: 76 UNITS

PARKING REQUIRED: 114 SPACES (1.5 SPACES/DU)

W/ 30% REDUCTION (TRANSIT PROXIMITY + MT CORRIDOR IN AREA OF CHANGE): 114-(114\*0.3) = 80 SPACES

**SITE PARKING DATA - OVERALL**

TOTAL PARKING REQUIRED: 145 + 80 = 225 SPACES  
 TOTAL PARKING PROVIDED\*: 281 SPACES

ADA PARKING SPACES REQUIRED: 12 SPACES  
 ADA PARKING SPACES PROVIDED: 13 SPACES  
 VAN ACCESSIBLE REQUIRED: 2 SPACES  
 VAN ACCESSIBLE PROVIDED: 6 SPACES

BICYCLE PARKING REQUIRED: 23 SPACES  
 BICYCLE PARKING PROVIDED: 24 SPACES

\*SHARED PARKING AND ACCESS AGREEMENT BETWEEN SAN ROQUE AND LA SERENA LOTS TO BE IN PLACE DURING REPLAT

- GENERAL NOTES**
- 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
  - REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
  - ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
  - CLEAN CUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
  - SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
  - ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
  - SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLES BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2'-6" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C., TYP.
  - ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE G.C. BID.
  - ALL RETAIL PRODUCT AREAS ARE TO BE UNDER THE BUILDINGS PERMANENT ROOF.
  - MOTORCYCLE PARKING SPACES SHALL BE DESIGNATED BY ITS OWN CONSPICUOUSLY POSTED UPRIGHT SIGN, EITHER FREE-STANDING OR WALL MOUNTED PER THE ZONING CODE.
  - ALL ASPHALT IS LIGHT DUTY UNLESS OTHERWISE NOTED.

- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
  - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
  - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  - BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
  - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
  - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

- KEYED NOTES**
- ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C)
  - ON-SITE CURB & GUTTER (SEE DETAIL SHT. C)
  - 5' SIDEWALK (SEE DETAIL SHT. C)
  - DUMPSTER (SEE ARCHITECTURAL PLANS)
  - BICYCLE RACKS (SEE DETAIL SHT. C)
  - GARAGE LOFTS (SEE ARCHITECTURAL PLANS)
  - COVERED PARKING (SEE ARCHITECTURAL PLANS)
  - PARALLEL CURB HC RAMP (SEE DETAIL SHT C)
  - TRANSFORMER
  - DRIVABLE SURFACE FOR FIRE ACCESS (SEE DETAIL SHT C)
  - EXISTING SIDEWALK
- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - EASEMENT
  - CENTERLINE
  - BUILDING
  - NEW SIDEWALK
  - EXISTING CURB & GUTTER
  - EXISTING BOUNDARY LINE

**CAUTION:**  
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

**PROJECT NUMBER:** \_\_\_\_\_  
**APPLICATION NUMBER:** \_\_\_\_\_

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

**ISSUED FOR REVIEW (NOT FOR CONSTRUCTION)**

ENGINEER'S SEAL	LA SERENA & SAN ROQUE DEVELOPMENT COORS BLVD NW & BLUEWATER RD	DRAWN BY BF
	SITE PLAN FOR BUILDING PERMIT	DATE 3/31/2021
 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com		2020010-SP
	RONALD R. BOHANNAN P.E. #7868	

\\TWS\T-Div\2020\2020010 Coors and Bluewater Zone Change\dwg\San Roque\CD\_Sell\_50Percent\2020010-SP.dwg Apr 28, 2021 9:18am