



Effective 3/01/2022

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) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<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 (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & 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 (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS VACATE A PORTION OF A PNM EASEMENT		

APPLICATION INFORMATION		
Applicant/Owner: BAF HOLDINGS LLC / HOMESTEAD HILLS ENTERPRISES		Phone:
Address: 3200 CALLE DE LAURA NW		Email:
City: ALBUQUERQUE	State: NM	Zip: 87120
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTING 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:	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: TRACT Y-2A-1-B-1 & Y-2A-1-A-1-A	Block:	Unit: 1.011.063.380.122.409.25
Subdivision/Addition: TAYLOR RANCH	MRGCD Map No.:	UPC Code: 1.011.063.360.332.409.28
Zone Atlas Page(s): D-11	Existing Zoning: MX-M	Proposed Zoning:
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 10.1152 ±
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 6911 & 6971 TAYLOR RANCH LN	Between: HOMESTEAD CIR	and: SOONER TRL
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR 2018.001227		

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: 8.23.22
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. 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 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 to City Staff using other on-line resources such as Dropbox or FTP. 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 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 to City Staff using other on-line resources such as Dropbox or FTP. 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
- Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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 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 to City Staff using other on-line resources such as Dropbox or FTP. 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)
- 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
- 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

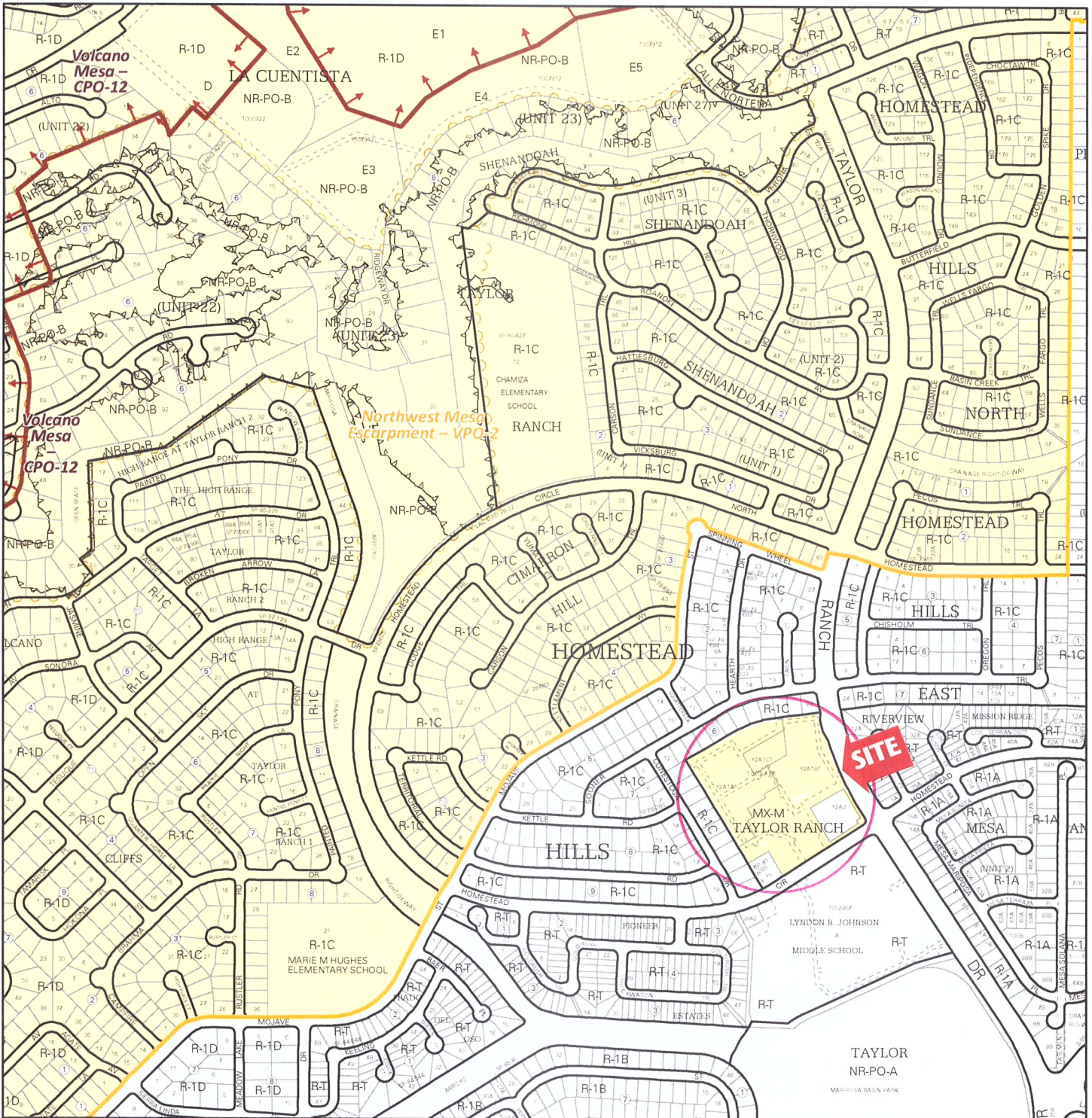
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

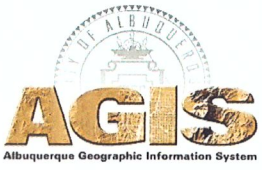
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. 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.




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:
D-11-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

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

August 22, 2022

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

RE: TRACTS Y-2A-1-B-1 & Y-2A-1-A-1-A, TAYLOR RANCH

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 an interior lot line adjustment between the existing tracts. The interest is to transfer a picnic area within Tract Y-2A-1-B-1 to the adjacent northern Tract Y-2A-1-A-1-A. The request also includes the vacation of a portion of an existing PNM easement as part of this lot line adjustment. Both involved properties are zoned MX-M (Mixed Use – Moderate Intensity) on a total of 10.1152± acres.

Both properties are currently developed. Proposed Tract Y-2A-1-A-1-A-1 is currently developed with a self-storage facility known as Taylor Ranch Self Storage. Proposed Tract Y-2A-1-B-1-A is developed with the Homestead Hills Shopping Center.

The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan and falls within the Northwest Mesa Albuquerque Planning Area.

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

Sincerely,


Derrick Archuleta, MCRP
Principal



RECORDING STAMP

Plat of
Tracts Y-2A-1-A-1-A-1 & Y-2A-1-B-1-A
Taylor Ranch

Town of Atrisco Grant
 Projected Section 23, Township 10 North, Range 2 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 July 2022

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COMPRISING OF TRACT Y-2A-1-A-1-A 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 OCTOBER 19, 2018, IN BOOK 2018C, PAGE 134, AND TRACT Y-2A-1-B-1, TAYLOR RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON FEBRUARY 15, 2013, IN MAP BOOK 2013C, PAGE 12, NOW COMPRISING OF TRACT Y-2A-1-A-1-A-1 AND Y-2A-1-B-1-A.

Solar Note:

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

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS IS 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.

 DAN RICH
 MEMBER
 BAF HOLDINGS, LLC

 DAN RICH
 MEMBER
 HOMESTEAD HILLS ENTERPRISES

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY DAN RICH, MEMBER, BAF HOLDINGS, LLC

BY _____ MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY DAN RICH, MEMBER, HOMESTEAD HILLS ENTERPRISES

BY _____ MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

Project No. _____

Application No. _____

Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

City Approvals

Larry W. Medrano P.S. CITY SUPERVISOR	7/25/2022 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

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 ON THE GROUND PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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



Subdivision Data:

ZONING:
 GROSS SUBDIVISION ACREAGE: 10.1152 ACRES±
 ZONE ATLAS INDEX NO.: D-11-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO TWO NEW TRACTS AND TO VACATE A PORTION OF AN EASEMENT

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.

Public Utility Easements

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

C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJACENT LANDS OF GRANTEE 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, SOAK POOL, (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHEAR 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 (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGCO 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.

COORDINATE AND DIMENSION INFORMATION STATE PLANE ZONE: NM-C GRID: GRID TYPE: STANDARD HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88 ROTATION ANGLE: 00° 00' 00" MATCHES DRAWING UNITS: YES CONTROLS USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0 COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003223434 DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID ELEVATION TRANSLATION: ±0.00' ELEVATIONS VALID: NO		PLSS INFORMATION LAND GRANT: TOWN OF ATRISCO GRANT SECTION 23 TOWNSHIP 10 NORTH RANGE 2 EAST MERIDIAN NMMP SUBDIVISION NAME: TAYLOR RANCH COUNTY: ALBUQUERQUE COUNTY: BERNALILLO STATE: NM				INDEXING INFORMATION FOR COUNTY CLERK PROPERTY OWNER: BAF HOLDINGS LLC HOMESTEAD HILLS ESTATES SUBDIVISION NAME: TAYLOR RANCH UPC: 10110633603240928 URC: 101106338012240925		PROJECT INFORMATION CREWTECH: MC DATE OF SURVEY: 03/28/2022 DRAWN BY: JK CHECKED BY: LM PSI JOB NO. 228066P SHEET NUMBER 1 OF 2	
PRECISION SURVEYS, INC. OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX									

Plat of
Tracts Y-2A-1-A-1-A-1 & Y-2A-1-B-1-A
Taylor Ranch

Town of Atrisco Grant
 Projected Section 23, Township 10 North, Range 2 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 July 2022

A.G.R.S. MONUMENT "4-01"
 STANDARD A.G.R.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,204,888.46 US SURVEY FT
 E=1,204,883.03 US SURVEY FT
 EL=5021.601 US SURVEY FT
 GROUND TO GRID FACTOR=0.999672354
 DELTA ALPHA ANGLE=-0°15'39.68"

A.G.R.S. MONUMENT "NM_448_N"
 STANDARD A.G.R.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,214,902.842 US SURVEY FT
 E=1,212,770.226 US SURVEY FT
 EL=5021.601 US SURVEY FT
 GROUND TO GRID FACTOR=0.999682367
 DELTA ALPHA ANGLE=-0°14'45.47"

Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES

○ FOUND AND USED MONUMENT AS DESIGNATED

● DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY

△ FOUND ALUMINUM A.G.R.S. MONUMENT AS DESIGNATED

RECORDING STAMP

COORDINATE AND DIMENSION INFORMATION	
STATE PLANE ZONE: NM-C	GRID
TYPE: STANDARD	
VERTICAL DATUM: NAVD83	NAVDB8
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000322434	DISTANCE ADJUSTMENT GROUND: E = 0
GROUND TO GRID: 0.999677605	BEARING ANNOTATION GRID: ELEVATION TRANSLATION ±0.00'
	ELEVATIONS VALID: NO

PLSS INFORMATION		INDEXING INFORMATION FOR COUNTY CLERK	
LAND GRANT: TOWN OF ATRISCO GRANT	PROPERTY OWNER: BAF HOLDINGS LLC	HOMESTEAD HILLS ESTATES	
SECTION 23	TOWNSHIP 10 NORTH	RANGE 2 EAST	MERIDIAN NM/PM
CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	UPC: 101106336033240928
			UPC: 101106338012240925

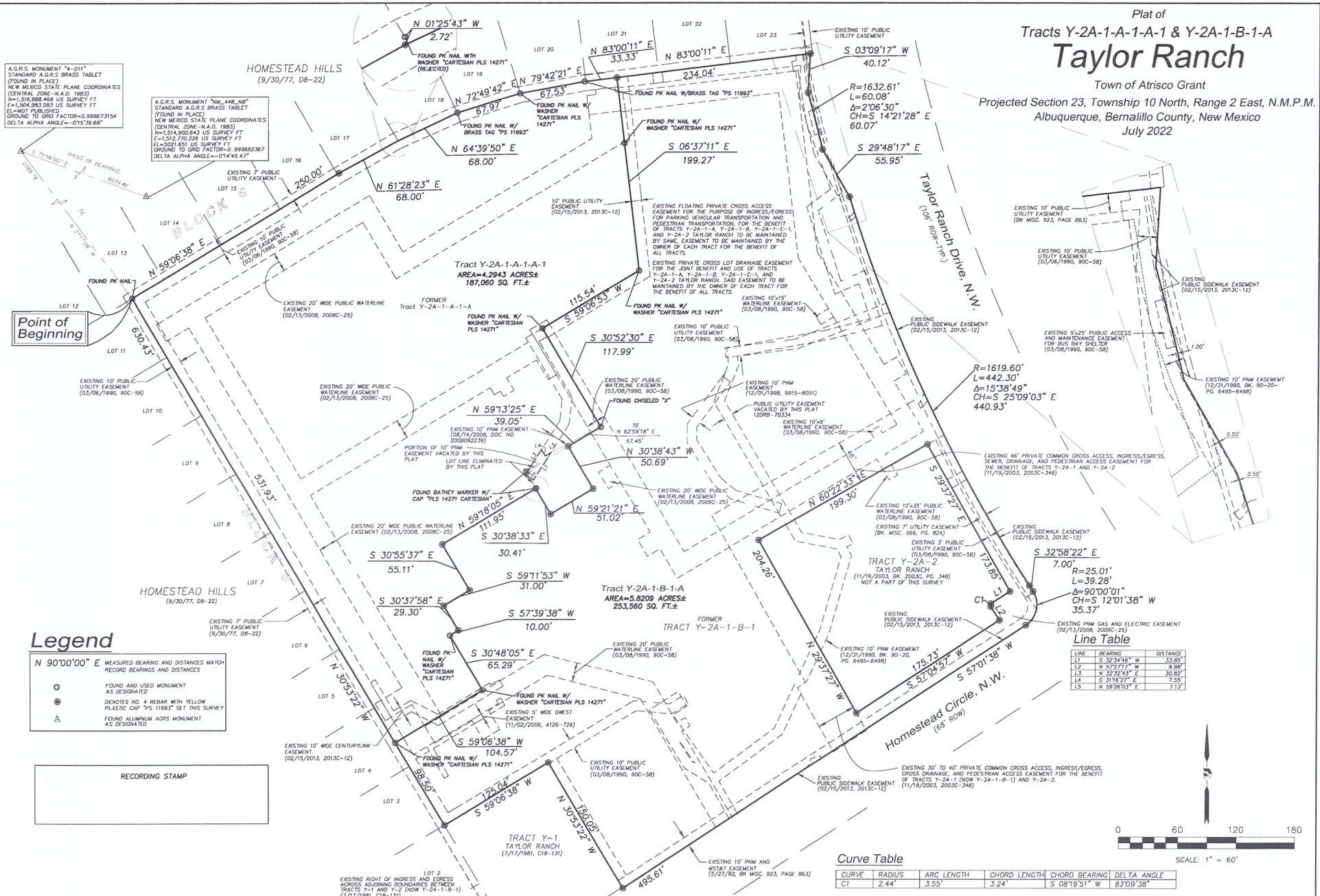
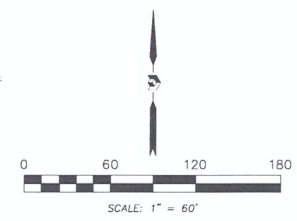
PROJECT INFORMATION	
CREW/TECH: MC	DATE OF SURVEY: 03/28/2022
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO: 228096P	SHEET NUMBER: 2 OF 2

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2.44'	3.55'	3.24'	S 08°19'51" W	83°09'38"

Line Table

LINE	BEARING	DISTANCE
L1	S 34°34'46" W	33.85'
L2	N 5°22'27" W	9.80'
L3	N 32°32'43" E	30.82'
L4	S 31°16'23" E	7.55'
L5	N 59°26'03" E	7.13'



SITE CRITERIA

PROJECT: TAYLOR RANCH STORAGE PHASE 3
 LOCATION: 8971 TAYLOR RANCH DR. NW
 OWNER: DAN REICH
 ARCHITECT: JUNO ARCHITECTS
 LEGAL DESCRIPTION: TRACTS Y-2A-A, Y-2A-B, Y-2A-C, & Y-2A-D, TAYLOR RANCH, HARRISBURG, BERKSHIRE COUNTY, NEW HAMPSHIRE
 ZONING: ZONING MAP 0-11-2
 ZONING CLASSIFICATION: C-2 SC CONDITIONAL USE FOR STORAGE OF HOUSEHOLD GOODS AND A DWELLING UNIT.
 BUILDING TYPE: TYPE V-B, SPRINKLERED (STORAGE H)

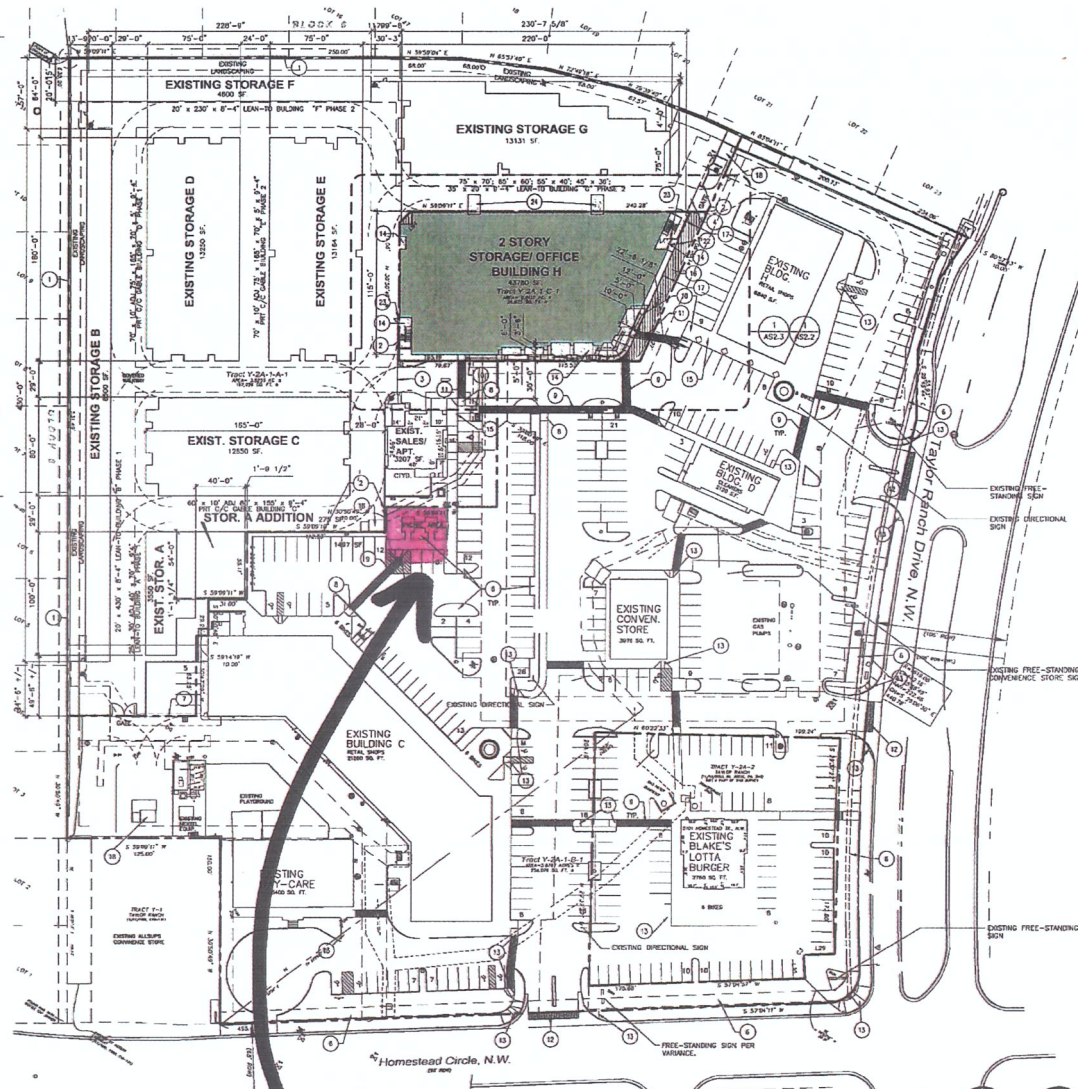
TOTAL BUILDING AREA:
 EXISTING RETAIL/RESURVE = 34136 SF
 EXISTING DAY-CARE = 5400 SF
 EXISTING FAST FOOD = 2700 SF
 EXISTING SALES = 1032 SF
 EXISTING GARAGE = 458 SF
 EXISTING STORAGE = 71205 SF
 NEW STORAGE = 42048 SF
 NEW OFFICE = 1548 SF
TOTAL = 161927 SF

TOTAL LOT AREA: 10,1154 AC.
TOTAL PARKING AREA:
PARKING ANALYSIS:
 RETAIL/SERVICE: 34136 SF/200 = 171
 DAY-CARE: 5400 SF/200 + 2 = 13
 FAST FOOD: 1 SP/4 50A15 = 37
 OFFICE: 3480 SF/200 = 18
 DWELLING: 1 SP/ACE/BATH = 2
 STORAGE: 114053 SF/2000 = 58
TOTAL = 998
 TOTAL REQUIRED = 224
 ACCESSIBLE PARKING (S REQUIRED): 13 (PROVIDED)
 MOTORCYCLE PARKING (S REQUIRED): 6 (PROVIDED)
TOTAL PARKING PROVIDED = 340

PARKING SPACE SIZES:
 REGULAR 8'-0" X 20'-0" MIN.
 ACCESSIBLE 8'-0" X 20'-0" + 8' TELE MIN.
 MOTORCYCLE 4' X 8' MIN.
 REQUIRED BICYCLE SPACES: 1 SPACE/20 PARKING SP. = 15
 NUMBER OF STORAGE UNITS: 567 EXISTING + 310 NEW = 897
 MAXIMUM BUILDING HEIGHT: AS ALLOWED BY C-2 ZONING.
 MAXIMUM BUILDING SETBACK: AS ALLOWED BY C-2 ZONING.
 MAXIMUM TOTAL DWELLING UNITS: 1
 MAXIMUM FLOOR AREA RATIO (F.A.R.): .3

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE TRUCK TURNING RADIUS
- EXISTING 30' HIGH POLE LIGHT TO REMAIN UNLESS OTHERWISE NOTED
- BUILDING MOUNTED LIGHT FIXTURE (7'-8" A.F.F. TO BOTTOM)
- VEHICLE ACCESS
- 4'25" MIN. MOTORCYCLE PARKING SPACE W/12' X 16' SIGN, BOTTOM OF SIGN SHALL HAVE ITS LOWER EDGE NO LESS THAN FOUR FEET ABOVE GRADE.



ARCHITECTURAL SITE PLAN

PROPOSED AREA

SCALE: 1" = 40'-0" AS2.1



KEYED NOTES

- 1 EXISTING CHAIN WALL 4'-0" TO 6'-0" HIGH ON RESIDENTIAL SIDE AND 4'-0" TO 5'-10" HIGH ON COMMERCIAL SIDE.
- 2 EXISTING 7'-0" X 14' CHAIN WALL WITH EXISTING STUCCO AND BRICK SCHEDULE COURSE BANDING AT TOP TO MATCH EXISTING BUILDING WALLS.
- 3 EXISTING 7' X 14' W AUTOMATIC GATE W/ ADDITIONAL 7' X 14' W MANUAL GATE (20' TOTAL WIDTH) W/ANOK-BOX FOR FIRE DEPARTMENT EMERGENCY ENTRY.
- 4 7' X 20' W AUTOMATIC GATE W/ANOK-BOX FOR FIRE DEPARTMENT EMERGENCY ENTRY.
- 5 STUCCO WALL TO MATCH EXISTING SITE WALLS.
- 6 EXISTING LANDSCAPING.
- 7 EXISTING 6' HIGH CHAINLINK FENCE & GATE W/ANOK PADLOCK FOR FIRE DEPARTMENT EMERGENCY ENTRY.
- 8 EXISTING 6' WIDE MIN. RAMP W/1:12 MAX. SLOPE & 1:10 MAX. FLARED SIDES WHERE SHOWN.
- 9 EXISTING 6' WIDE PEDESTRIAN WALKWAY W/COLORED CONCRETE.
- 10 CONCRETE RAMP W/1:12 MAX. SLOPE & 1:10 MAX.
- 11 6' WIDE PEDESTRIAN WALKWAY W/COLORED CONCRETE.
- 12 EXISTING 6' WIDE PEDESTRIAN PATHWAY OF REINFORCED, COLORED CONCRETE ACROSS VEHICLE ENTRANCES ON TAYLOR RANCH ROAD AND HOUSTADT CIRCLE.
- 13 EXIST. 3' WIDE MIN. RAMP W/1:12 MAX. SLOPE & 1:10 MAX. FLARED SIDES (1:12 WHERE TOP LANDING IS LESS THAN 40') WHERE SHOWN.
- 14 CONCRETE SIDEWALK.
- 15 EXISTING CONCRETE SIDEWALK.
- 16 ASPHALT PAVING.
- 17 CONCRETE CURB.
- 18 EXISTING TROUGH AND RECYCLE ENCLOSURE.
- 19
- 20
- 21
- 22 ORIP CURB TO DRIVEWAY ELEVATION AND SLOPE WALK TO ENTRY.
- 23 7' W FENCE WITH 3" X 4" GATE.
- 24 10' W 16" HAZED CONCRETE.

VICINITY MAP



JUNO ARCHITECTS
 7925 Deegan ST NW, Harrisburg, NH 03044 Ph (603) 892-9453 Fax (603) 890-1136

PROJECT:
TAYLOR RANCH SELF STORAGE PHASE 3

SHEET TITLE:
ARCHITECTURAL SITE PLAN

NO.	REVISION	DATE

ARCHITECT STAMP CONSULTANT STAMP DATE:
 12-2-13



AS2.1

PROPERTY OWNER'S AGENT AUTHORIZATION

August 19, 2022

To Whom It May Concern:

We, BAF Holdings LLC & Homestead Hills Enterprises, are the legal owners of the property described below or we have the authority to sign on behalf of the owner of the property described below, which is situated within the City of Albuquerque.

UPC: 101106336033240928

101106338012240925

ADDRESS: 6971 & 6911 TAYLOR RANCH DR NW ALBUQUERQUE

LEGAL DESCRIPTION: Tracts Y-2A-1-A-1-A & Y-2A-1-B-1, Taylor Ranch

I authorize **Precision Surveys, Inc. and Arch + Plan Land Use** to serve on our behalf as the duly authorized agents for the above-mentioned property and to make such filings and submittals to the City of Albuquerque Planning and Zoning Department and such other departments and agencies, as necessary, to obtain the approvals from said departments and agencies, and to make payments for the intended use of the property, including any re-zoning, vacations, or replat.

If additional information is required, please contact me at 505-304-4516.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Rich", with a long horizontal stroke extending to the right.

Dan Rich, Member
BAF Holdings, LLC, and Homestead Hills Enterprises
6971 Taylor Ranch Drive NW
6911 Taylor Ranch Drive NW
Albuquerque, NM 87120