



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 for six (6) proposed commercial lots, ranging in area from 0.77 AC to 1.85 AC.
Two (2) new curb cuts that are RI/RO are proposed along Gibson Boulevard.

APPLICATION INFORMATION

Applicant Prime Properties, LLC (Wes Butero)		Phone: 505-338-2149
Address: 7620 Jefferson NE		Email: wes@mdgrealestate.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Galloway & Company, Inc (Aaron McLean)		Phone: 303-962-8516
Address: 6162 South Willow Drive, Suite 320		Email: aaronmclean@gallowayus.com
City: Greenwood Village	State: CO	Zip: 80111
Proprietary Interest in Site: None, Consultant	List all owners:	

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

Lot or Tract No.: Tracts A-1A, B-1 and C-1	Block: N/A	Unit:
Subdivision/Addition: Lovelace Heights Addition	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): M-15	Existing Zoning:	Proposed Zoning
# of Existing Lots: 3	# of Proposed Lots: 6	Total Area of Site (Acres): 7.19

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2121 Yale Blvd SE Between: Gibson Boulevard SE and: Miles Road

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

PA 21-039; Z-93-18; DRB-94-64

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>Aaron McLean</i>	Date: 5/17/2021
Printed Name: Aaron McLean	<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 #

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 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

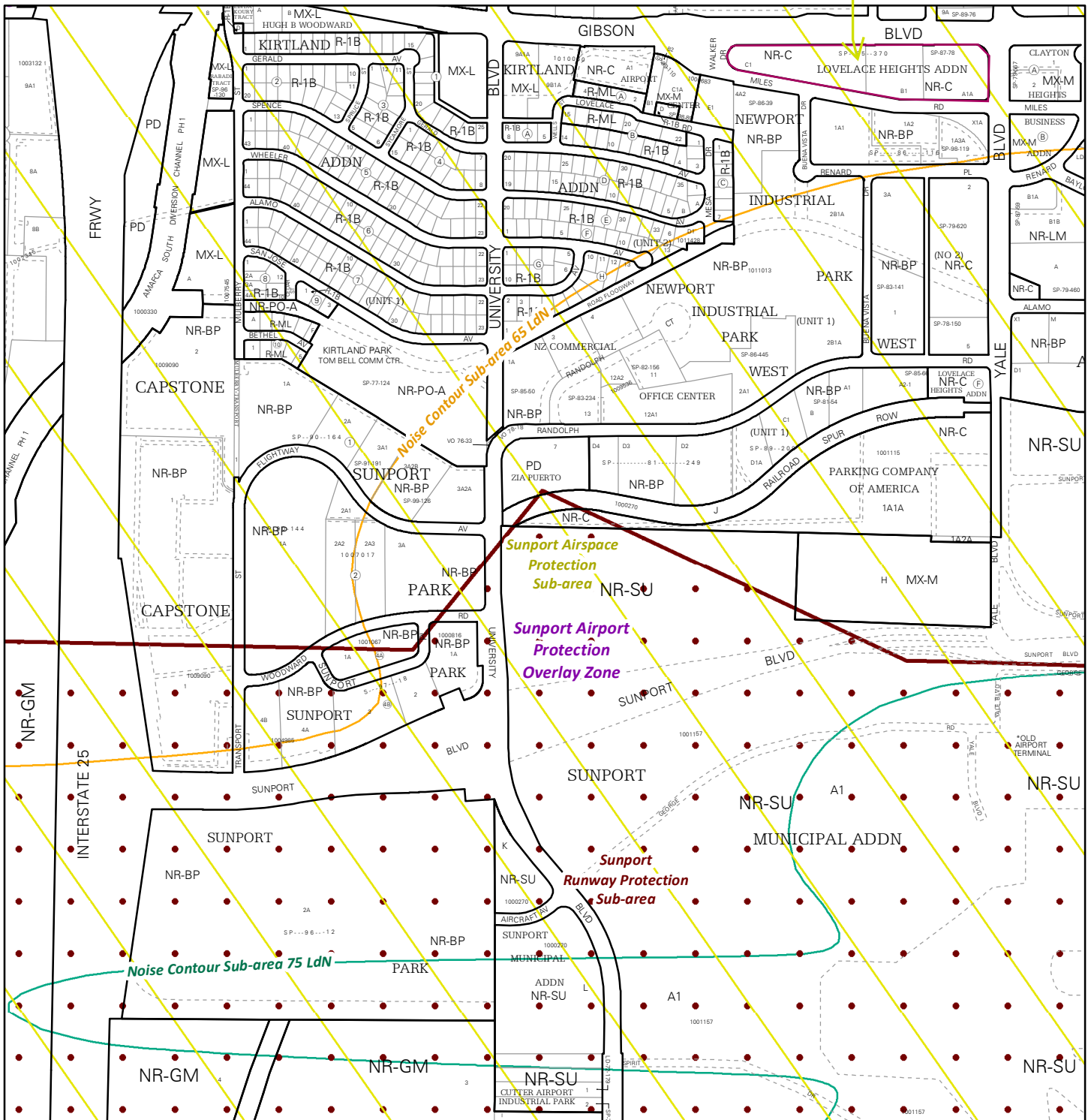
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement 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.

<p><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></p>	
<p>Signature: <i>Aaron McLean</i></p>	<p>Date: 5/17/2021</p>
<p>Printed Name: Aaron McLean</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers:</p>	<p>Project Number</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



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).

Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page: **M-15-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

0 250 500 1,000 Feet



6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

May 18, 2021

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: 2121 Yale Boulevard SE – Sketch Plat Review Request

Dear Ms. Wolfley,

On behalf of Prime Properties, LLC, we are requesting a Sketch Plat review and comments for the subject property. Galloway is serving as Agent for Maestas Development Group, who is under contract to Purchase the property with Owner Real Rock Holdings, LLC.

The existing parking facility will be complete demolished with all surface improvements removed to allow for redevelopment. The development proposal is to reconfigure three (3) existing Tracts of land into six (6) new lots for commercial end users. As part of the project, two (2) new access drives are proposed along Gibson Boulevard SE; both being right-in/right-out. Additional access drives to Miles Road will be provided for individual lots, as needed. On-site internal cross-access drives will be established as well to provide circulation throughout the site to the new curb cuts.

Included with this application is a Conceptual Site Plan (CSP) and existing ALTA survey for the eastern portion of the property for reference.

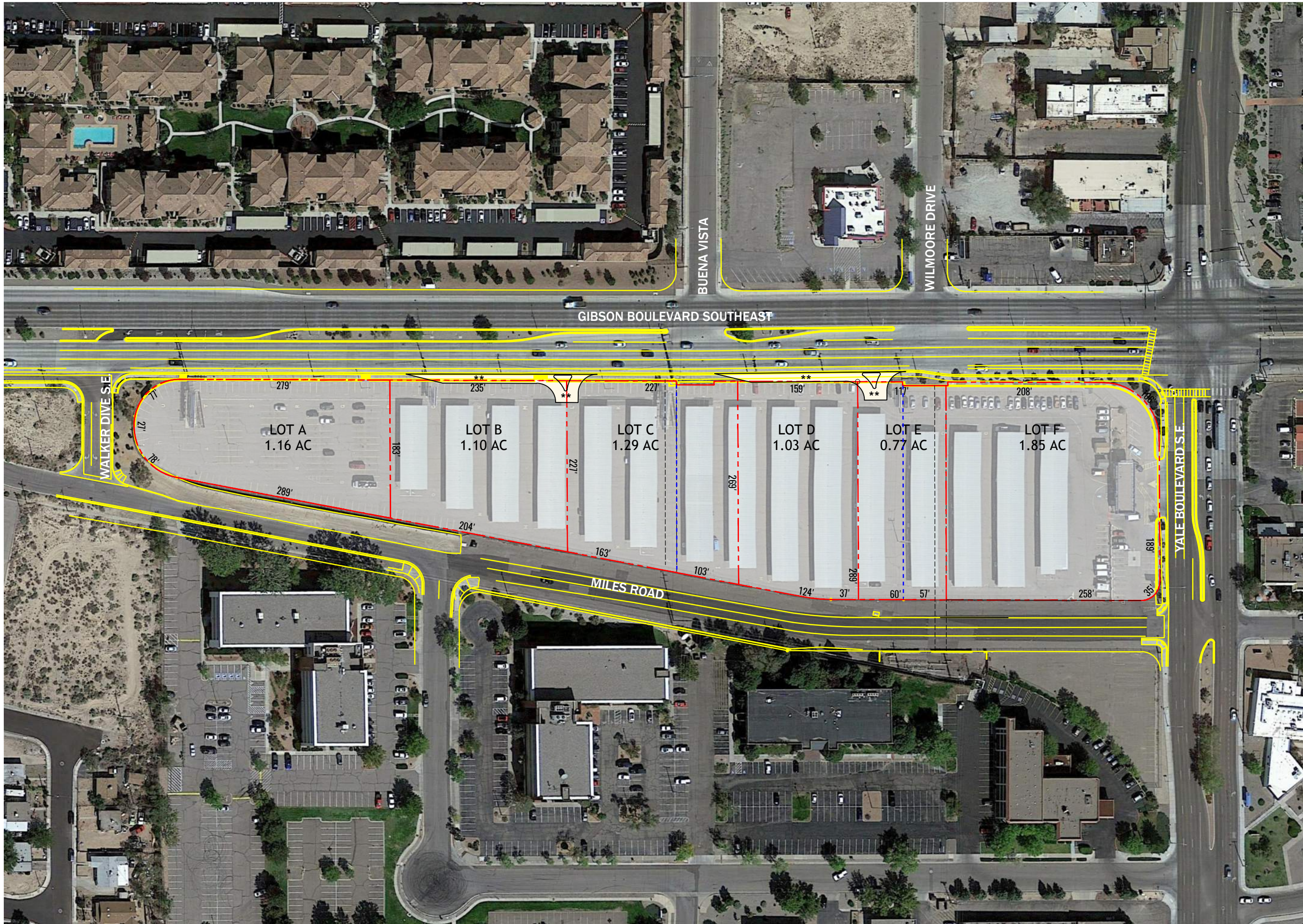
We appreciate your consideration of our Application and look forward to discussing the project with the DRB. In the meantime, please let us know should you need additional information or have questions.

Sincerely,

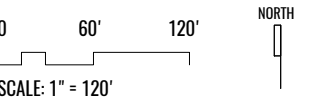
GALLOWAY

Aaron McLean, Planner
Development Services Project Manager
AaronMcLea@GallowayUS.com
303-770-8884





**Gibson Boulevard
RIRO Access Subject to
Governmental Approval

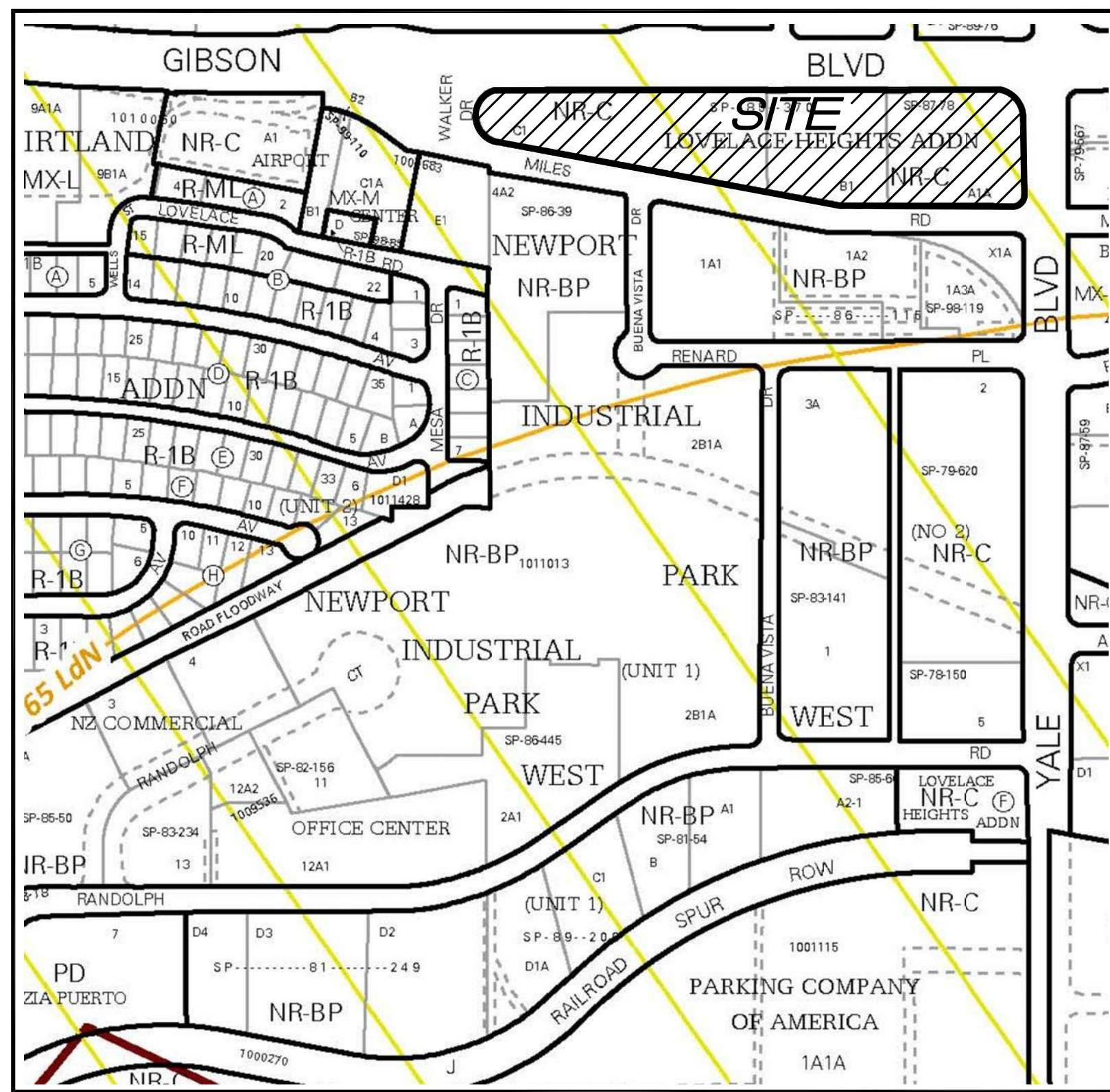


SCALE: 1" = 120'

project
**ALBUQUERQUE,
NEW MEXICO**
GIBSON BOULEVARD
YALE BOULEVARD

drawing title
**CONCEPTUAL
PARCEL PLAN
WITH GIBSON ACCESS**

date	drawing no.
05.11.2021	1.7PL



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- Bearings are grid based on New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Field surveys were performed during the month of April, 2021.
- Vertical Datum is based upon Albuquerque Control Survey Monument "ACS BM 24-L16", Elevation = 5191.31 feet (NAVD 88).
- Contour interval is one foot.
- This property is subject to all exceptions pertaining to this property as listed in the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment No. SPO00103278, Effective Date: March 8, 2021.
- The above described Title Commitment was used in defining easements as shown hereon. Numbers in circles by the easements description correspond to the Title Commitments SCHEDULE B, SECTION II item number. Where possible, said easements have been plotted.
- Subject property contains the following existing painted parking spaces:
Tract A-1A: 265 regular spaces and 3 Handicap spaces
Tract B-1: 295 regular spaces
Tract C-1: 456 regular spaces
- The word Certify or Certification as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief, as such, and does not constitute a guarantee, nor a warranty, expressed or implied.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no apparent changes in street line right of way. There is no observed evidence of street and sidewalk construction in the process of conducting the fieldwork.
- Based solely upon review of the U.S. Fish and Wildlife Services National Wetland Inventory Website Wetlands Mapper, as of the date of this survey, no portion of the surveyed property is designated as a wetlands area.
- With regard to Table A, item 11, source information from Plans and markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground utilities cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

NM 811 LOCATE REQUEST TICKET NUMBER 21AP060221, CREATION DATE: 4/6/2021.

The subject properties are currently Zoned NR-C (Non-Residential, Commercial) as shown and designated on the City of Albuquerque GIS Zone Atlas Page M-15, dated May 17, 2018.

UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

NM 811 LOCATE REQUEST TICKET NUMBER 21AP060221, CREATION DATE: 04/06/21. THERE MAY BE PRIVATE UNDERGROUND UTILITY LINES NOT WITHIN DOCUMENTED EASEMENTS THAT WERE NOT MARKED OUT BY UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811 THIS PROJECT WAS CALLED IN TO NM811 AS A "DESIGN LOCATE". SOME UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811 CONSIDER "DESIGN LOCATE" CALLS AS LOW PRIORITY AND IN SOME CASES DELAY RESPONSE, PARTIALLY COMPLETE OR NOT RESPOND AT ALL.

THE RETAINING OF A PRIVATE UTILITY LINE-SPOTTING COMPANY MAY BE NECESSARY FOR COMPLETE UTILITY LINE-SPOTTING OF A SUBJECT PROPERTY.

PAINT MARKS AND FLAGGING SET ON THE GROUND BY UTILITY COMPANIES AND OTHERS ARE USED TO DESIGNATE UNDERGROUND UTILITIES AS SHOWN HEREON: RED FOR ELECTRIC, BLUE FOR WATER, YELLOW FOR GAS, ORANGE FOR COMMUNICATIONS, GREEN FOR SEWER.

ANY PIPE SIZES OR MATERIAL TYPES SHOWN HEREON WERE DERIVED FROM ASBUILT PLANS AS PROVIDED BY THE VARIOUS UTILITY COMPANIES.

SURY-TEK, INC. MAKES NO REPRESENTATION THAT SAID INFORMATION IS CURRENT OR CORRECT.

ARCHITECT, ENGINEER, AND CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF SAID INFORMATION DURING THEIR DESIGN PROCESS.

QUALIFIED SUBSURFACE UTILITY ENGINEERING (SUE) SERVICES MAY BE REQUIRED. UTILITIES LABELED WITH AN ASTERISK (*) ARE DERIVED OR TRANSCRIBED FROM PROVIDED PLANS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

UTILITIES LABELED WITH AN POUND SIGN (#) ARE ASSUMED UTILITY LOCATIONS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

NOTE: ALL UTILITIES FAILED TO RESPOND TO THE REQUEST FOR LINE SPOTTING ALONG OR WITHIN GIBSON BOULEVARD R/W. ALL UTILITIES SHOULD BE NOTIFIED BY NM ONE CALL FOR LINE SPOTTING AND VERIFICATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

SCHEDULE B, PART II - EXCEPTIONS

As contained in the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SPO00103278, Effective Date: March 8, 2021.

- Reservations contained in Patent from the United States of America, recorded in Book 77, Page 651, records of Bernalillo County, New Mexico. (Affects subject property- not plottable)
- Easements reserved along the insured premises, as shown and/or provided for on the recorded plat, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 30, 1985, in Volume C28, folio 44. (Affects subject property- Easements plotted hereon)
- Easements reserved along the insured premises, as shown and/or provided for on the recorded plat, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1987, in Volume C33, folio 29. (Affects subject property- Easements plotted hereon)
- Real Property Encroachment Agreement and Covenants Upon Real Estate with the City of Albuquerque, New Mexico, a municipal corporation, filed January 28, 1987, recorded in Book Misc. 446A, page 263 as Document No. 87 9030, records of Bernalillo County, New Mexico. (Affects subject property- Encroachment described in document was not revealed by field survey and appears to have been removed)
- Real Property Encroachment Agreement and Covenants Upon Real Estate with the City of Albuquerque, New Mexico, a municipal corporation, filed January 28, 1987, recorded in Book Misc. 446A, page 268 as Document No. 87 9031, records of Bernalillo County, New Mexico. (Affects subject property- Encroachment described in document was not revealed by field survey and appears to have been removed)
- Lease Agreement executed by and between MRC Partnership, Inc., Lessor, and Donrey Outdoor Advertising Company, Lessee, filed October 11, 1994, recorded in Book 94-28, page 8155 as Document No. 94123262, records of Bernalillo County, New Mexico. (Affects subject property- Existing billboards shown hereon)
- Agreement of Unconditional Guaranty filed November 4, 1997, recorded in Book 97-30, page 9443 as Document No. 97116275, records of Bernalillo County, New Mexico. (Affects subject property- Existing billboards shown hereon)

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SPO00103278, Effective Date: March 8, 2021.
- Plat of Tracts "B-1" and "C-1" of LOVELACE HEIGHTS ADDITION, being a replat of Lovelace Heights Addition and Tract 1-A, of Newport Industrial Park West-Unit 2, Albuquerque, New Mexico, as the same are shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 30, 1985 in Volume C28, folio 44.
- Plat of Tract A-1A" of Lovelace Heights Addition, being a replat of Tract A-1 of said Addition, as the same is shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1987 in Volume C33, folio 29.

ALTA./NSPS. LAND TITLE SURVEY
TRACTS A-1A, B-1 AND C-1
LOVELACE HEIGHTS ADDITION

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2021

TITLE COMMITMENT LEGAL DESCRIPTION

As contained in the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment No. SPO00103278, Effective Date: March 8, 2021.

PARCEL ONE:

Tracts "B-1" and "C-1" of LOVELACE HEIGHTS ADDITION, being a replat of Lovelace Heights Addition and Tract 1-A, of Newport Industrial Park West- Unit 2, Albuquerque, New Mexico, as the same are shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 30, 1985 in Volume C28, folio 44.

PARCEL TWO:

Tract A-1A" of Lovelace Heights Addition, being a replat of Tract A-1 of said Addition, as the same is shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1987 in Volume C33, folio 29.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X" (areas of minimal flooding) in accordance with the National Flood Insurance Program Rate Map No. 3500100361 G, Effective Date 9/26/2008 and Map No. 3500100342 G, Effective Date 9/26/2008.

SURVEYORS CERTIFICATION

To: Prime Properties, LLC, a New Mexico limited liability company, Real Rock Holdings, LLC, a New Mexico limited liability company and Fidelity National Title Insurance Company

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, 2, 3, 4, 5, 6(a), 7(a), 7(b), 8, 9, 11(a), 13, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on April 23, 2021.

[Signature]
Russ P. Hugg
NMPS No. 9750
April 30, 2021



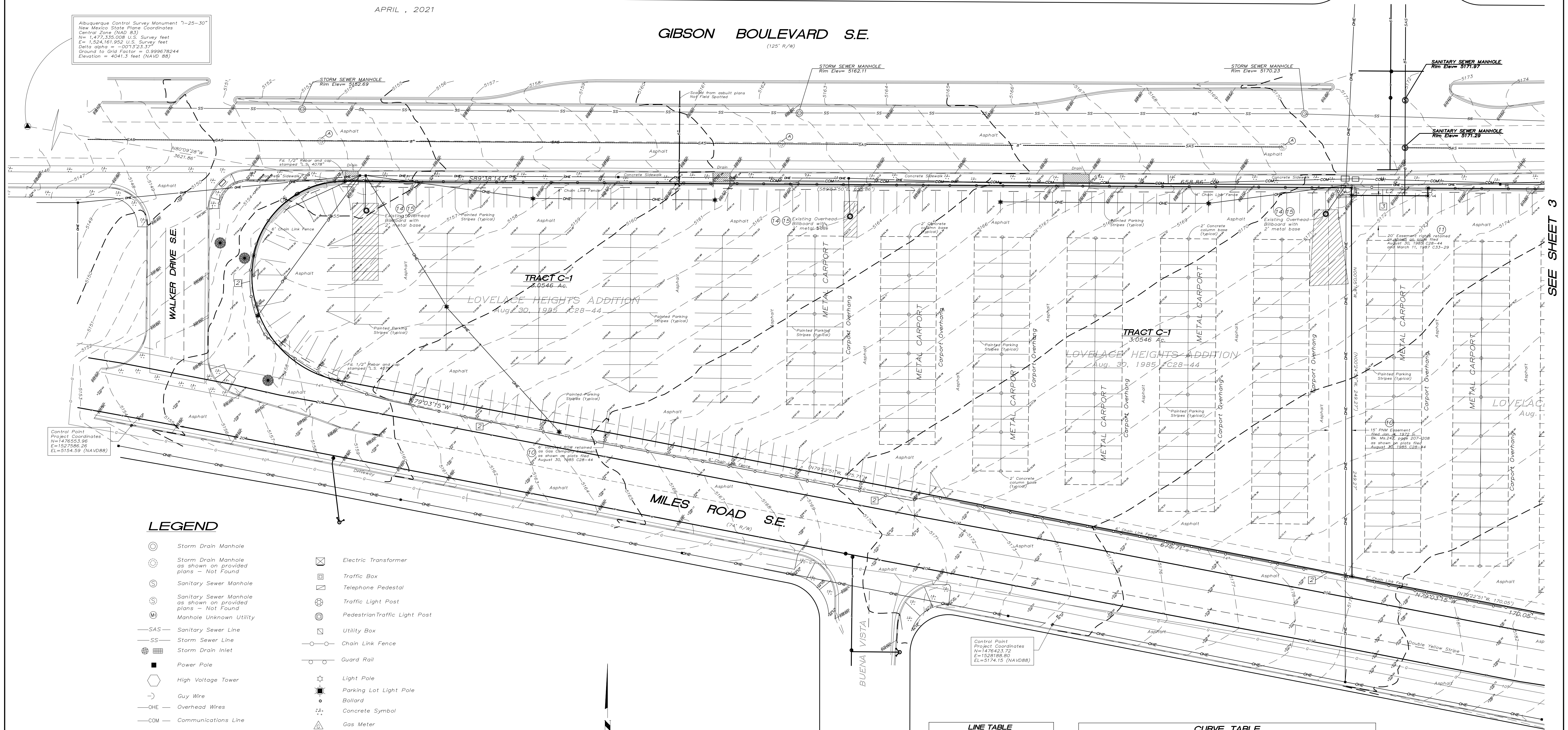
AL.T.A./N.S.P.S. LAND TITLE SURVEY
 TRACTS A-1A, B-1 AND C-1
LOVELACE HEIGHTS ADDITION
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

APRIL, 2021

GIBSON BOULEVARD S.E.
 (125' R/W)

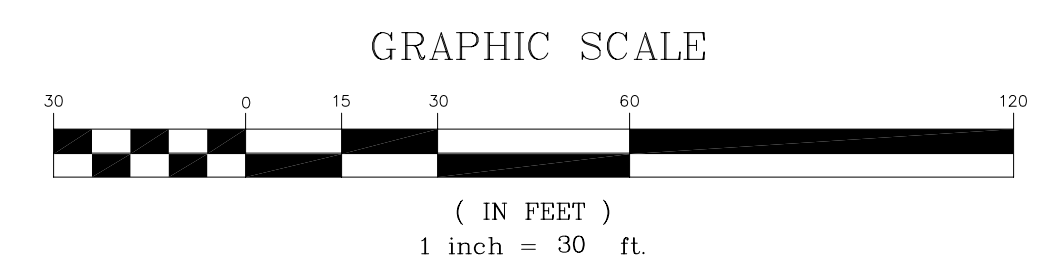
BUENA VISTA

Albuquerque Control Survey Monument 7-25-30"
 New Mexico State Plane Coordinates
 Central Zone (NAD 83)
 N = 1,477,335.008 U.S. Survey feet
 E = 1,524,161.952 U.S. Survey feet
 Delta alpha = -001°32'33.7"
 Ground to Grid Factor = 0.999678244
 Elevation = 4041.3 feet (NAVD 88)



LEGEND

- ⊙ Storm Drain Manhole
- ⊙ Storm Drain Manhole as shown on provided plans - Not Found
- ⊙ Sanitary Sewer Manhole
- ⊙ Sanitary Sewer Manhole as shown on provided plans - Not Found
- ⊙ Manhole Unknown Utility
- SAS Sanitary Sewer Line
- SS Storm Sewer Line
- SD Storm Drain Inlet
- Power Pole
- ⊙ High Voltage Tower
- Guy Wire
- OHE Overhead Wires
- COM Communications Line
- CAB Cable Television Line
- TEL Telephone Line
- G Gas Line
- UGE Under Ground Electric
- W Water Line
- Sanitary Sewer Clean-out
- Water Meter
- Water Valve
- Hydrant
- ⊙ Cable Pedestal
- ⊙ Electric Pedestal
- ⊙ Electric Transformer
- ⊙ Traffic Box
- ⊙ Telephone Pedestal
- ⊙ Traffic Light Post
- ⊙ Pedestrian/Traffic Light Post
- ⊙ Utility Box
- ⊙ Chain Link Fence
- ⊙ Guard Rail
- ⊙ Light Pole
- ⊙ Parking Lot Light Pole
- ⊙ Bollard
- ⊙ Concrete Symbol
- ⊙ Gas Meter
- ⊙ Utility Pedestal
- ⊙ Fiber Optic Pedestal
- ⊙ Sign
- ⊙ Handicap Parking Sign
- ⊙ Wall
- ⊙ Telephone Manhole
- ⊙ Water Manhole
- ⊙ Electric Manhole
- ⊙ Handicap Parking Space
- ⊙ Finnacle



LINE TABLE

LINE	LENGTH	BEARING
L1	5.00 (5.00')	S00°05'18"E (S00°24'52"E)
L2	50.00 (50.00')	S89°38'14"E (S89°57'50"E)
L3	5.00 (5.00')	N00°05'18"W (N00°24'52"W)
L4	5.00 (5.00')	S00°05'18"E (S00°24'52"E)
L5	60.00 (60.00')	S89°38'14"E (S89°57'50"E)
L6	5.00 (5.00')	N00°05'18"W (N00°24'52"W)

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	117.26' (117.26')	75.00'	74.46'	105.68'	N44°50'49"W	89°34'56"
C2	39.46' (39.46')	25.00'	25.19'	35.49'	S45°08'15"W	90°26'39"
C3	36.94' (36.94')	200.00'	18.52'	36.89'	N84°20'45"W	10°34'59"
C4	109.30' (109.30')	69.58'	69.59'	98.41'	N34°03'29"W	90°00'21"
C5	83.17' (83.17')	60.00'	49.83'	76.67'	N50°39'15"E	79°25'01"



SEE SHEET 3

AL.T.A./N.S.P.S. LAND TITLE SURVEY
TRACTS A-1A, B-1 AND C-1
LOVELACE HEIGHTS ADDITION

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2021

UTILITY NOTES

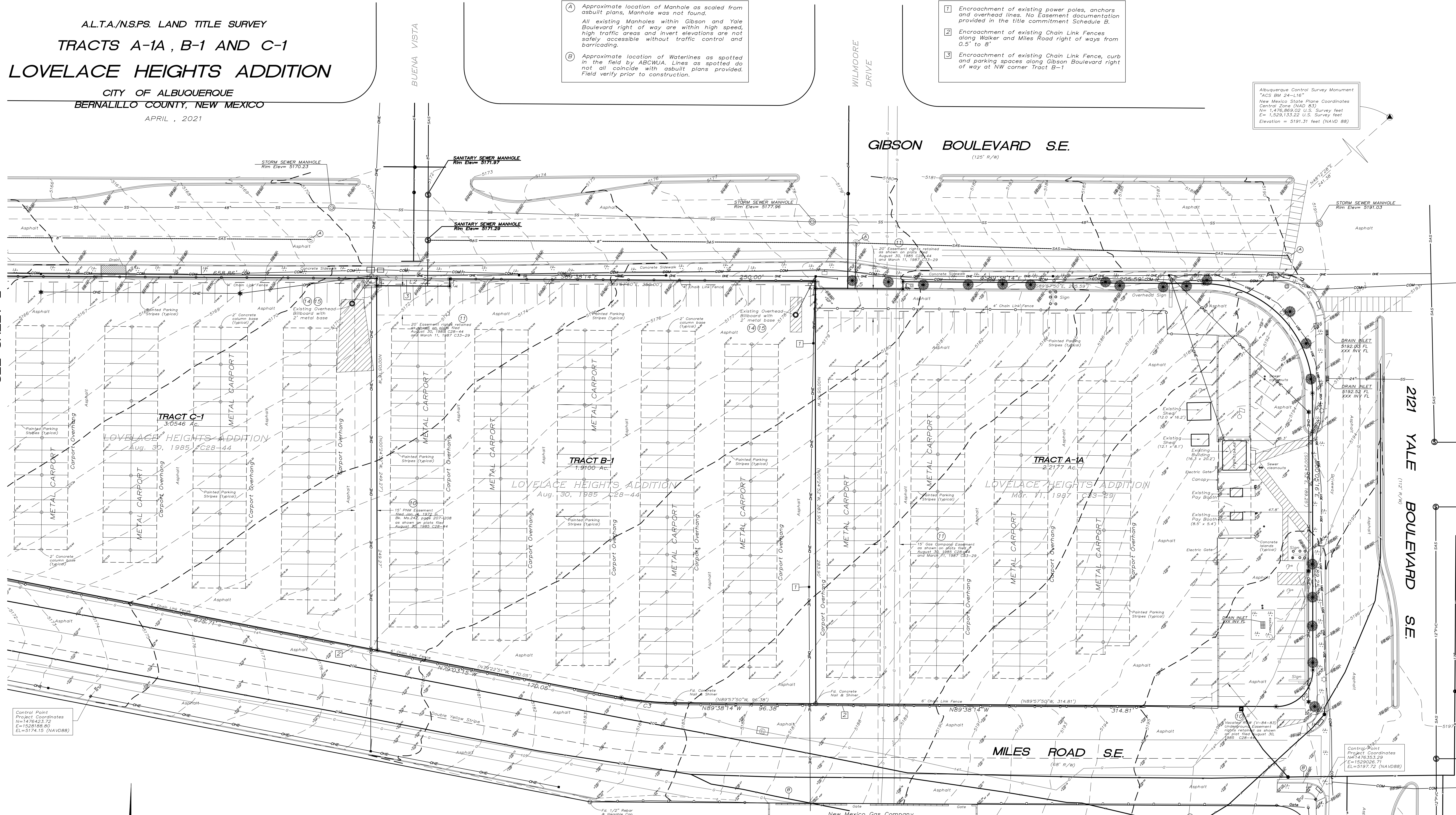
- (A) Approximate location of Manhole as scaled from asbuilt plans, Manhole was not found.
- All existing Manholes within Gibson and Yale Boulevard right of way are within high speed, high traffic areas and invert elevations are not safely accessible without traffic control and barricading.
- (B) Approximate location of Waterlines as spotted in the field by ABCWUA. Lines as spotted do not all coincide with asbuilt plans provided. Field verify prior to construction.

ENCROACHMENTS

- 1 Encroachment of existing power poles, anchors and overhead lines. No Easement documentation provided in the title commitment Schedule G.
- 2 Encroachment of existing Chain Link Fences along Walker and Miles Road right of ways from 0.5' to 8'
- 3 Encroachment of existing Chain Link Fence, curb and parking spaces along Gibson Boulevard right of way at NW corner Tract B-1

Albuquerque Control Survey Monument
 "ACS BM 24-L16"
 New Mexico State Plane Coordinates
 Central Zone (NAD 83)
 N = 1,426,869.02 U.S. Survey feet
 E = 1,529,133.22 U.S. Survey feet
 Elevation = 5191.31 feet (NAVD 88)

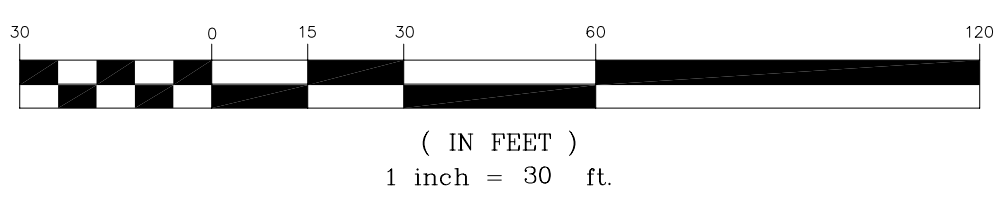
SEE SHEET 2

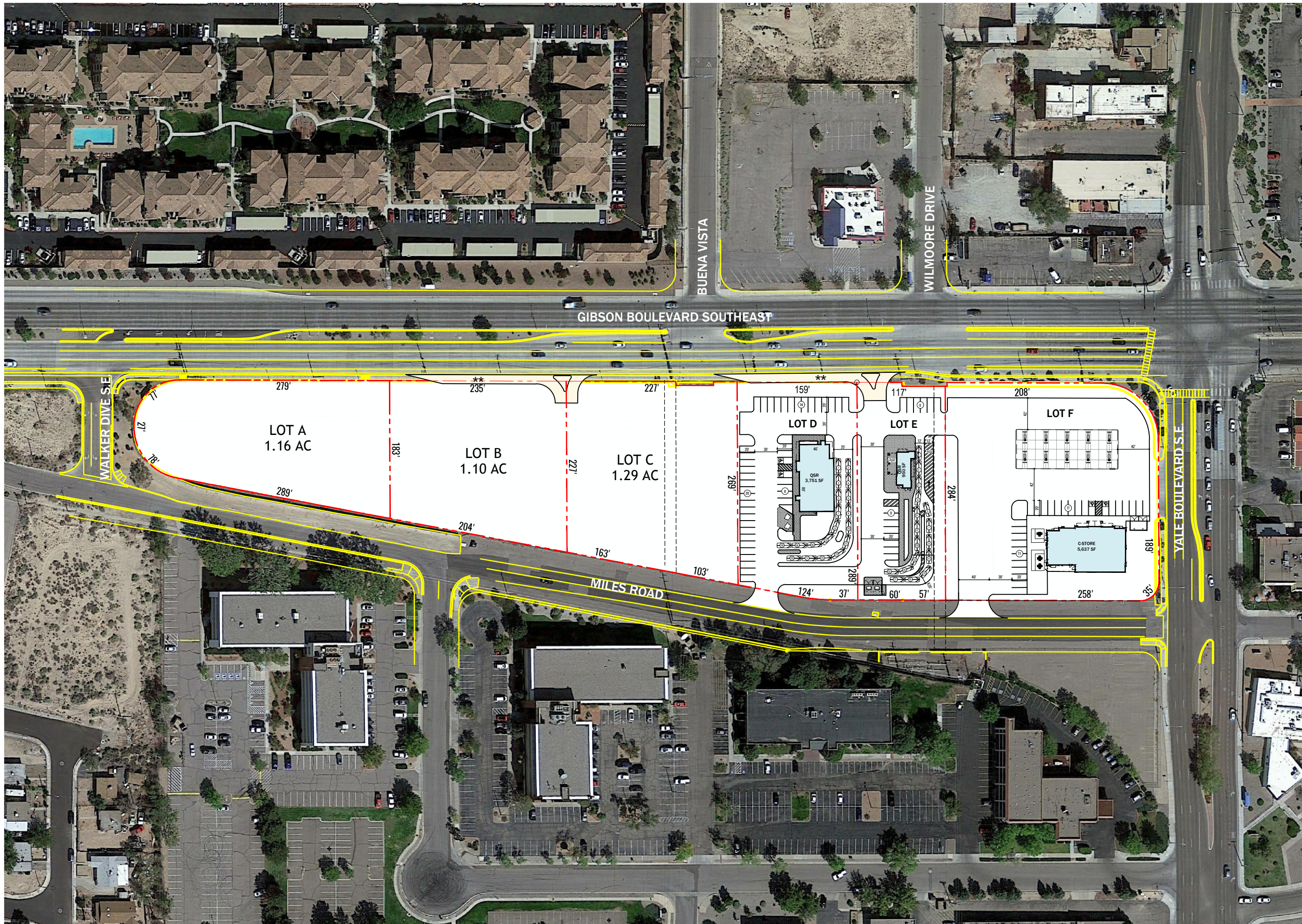


Control Point
 Project Coordinates
 N=1476423.72
 E=1528168.80
 EL=5174.15 (NAVD88)

Control Point
 Project Coordinates
 N=1476353.29
 E=1529206.71
 EL=5197.72 (NAVD88)

GRAPHIC SCALE





NOTES

LAYOUT IS SCHEMATIC ONLY AND IS SUBJECT TO REVIEW AND APPROVAL BY GOVERNING AGENCIES. PROPERTY LINES AND EXISTING CONDITIONS ARE FROM GIS INFORMATION AND HAS NOT BEEN CONFIRMED BY COMMERCIAL SITE PLAN.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE UNLESS NOTED OTHERWISE.

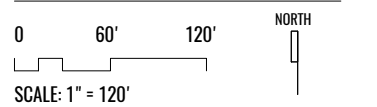
SYMBOLS

- PAVEMENT STRIPING
- CONCRETE
- PATIO
- CROSS ACCESS
- ADA STALL
- PARKING COUNTS
- DRIVE-THRU STACKING

SITE DATA

LOT D	
LOT AREA	±1.03 AC
BUILDING	3,751 SF
PARKING	42 SPACES
RATIO	11.2 / 1,000
LOT E	
LOT AREA	±0.77 AC
BUILDING	950 SF
PARKING	15 SPACES
RATIO	15.8 / 1,000
LOT F	
LOT AREA	±1.85 AC
BUILDING	5,637 SF
PARKING	28 SPACES
RATIO	5.0 / 1,000

**Gibson Boulevard RIRO Access Subject to Governmental Approval



project
**ALBUQUERQUE,
NEW MEXICO**
GIBSON BOULEVARD
YALE BOULEVARD
drawing title

**CONCEPTUAL
SITE PLAN**

date	drawing no.
05.10.2021	1.7