



## PLAN SNAPSHOT REPORT PA-2025-00397 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** PR-2022-007290 (PR-2022-007290) **App Date:** 12/01/2025  
**Work Class:** Sketch Plat **District:** City of Albuquerque **Exp Date:** 05/30/2026  
**Status:** Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval Expire Date:**  
**Description:** Development of a 4 story 61 unit multi-family apartment building for seniors.

<b>Parcel:</b> 101005742844110111	Main	<b>Address:</b> 6620 Bluewater Rd Nw Albuquerque, NM	<b>Zone:</b>
		6620 Bluewater Rd Nw Albuquerque, NM 87121	Main
<b>Engineer</b> Ryan Curley 5454 Venice Ave NE Ste D Albuquerque, NM 87113 Home: (505) 738-4721 Business: (505) 738-4721 Mobile: (505) 639-3550	<b>Owner</b> Douglas Klingensmith 11184 Houser Dr Lakeview, OH 43331 Business: (614) 314-2591 Mobile: (614) 314-2591	<b>Owner</b> Robert Dine Business: (317) 845-3410 Mobile: (317) 260-9879	<b>Applicant</b> Christopher Bruzzese 1398 Goodale Blvd Suite 200 Suite 200 COLUMBUS, OH 43212 Home: (614) 746-9495 Business: (614) 221-1110 Mobile: (614) 746-9495

### Plan Custom Fields

Existing Project Number	2025-00368	Existing Zoning	R-ML - Residential - Multi-Family - Low Density	Number of Existing Lots	1
Number of Proposed Lots	2	Total Area of Site in Acres	3.4	Site Address/Street	6620 Bluewater Rd NW
Site Location Located Between Streets	Camino Azul NW and Airport Dr. NW	Case History	Variances previously granted	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	13295	Square Footage of Proposed Buildings	14620	Lot and/or Tract Number	A1A2C1
Block Number	0000	Subdivision Name and/or Unit Number	HUBELL PLAZA	Legal Description	TR A-1A-2C-1 PLAT FOR TRACTS A-1A-2C-1 & A-1A-2C-2HUBBELL PLAZA CONT 3.3842 AC
Existing Zone District	R-ML	Zone Atlas Page(s)	K-10	Acreage	3.3842
Calculated Acreage	3.38038	Council District	1	Community Planning Area(s)	Southwest Mesa
Character Protection Overlay	Coors Boulevard – CPO-2	Development Area(s)	Change	Current Land Use(s)	02   Multi-family
IDO Use Development Standards Name	Coors Boulevard – CPO-2	IDO Use Development Standards Subsection	Portable Signs (Prohibitions) (5-12), Off-premises Signs (Prohibitions) (5-12)	Corridor Type	Major Transit (MT) Area
Pre-IDO Zoning District	R-2	Pre-IDO Zoning Description		Public Property Entity	CITY OF ALBUQUERQUE
Major Street Functional Classification	4 - urban major collector	FEMA Flood Zone	X	Total Number of Dwelling Units	61
Total Gross Square Footage2	0	Total Gross Square Footage4	0	Total Gross Square Footage	0
Total Gross Square Footage3	0				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Christopher_Bruzzese_12/1/2025.jpg	12/01/2025 13:11	Bruzzese, Christopher		Uploaded via CSS

# PLAN SNAPSHOT REPORT (PA-2025-00397)

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	12/02/2025 12:05

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00062832	Sketch Plat/Plan Fee	\$50.00	\$0.00
	Technology Fee	\$3.50	\$0.00
Total for Invoice INV-00062832		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	12/10/2025	Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		12/02/2025 12:01	12/02/2025 12:32
Associate Project Number v.1	Generic Action		12/02/2025 12:01
DFT Meeting v.1	Hold Meeting	12/02/2025 12:31	12/02/2025 12:32
Screen for Completeness v.1	Generic Action		12/02/2025 12:01
Verify Payment v.1	Generic Action		12/02/2025 12:32
<b>Application Review v.1</b>			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

December 1, 2025

City of Albuquerque Planning Department  
600 2<sup>nd</sup> NW  
Albuquerque, NM 87102

Subject:       Ahepa 501 Apartments  
                  6620 Bluewater NW  
                  Albuquerque, NM 87121

To Whom it May Concern:

The subject project is a proposed 61 unit, 4 story apartment building for senior residents. The owner is a non-profit organization that has developed similar projects throughout the United States and has been provided a federal grant to construct this project.

They own the existing 3 story building on the project which is a 3 story apartment building for seniors and intend to split the lot for the new proposed development as depicted on the submitted drawings.

Sincerely,



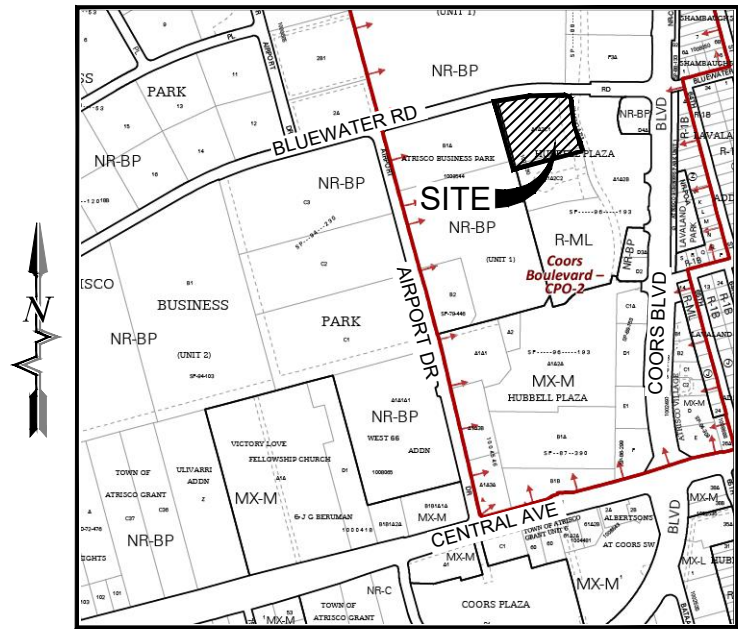
Christopher Bruzzese, Architect

COUNTY CLERK RECORDING LABEL

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

REPLAT OF TRACT A-1A-2C-1, HUBBELL PLAZA  
NOW COMPRISED TO TRACTS A-1A-2C-1A AND A-1A-2C-1B  
WITHIN PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE, TOWN OF ATRISCO GRANT,  
BERNALILLO COUNTY, NEW MEXICO



VICINITY MAP  
NOT TO SCALE  
ZONE ATLAS PAGE K-10-Z

NOTES:

- SUBJECT PROPERTY IS ZONED R-ML (MULTI FAMILY LOW DENSITY), IDO ZONE ATLAS PAGE K-10-Z.
- FIELD SURVEYS PERFORMED OCTOBER 27 THROUGH NOVEMBER 7, 2025
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND IN RESPONSE TO NM811 DESIGN LOCATE REQUEST (NM811 TICKET#25OC23041 DATE:10/23/25, TIME: 12:08 P.M.). LOCATIONS AND SIZES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. BURIED UTILITIES/STRUCTURES SHOWN HEREON MAY NOT EXIST. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO FIND OR VERIFY BURIED UTILITIES LOCATIONS.
- SUBJECT PROPERTY LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP NO. 35001C0329H EFFECTIVE DATE AUGUST 16, 2012.
- SOLAR COLLECTION NOTE:** NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

LEGAL DESCRIPTION TRACT A-1A-2C-1A:

A TRACT OF LAND, BEING A PORTION OF TRACT A-1A-2C-1, PLAT FOR HUBBELL PLAZA, FILED FOR RECORD IN THE PLAT BOOK 2002C, PAGE 233, DOCUMENT NUMBER 2002008001, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, NOW DESIGNATED AS TRACT A-1A-2C-1A LOCATED IN THE CITY OF ALBUQUERQUE, TOWN OF ATRISCO GRANT, WITHIN PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, A FOUND REBAR WITH CAP STAMPED "LS 9801" AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUEWATER ROAD NW, WHENCE A TIE TO A 3-INCH ALUMINUM DISC STAMPED "ACS 9-K10 1989" BEARS S67°38'51"W, A DISTANCE OF 3451.03 FEET;

THENCE EASTERLY 341.38 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1398.39 FEET; A CENTRAL ANGLE OF 13° 59' 14" A CHORD BEARING S83°36'25"W, AND A CHORD DISTANCE OF 340.53 FEET TO A FOUND REBAR WITH CAP STAMPED "LS 9801";

THENCE S89°21'12"E A DISTANCE OF 65.00 FEET TO A SET 1/2-INCH REBAR WITH CAP STAMPED "NMPS 27749";

THENCE SOUTHEASTERLY 39.28 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; A CENTRAL ANGLE OF 90°00'54" A CHORD BEARING S43°25'02"E, AND A CHORD DISTANCE OF 35.36 FEET TO A FOUND REBAR WITH CAP STAMPED "LS 9801";

THENCE S0°15'07"W A DISTANCE OF 12.97 FEET TO A FOUND REBAR WITH CAP STAMPED "LS 9801";

THENCE SOUTHEASTERLY 146.21 FEET ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 495.66 FEET; A CENTRAL ANGLE OF 06°54'03" A CHORD BEARING S07°44'24"E, AND A CHORD DISTANCE OF 145.68 FEET TO A SET 1/2-INCH REBAR WITH CAP STAMPED " NMPS 27749";

THENCE S74°59'04"W A DISTANCE OF 394.10 FEET TO A SET 1/2-INCH REBAR WITH CAP STAMPED " NMPS 27749";

THENCE N15°02'36W, A DISTANCE OF 256.72 FEET TO THE POINT AND PLACE OF BEGINNING;

SAID TRACT CONTAINING 2.14 ACRES, MORE OR LESS.

LEGAL DESCRIPTION TRACT A-1A-2C-1B:

A TRACT OF LAND, BEING A PORTION OF TRACT A-1A-2C-1, PLAT FOR HUBBELL PLAZA, FILED FOR RECORD IN THE PLAT BOOK 2002C, PAGE 233, DOCUMENT NUMBER 2002008001, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, NOW DESIGNATED AS TRACT A-1A-2C-1B LOCATED IN THE CITY OF ALBUQUERQUE, TOWN OF ATRISCO GRANT, WITHIN PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND REBAR WITH CAP STAMPED "LS 9801" AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUEWATER ROAD NW;

THENCE S15°02'36" E, A DISTANCE OF 256.72 FEET TO A SET #4 REBAR WITH CAP STAMPED "NATERA 27749" TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N74°59'04"E A DISTANCE OF 394.10 FEET TO A SET 1/2-INCH REBAR WITH CAP STAMPED "NMPS 27749";

THENCE SOUTHEASTERLY 53.31 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 495.66 FEET; A CENTRAL ANGLE OF 06°09'46" A CHORD BEARING S19°16'18"E, AND A CHORD DISTANCE OF 53.29 FEET TO A FOUND REBAR WITH CAP STAMPED "LS 9801";

THENCE SOUTHEASTERLY 82.21 FEET ALONG A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 823.84 FEET; A CENTRAL ANGLE OF 05°43'04" A CHORD BEARING S20°04'37"E, AND A CHORD DISTANCE OF 82.18 FEET TO A FOUND REBAR WITH CAP STAMPED "LS 9801";

THENCE S74°59'04"W A DISTANCE OF 405.24 FEET TO A FOUND REBAR WITH CAP STAMPED "LS 9801";

THENCE N15°02'36W, A DISTANCE OF 135.00 FEET TO THE POINT AND PLACE OF BEGINNING;

SAID TRACT CONTAINING 1.24 ACRES, MORE OR LESS.

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
NEW MEXICO GAS COMPANY	DATE
COMCAST CABLE	DATE
CENTURY LINK (LUMEN)	DATE

CITY APPROVALS:

CITY SURVEYOR	DATE
HYDROLOGY	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEERING	DATE
CODE ENFORCEMENT	DATE
PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

I, JAYSON NATERA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 27749, DO HEREBY CERTIFY THAT THIS LAND DIVISION AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; IT SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR SURVEYS OF THE STATE OF NEW MEXICO. I CERTIFY THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

For review purposes only. This plat is not to be used for construction, recordation, conveyances, sales, or as an exception to update a commitment for title insurance.



- PURPOSE OF PLAT:
- THE PURPOSE OF THIS PLAT IS TO:
- DIVIDE TRACT A-1A-2C-1, PLAT FOR HUBBELL PLAZA, BEING FILED IN FOR RECORD IN PLAT BOOK 2002C PAGE 233, DOCUMENT NUMBER 2002088001, IN THE OFFICE OF THE COUNTY CLERK , BERNALILLO COUNTY, STATE OF NEW MEXICO, INTO TRACTS A-1A-2C-1A AND 1-1A-2C-1B AS SHOWN HEREON.
- TRACT A-1A-2C-1A CONTAINING 2.14 ACRES AND TRACT A-1A-2C-1B CONTAINING 1.24 ACRES, MORE OR LESS
- REFERENCES:
- THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS SURVEY
- PLAT FOR HUBBELL PLAZA, TRACTS A-1A-2C-1 AND A-1A-2C-2 FILED 7/11/2002 AS PLAT BOOK 2002C PAGE 233, DOCUMENT NUMBER 2002088001
  - PLAT FOR TRACTS B-1-A AND B-1-B, ATRISCO BUSINESS PARK, UNIT 1, TRACT B BEING COMPRISED OF TRACT B-1, ATRISCO BUSINESS PARK, UNIT 1, TRACT B FILED 2/4/2013 AS PLAT BOOK 2013C PAGE 9, DOCUMENT NUMBER 2013012914
  - PLAT OF TRACT A-1, UNIT 1, ATRISCO BUSINESS PARK FILED 5/29/2024 AS PLAT BOOK 2024C PAGE 46, DOCUMENT NUMBER 2024036102
  - SPECIAL DEED FILED 4/12/2019 AS DOCUMENT NUMBER 2019029414

ACKNOWLEDGEMENT OF OWNER:

THE UNDERSIGNED BEING THE OWNER OF THE LAND DESCRIBED HEREIN, HEREBY CONSENTS TO THIS TRACT DIVISION, AND CONSENT TO THE GRANT TO USE OF THE PUBLIC FOREVER.

OWNER(S) SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER(S) PRINTED NAME: \_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF:

COUNTY OF:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

MY COMMISSION EXPIRES

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

DECLARATION OF LAND DIVISION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE DIVIDED THE TRACT AS SHOWN HERON OF TRACT A-1A-2C-1 BEING FILED IN FOR RECORD IN PLAT BOOK 2002C PAGE 233, DOCUMENT NUMBER 2002088001, IN THE OFFICE OF THE COUNTY CLERK , BERNALILLO COUNTY, STATE OF NEW MEXICO. SAID LAND DIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S). SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC # \_\_\_\_\_ SEE SHEET 2 FOR UPC NUMBERS

PROPERTY OWNER OF RECORD:  
\_\_\_\_\_ ALBUQUERQUE HOUSING AUTHORITY

BERNALILLO COUNTY TREASURER'S OFFICE

Rev #	Date	Description

SOUDER, MILLER & ASSOCIATES

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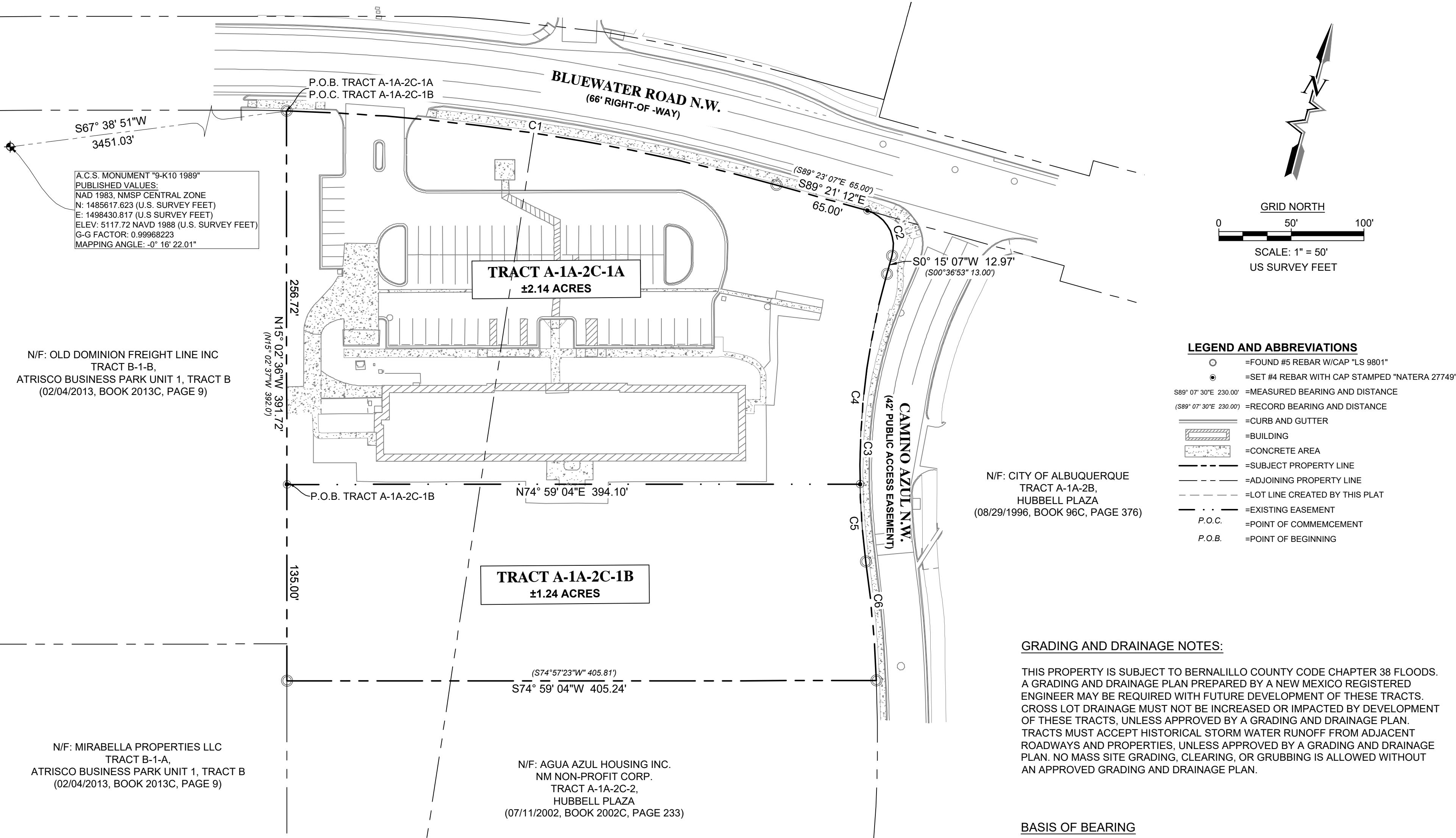
ALBUQUERQUE, NEW MEXICO

REPLAT OF TRACT A-1A-2C-1, HUBBELL PLAZA  
NOW COMPRISED TO TRACTS A-1A-2C-1A AND A-1A-2C-1B  
WITHIN PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE, TOWN OF ATRISCO GRANT,  
BERNALILLO COUNTY, NEW MEXICO

Fieldwork BM	Drawn CLW	Checked JSN
Date:	November 2025	
Scale:	Horiz: N/A	
Project No:	2431460	
Sheet:	1 OF 3	



REPLAT OF TRACT A-1A-2C-1, HUBBELL PLAZA  
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CITY OF ALBUQUERQUE, TOWN OF ATRISCO GRANT,  
BERNALILLO COUNTY, NEW MEXICO



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	341.38 (341.40')	1398.39 (1398.39')	13°59'14" (13°59'17")	N83°36'25"E (N83°37'14"E)	340.53 (340.56')
C2	39.28 (39.27')	25.00 (25.00')	90°00'54" (90°00'00")	S43°25'02"E (S44°23'07"E)	35.36 (35.36')
C3	199.52 (199.46')	495.66 (495.66')	23°03'49" (23°03'25")	S10°49'17"E (S10°54'50"E)	198.18 (198.12')
C4	146.21	495.66	16°54'03"	S07°44'24"E	145.68
C5	53.31	495.66	6°09'46"	S19°16'18"E	53.29
C6	82.21 (82.54')	823.84 (936.03')	5°43'04" (5°03'08")	S20°04'37"E (S19°54'59"E)	82.18 (82.51')

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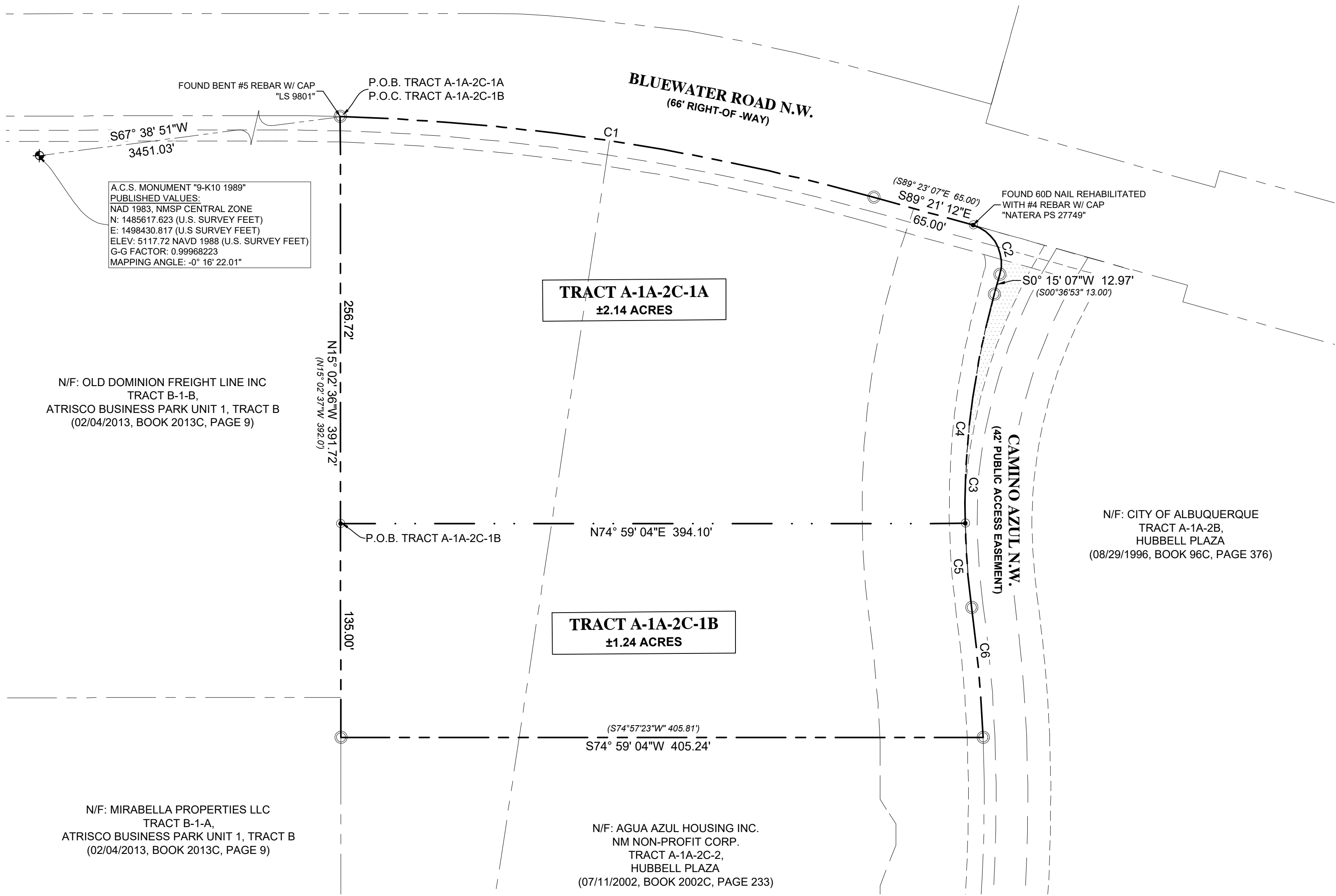
ALBUQUERQUE, NEW MEXICO

AHEPA

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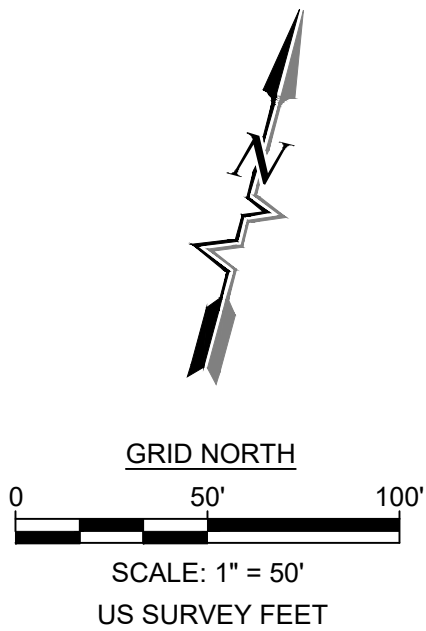
Fieldwork MS	Drawn ECM	Checked JSN
Date: November 2025		
Scale: Horiz: 1" = 50'		
Project No: 2431460		
Sheet: 2 OF 3		

REPLAT OF TRACT A-1A-2C-1, HUBBELL PLAZA  
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C2	39.28 (39.27)	25.00 (25.00)	90°00'54" (90°00'00")	S43°25'02"E (S44°23'07"E)	35.36 (35.36)
C3	199.52 (199.46)	495.66 (495.66)	23°03'49" (23°03'25")	S10°49'17"E (S10°54'50"E)	198.18 (198.12)
C4	146.21	495.66	16°54'03"	S07°44'24"E	145.68
C5	53.31	495.66	6°09'46"	S19°16'18"E	53.29
C6	82.21 (82.54)	823.84 (936.03)	5°43'04" (5°03'08")	S20°04'37"E (S19°54'59"E)	82.18 (82.51)

- LEGEND AND ABBREVIATIONS**
- = FOUND #5 REBAR W/CAP "LS 9801"
  - = SET #4 REBAR WITH CAP STAMPED "NATERA 27749"
  - S89° 07' 30"E 230.00' = MEASURED BEARING AND DISTANCE
  - (S89° 07' 30"E 230.00') = RECORD BEARING AND DISTANCE
  - [Symbol] = CURB AND GUTTER
  - [Symbol] = BUILDING
  - [Symbol] = CONCRETE AREA
  - = SUBJECT PROPERTY LINE
  - = ADJOINING PROPERTY LINE
  - - - = LOT LINE CREATED BY THIS PLAT
  - ... = EXISTING EASEMENT
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING



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Fieldwork MS	Drawn ECM	Checked JSN
Date: November 2025		
Scale: Horiz: 1" = 50'		
Project No: 2431460		
Sheet: 3 OF 3		

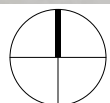


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site plan

1" = 20'-0"



plan legend

---	PROPERTY LINE
---	SET BACK LINE
---	GRADING LINE
-X-X-X-	FENCE LINE
=====	BLOCK WALL

coded notes - site plan

- BIKE RACKS, SEE DETAIL E/A5101
- RAISED PLANTER
- BENCHES - BY OWNER, LANDSCAPE FORMING, SCARBOROUGH, 12" BACKED BENCH, SECURE TO CONCRETE PATIO PER MANUFACTURERS INSTRUCTIONS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- COVERED GAZEBO
- 5' WIDE CONCRETE WALK
- EXTEND 5' WIDE CONCRETE WALK BEYOND PROPERTY TO MEET EXISTING WALK.
- DUMPSTER AREA WITH 1" THICK CONCRETE PAD
- PARKING CURB/BLOCK SEE DETAIL SHEET A/A5102

general zoning information:

ADDRESS: 6620 BLUEWATER RD NW ALBUQUERQUE, NM 87121  
PARCEL NUMBER: 1bd  
EXISTING ZONING CLASSIFICATION/DISTRICT: 1bd  
PROPOSED ZONING CLASSIFICATION/DISTRICT: 1bd  
EXISTING HEIGHT DISTRICT: 38'-0"  
PROPOSED HEIGHT DISTRICT: 1bd  
COMMERCIAL OVERLAY: CP-02  
TOTAL SITE AREA: .93 ACRES  
FLOOD INSURANCE RATE MAP NUMBER: 1bd  
MOST RECENT EFFECTIVE DATE OF FIRM: 1bd  
BASE FLOOD ELEVATION: 1bd

general project information:

EXISTING ZONING MAXIMUM BUILDING HEIGHT:  
PROPOSED ZONING MAXIMUM BUILDING HEIGHT:  
PROPOSED BUILDING HEIGHT:  
BUILDING USE: RM-L  
BUILDING AREA:  
NUMBER OF DWELLING UNITS (RESIDENTIAL ONLY): 61  
PROPOSED REFUSE SERVICE (RESIDENTIAL ONLY):  
PROPOSED REFUSE CAPACITY C.Y. (RESIDENTIAL ONLY):  
PARKING SPACES: 54

site data table:

TOTAL SITE AREA: .93 ACRES  
TOTAL DISTURBED AREA: 1bd  
PRE-DEVELOPED IMPERVIOUS: 1bd  
POST-DEVELOPED IMPERVIOUS: 1bd

parking calculation:

REQUIRED RESIDENTIAL PARKINGS (1.5 PER UNIT): 1bd  
PROPOSED RESIDENTIAL PARKINGS: 54  
REQUIRED COMMERCIAL (RETAIL) PARKINGS (1 PER 250 SF \* 5): 1bd  
PROPOSED COMMERCIAL PARKING:  
REQUIRED ADA PARKING (VAN/TOTAL): 4  
PROPOSED ADA PARKING (VAN/TOTAL): 4

bicycle parking calculation:

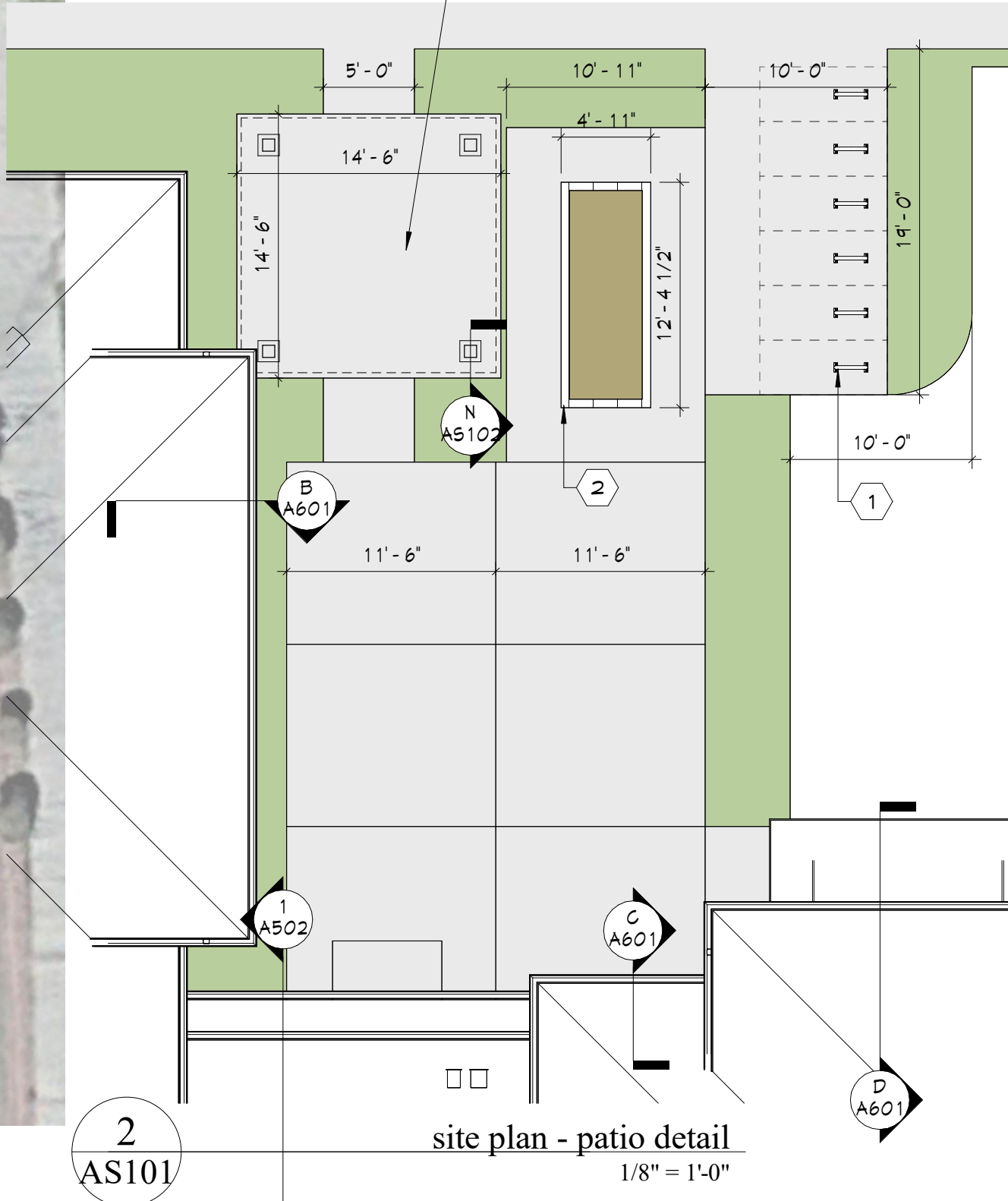
BICYCLE PARKING REQUIRED  
(1 SPACE PER 20 VEHICULAR SPACES / MAX 20):  
PROPOSED BICYCLE PARKING: 6

shade tree calculation:

DWELLING UNIT SHADE TREES REQUIREMENTS  
(1 PER 1ST AND 2ND FLOOR DWELLING UNITS): 24 REQUIRED  
DWELLING UNIT SHADE TREES PROVIDED: 24 PROVIDED

PARKING LOT SHADE TREES REQUIRED (1 PER 10): 6 REQUIRED  
PARKING LOT SHADE TREES PROVIDED: 6 PROVIDED

PROVIDE 14'X14' VINYL RAMADA GAZEBO BY FIFTH ROOM IN ALMOND, NO SHINGLES, 8'X8' VINYL COLUMN DETAILS, SHORT POST TRIM, ARCHED HEADERS, BRIGHT WHITE STAINED CEILING, STANDARD ROOF OVERHANG, NO DECK (CONCRETE), NO PRIVACY PANELS, WITH BLOOMFIELD LED CEILING FAN. COORDINATE PATIO SIZE WITH GAZEBO PROVIDER. FIFTHROOM.COM



site plan - patio detail  
1/8" = 1'-0"

## AHEPA 501 IV

6620 BLUEWATER RD NW  
ALBUQUERQUE, NM 87121

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NOTE:

- ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
- THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER.
- SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
- ADDITIONALLY, SEE GENERAL INFORMATION ON "A" SHEETS.
- THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANT (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
- ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
- THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR MODIFIED REQUIREMENTS THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION HIGHLY DIRECTLY CONTRASTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

## 80% BID SET

PROJECT DATE: 10.20.2025  
PROJECT #: 21186

#	Description	Date
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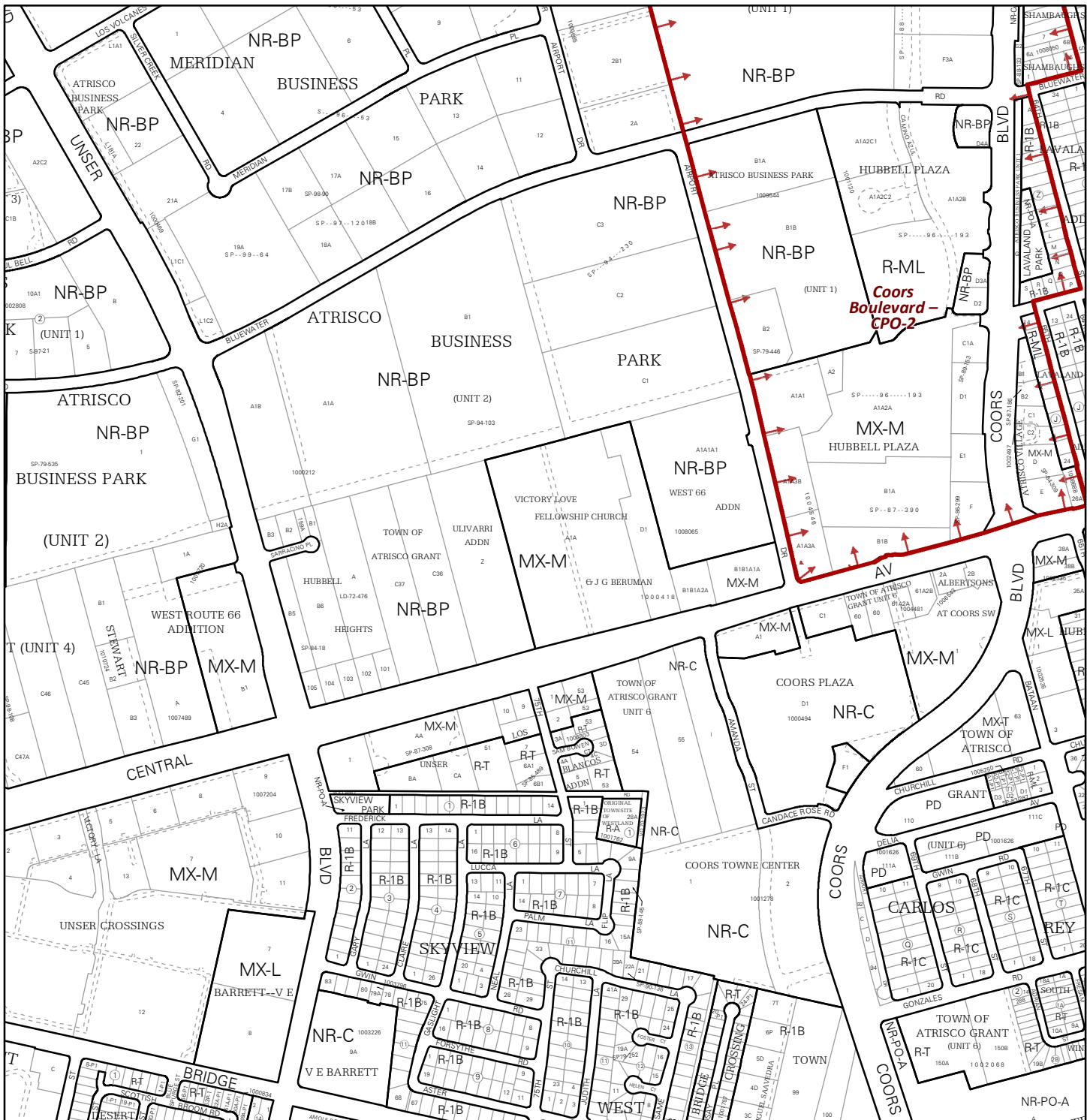
## ARCHITECTURAL SITE PLAN

# AS101

**BERARDI+**

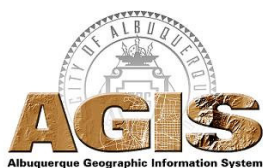
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING  
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212  
P 614.221.1110 [berardipartners.com](http://berardipartners.com)



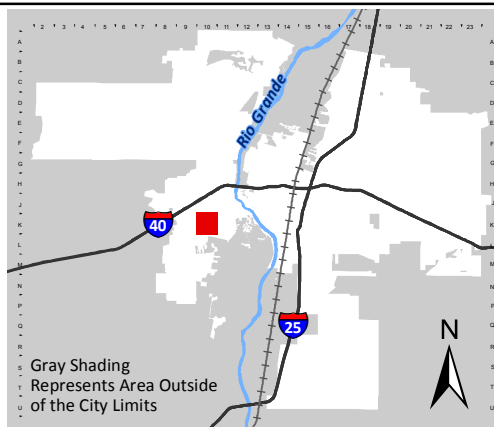


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**K-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

0 250 500 1,000 Feet