



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 P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

**BRIEF DESCRIPTION OF REQUEST**

The purpose of this plat is to consolidate two existing lots into one new lot and grant an easement

**APPLICATION INFORMATION**

Applicant: 7100 Lomas LLC / 7220 Lomas LLC Phone: \_\_\_\_\_

Address: 414 Executive Center BLVD / 12214 Camelot PL NE Email: \_\_\_\_\_

City: EL Paso / Albuquerque State: TX / NM Zip: 79902 / 87122

Professional/Agent (if any): Arch + Plan Land Use Consultants LLC Phone: 505 980 8365

Address: P.O. Box 25911 Email: Arch.plan@comcast.net

City: Albuquerque State: NM Zip: 87125

Proprietary Interest in Site: Owners List all owners: \_\_\_\_\_

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

Lot or Tract No.: TB A1 / unplatted land w 1/2 Lt + 1 Exc N Block: ~~1-019-057-050-518-219-15~~

Subdivision/Addition: Globe subdivision / 170 ft of W 25 ft TB A MRGCD Map No.: UPC Code: 1-019-057-027-512-219-11

Zone Atlas Page(s): K-19 Existing Zoning: MX-M ~~1-019-057-058-512-219-11~~

# of Existing Lots: 2 # of Proposed Lots: 1 Total Area of Site (Acres): 3.8975 ±

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 7100 Lomas NE / 7220 Lomas NE Between: Louisiana BLVD and: Chama ST

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

1004849 1007674 1008286

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: *Derrick Archuleta* Date: 2.8.2022

Printed Name: DERRICK ARCHULETA  Applicant or  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. 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
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

**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
- Design elevations & cross sections of perimeter walls
- 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.
- 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
- Sidewalk Exhibit and/or cross sections of proposed streets
- 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, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- 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 / INFRASTRUCTURE LIST**

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
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- 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: <u>Derrick Archuleta</u>	Date: <u>2.8.2012</u>
Printed Name: <u>DERRICK ARCHULETA</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number: _____	Case Numbers: _____
Staff Signature: _____	
Date: _____	







**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

February 8, 2022

Jolene Wolfley, Chair  
City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup> St NW  
Albuquerque NM

**RE: TRACT A-1, GLOBE SUBDIVISION & UNPLATTED LANDS N170FT W25FT INCL W ½ OF LOT 1**

Ms. Wolfley and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above mentioned property.

The property owner is interested in a lot consolidation and the granting of a twenty-six (26) foot wide private access easement for the benefit of Lot A-2, Globe Subdivision adjacent to the south. The lot consolidation will combine existing Lot A-1, Globe Subdivision and unplatted lands which includes the North 170 feet of the West 25 feet and the West half of Lot 1, Sec 19, T19N, R4E into one lot to be known as Tract A-1-A, Globe Subdivision. The property zoned MX-M (Mixed Use – Moderate Intensity) on 3.8975± acres.

Involved properties are the location of a car dealership known as Fiesta Subaru.

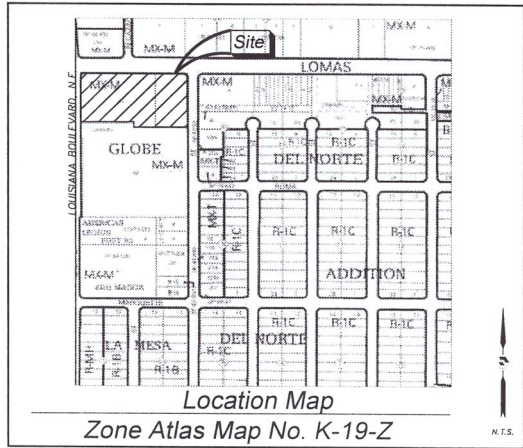
The site is governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan within the Near Heights Planning Area.

Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP  
Principal



**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 3.8975 ACRES±  
 ZONE ATLAS INDEX NO: K-19-Z  
 NO. OF TRACTS CREATED: 0  
 NO. OF LOTS CREATED: 1  
 MILES OF FULL-WIDTH STREETS CREATED: 0

**Drainage Facilities and/or Detention Areas Maintained by Lot Owner**

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERSONALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING NOTICE (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY TO THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREON SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY WATER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREON OR THE GRANOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

**Dedication of Drainage Easements:**

CITY CONSTRUCTS AND MAINTAINS A PERPETUAL EASEMENT ON THE AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" IS HEREBY DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING, AND REPLACING STORM WATER DRAINAGE FACILITIES, NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENT AREA AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DEDICATED AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. NO OBSTRUCTIONS MAY BE PLACED IN EASEMENT AREA WHICH WOULD PREVENT INGRESS AND EGRESS TO SAME BY MAINTENANCE VEHICLES OR WHICH WOULD PREVENT VEHICLES TRAVELING ON DRAINAGE WAY FOR MAINTENANCE PURPOSES.

**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, REPAIR, 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 GRANOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY, AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANOR, 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, FENCED OR UNFENCED OR OTHER STRUCTURE OR OTHER OBSTRUCTION SHALL BE CREATED 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, DECOR, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEAR, 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), 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.

RECORDING STAMP

Plat of  
 Lot A-1-A  
**Globe Subdivision**  
 Section 19, Township 10 North, Range 4 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 January 2022

Project No. PR-2021-  
 Application No. SD-2021-  
 Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
<b>City Approvals</b>	
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
MRCGD	DATE

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF A PORTION OF THE WEST HALF OF LOT ONE, SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., AS THE SAME IS DESIGNATED ON THE SPECIAL WARRANTY DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON SEPTEMBER 28, 2020, AS DOCUMENT NUMBER 2020094845, TOGETHER WITH TRACT A-1, GLOBE SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MAY 30, 2006, IN MAP BOOK 2006C, PAGE 166, NOW COMPRISING OF TRACT A-1-A, GLOBE SUBDIVISION.

**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.

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING TWO LOTS INTO ONE NEW LOT AND TO GRANT AN EASEMENT

**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 ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**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.

JAMES DICK IV, CHAIRMAN, 7100 LOMAS, LLC & 7200 LOMAS LLC

**Acknowledgment**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY JAMES DICK IV, CHAIRMAN, 7100 LOMAS LLC & 7200 LOMAS LLC.

BY \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION 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 THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 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		INDEXING INFORMATION FOR COUNTY CLERK			PROJECT INFORMATION			
STATE PLANE ZONE NM-C	GRID STANDARD	LAND GRANIT N/A	SECTION 19	TOWNSHIP 10 NORTH	RANGE 4 EAST	MERIDIAN NMPM	PROPERTY OWNER 7200 LOMAS, LLC 7100 LOMAS, LLC	CREWTECH: MTOT/MT jr	DATE OF SURVEY 12/11/2020	
HORIZONTAL DATUM NAD83	VERTICAL DATUM NAVD88	ROTATION ANGLE 0° 00' 00.00"	N = 0	E = 0	ELEVATION FOR SCALING AND/OR ROTATION	SUBDIVISION NAME GLOBE SUBDIVISION	OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX	DRAWN BY: JK	CHECKED BY: LM	
CONTROL USED ALBUQUERQUE GEODETIC REFERENCE SYSTEM	COMBINED SCALE FACTOR GRID TO GROUND: 1.0003433393 GROUND TO GRID: 0.9996567785	BEARING ANNOTATION GRID	CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	101905705051821915	101905702751221911	101905705851221914	PSI JOB NO. 204149P	SHEET NUMBER 1 OF 2





# Legend

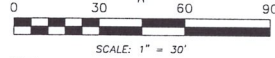
- N 90°00'00" E MEASURED BEARING AND DISTANCES  
(N 90°00'00" E)
- RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
- FOUND ALUMINUM ADS MONUMENT AS DESIGNATED

A.G.R.S. MONUMENT "17\_K19"  
STANDARD C.O.A. ALUMINUM DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,482,202.514 US SURVEY FEET  
E=1,348,658.514 US SURVEY FEET  
PUBLISHED EL=534.888 US SURVEY FT (NAVD 1988)  
GROUND TO GRID FACTOR=0.999657877  
DELTA ALPHA ANGLE=-0°10'34.73"

A.G.R.S. MONUMENT "1\_LK20"  
STANDARD C.O.A. ALUMINUM DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,486,922.188 US SURVEY FEET  
E=1,550,574.948 US SURVEY FEET  
PUBLISHED EL=5281.529 US SURVEY FT (NAVD 1988)  
GROUND TO GRID FACTOR=0.999525680  
DELTA ALPHA ANGLE=-0°10'31.32"

FORMER TRACT A-1  
GLOBE SUBDIVISION  
(05/30/2006, 2006C-166)  
SPECIAL WARRANTY DEED  
(06/25/2021, DOC. NO. 2021075360)

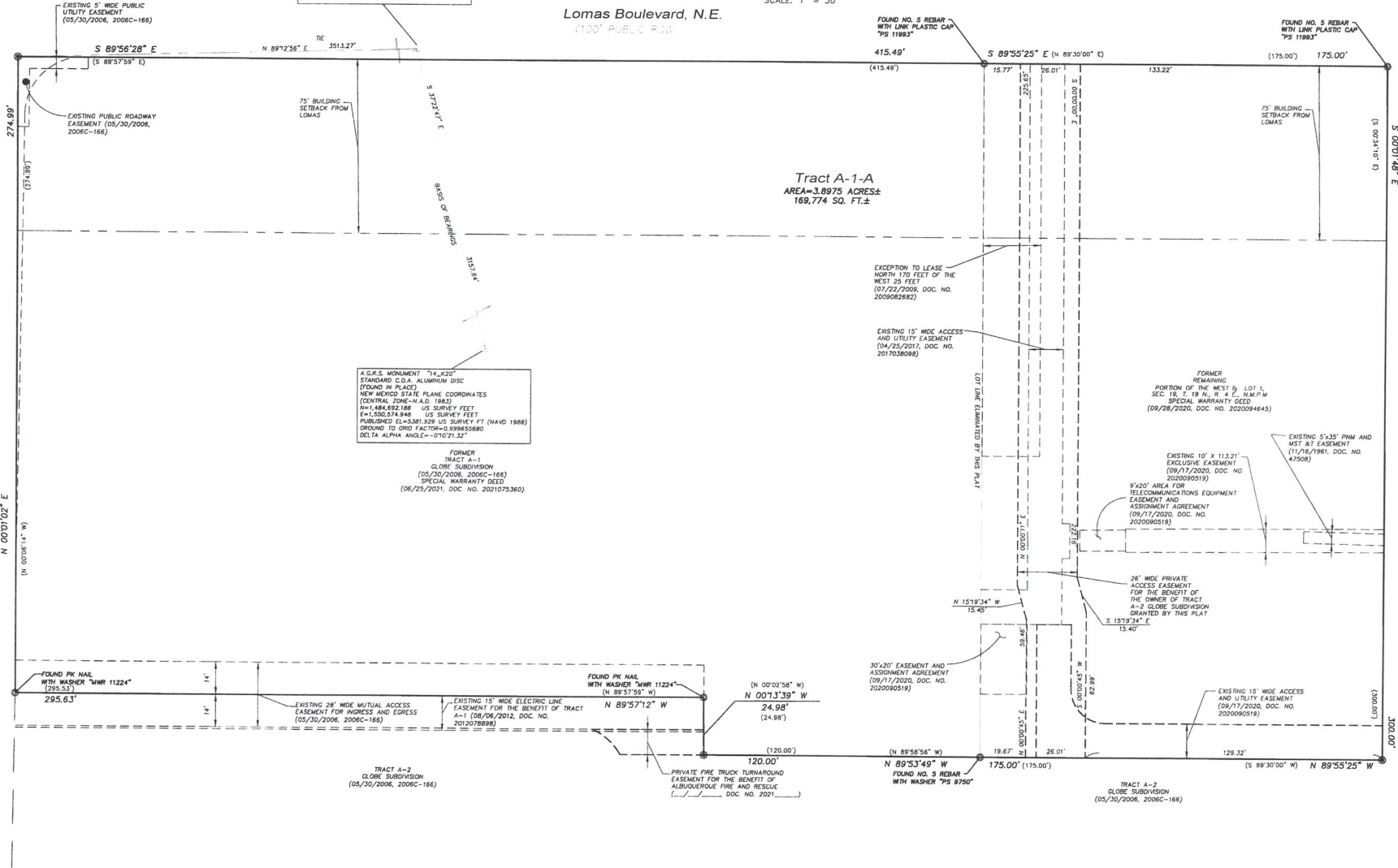
Lomas Boulevard, N.E.  
(100' PUBLIC ROW)



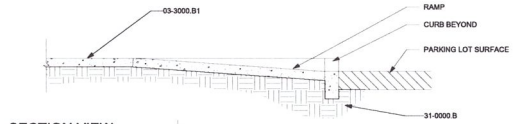
Plat of  
Lot A-1-A  
**Globe Subdivision**  
Section 19, Township 10 North, Range 4 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
January 2022

Louisiana Boulevard, N.E.  
(100' PUBLIC ROW)

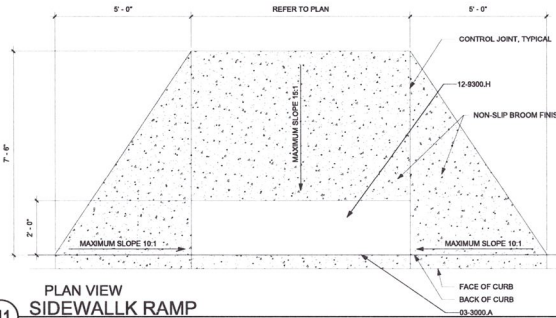
Chama Street, N.E.  
(100' PUBLIC ROW)



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION			
STATE PLANE ZONE NM-C	GRID	TYPE STANDARD		LAND GRANT N/A	PROPERTY OWNER 7200 LOMAS, LLC 7100 LOMAS, LLC			PRECISION SURVEYS, INC.			OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113		CREW/TECH: MT/O/TMT jr	DATE OF SURVEY 12/11/2020	
HORIZONTAL DATUM NAD83	VERTICAL DATUM NAVD88	ROTATION ANGLE 0° 00' 00.00"	MATCHES DRAWING UNITS YES	SECTION 19	TOWNSHIP 10 NORTH	RANGE 4 EAST	MERIDIAN NMPM	SUBDIVISION NAME GLOBE SUBDIVISION			505.856.5700 PHONE 505.856.7900 FAX		DRAWN BY: JK	CHECKED BY: LM	
CONTROL USED ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				CITY ALBUQUERQUE				COUNTY BERNALILLO		STATE NM	
COMBINED SCALE FACTOR GRID TO GROUND: 1.0003433393 GROUND TO GRID: 0.9996567785				DISTANCE ANNOTATION GROUND BEARING ANNOTATION: GRID				ELEVATION TRANSLATION ±0.00'				ELEVATIONS VALID NO			
				CITY ALBUQUERQUE				COUNTY BERNALILLO				STATE NM		PSI JOB NO 204149P	
								UPC 101905705051821915 101905702751221911 101905705851221914						SHEET NUMBER 2 OF 2	



SECTION VIEW



PLAN VIEW  
SIDEWALK RAMP

H1  
1/2" = 1'-0"

**PARKING REQUIREMENTS**  
 Albuquerque DO 2020 14-16-S Table 5-2-1  
 Light Vehicle Spaces - 1 space / 1,000 SF GFA - 21876 GFA = 31.8 Spaces  
 Light Vehicle Sales - 2 spaces / 1,000 SF GFA - 12456 GFA = 29.1 spaces  
 Car Wash - 2 spaces / 1,000 SF GFA - 2268 GFA = 4.5 spaces  
 Total = 65.1 spaces  
 Parking Adjustments & Credit  
 5-SC(2)(g) Proximity to Transit  
 Reduce Parking by 30% when Public Transit is within 1/4 mile  
 66.1 spaces - 30% = 46 Required Spaces  
 Motorcycles Parking Requirements Table 5-5-4  
 20-50 total spaces = 2 motor cycle spaces  
 Total spaces provided = 3  
 Accessible Parking  
 NM Commercial Building Code table 1106.1  
 36-50 required spaces 3 Accessible spaces (1 Van Accessible)

**PROVIDED PARKING**

ADA	=	4
EV	=	3
MOTORCYCLE	=	3
PARKING	=	41
VEHICLE DISPLAY	=	213
<b>TOTAL</b>	=	<b>264</b>

Bicycles  
 Albuquerque DO 2020 14-16-5(E) Table 5-5-5  
 Non-Residential uses 10% of required parking  
 5 required  
 Total Provided = 6

**SITE INFORMATION**

ACRES = 3.89  
 BUILDING SF  
 CAR WASH SF

CON STAMP AREA KEEP CLEAR

**GENERAL NOTES**

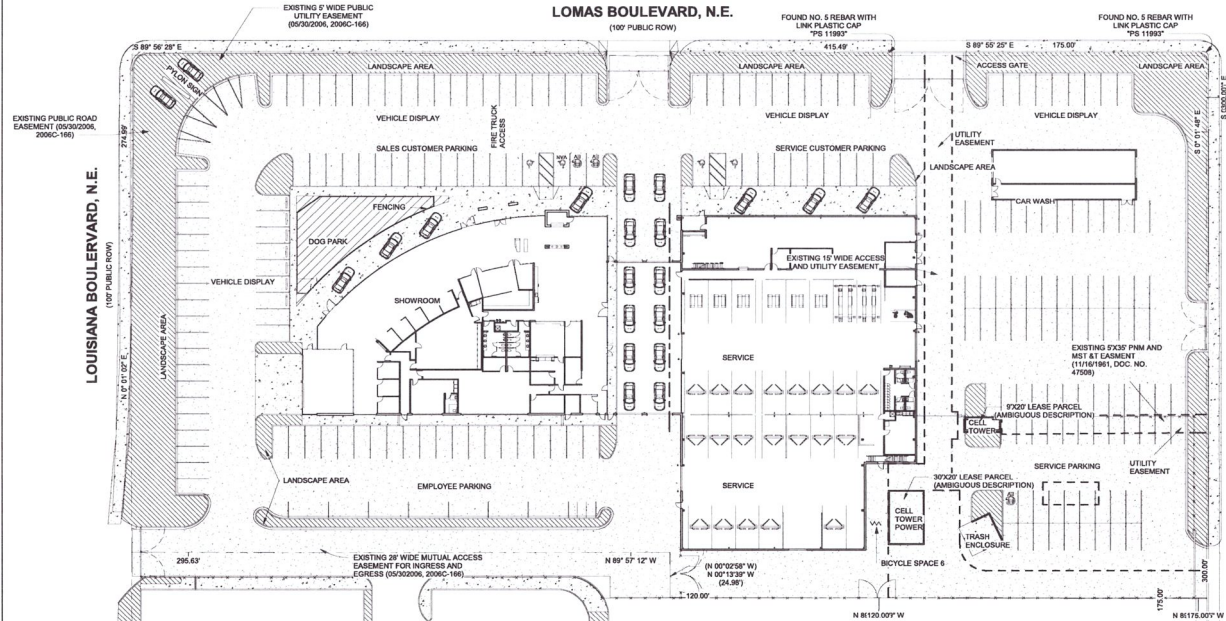
- IF THIS SHEET IS NOT 24" X 36", THEN THE DRAWINGS ON IT ARE NOT TO SCALE.

**REFERENCE KEYNOTES**

03-3000.A	EXPANSION JOINT MATERIAL 1/2"
03-3000.B1	CONCRETE SLAB ON GRADE
12-9000.H	CONCRETE SLAB ON GRADE
31-0000.B	EARTH



Fiesta Subaru  
 PERMIT SET  
 7100 Lomas Blvd. NE



A1  
SITE PLAN  
1" = 30'-0"

**MATERIAL LEGEND**

[Symbol]	CONCRETE	[Symbol]	DOG PARK SEE LANDSCAPE DRAWINGS
[Symbol]	ASPHALT	[Symbol]	LANDSCAPING SEE LANDSCAPE DRAWINGS

NO.	DATE	DESCRIPTION
DATE	12/17/2021	
PROJECT #	20037	
DRAWN BY:	SCW	
CHECKED BY:	MM	

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SHEET TITLE

SITE PLAN

AS101