



<b>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>		
<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (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)	<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 (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input 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 checked="" type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<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)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Sketch plan for proposed commercial lot. Using existing building and redevelop for retail/restaurant/service use with potential drive-thru component		
Maintaining existing driveways and adjusting drive aisle running east-west south side on the Property.		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: Applicant: Maestas Development Group, 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): N/A		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site: N/A		List all owners:
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Tract C-1-A		Block: Unit: 17
Subdivision/Addition: Academy Acres		MRGCD Map No.: UPC Code: 101906219148122105
Zone Atlas Page(s): E-19-Z	Existing Zoning: MX-L	Proposed Zoning MX-L
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 0.965
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 7330 San Antonio Dr NE	Between: San Antonio Dr NE	and: San Antonio Pl NE
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
Z-95-109; DRB-96-591; Z-96-31; Z-95-55; DRB-95-303; Z-93-34; Z-79-66-8; DRB-99-270; V-87-68; PRT #: 22-243		

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.

<b>Signature:</b>	<b>Date:</b> 11/4/2022
<b>Printed Name:</b> Wes Butero	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

## FORM P2: SITE PLAN – DRB

**Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.**

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 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 P2 at the front followed by the remaining documents *in the order provided on this form*.

### SKETCH PLAN – DRB

### SITE PLAN – DRB

### MAJOR AMENDMENT TO SITE PLAN – DRB

### EXTENSION OF SITE PLAN – DRB

N/A Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

PDF of application as described above

Zone Atlas map with the entire site clearly outlined and labeled

N/A Letter of authorization from the property owner if application is submitted by an agent

N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (*not required for Extension*)

Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(l)(3)

N/A Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)

*Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.*

N/A Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (*not required for Extension*)

N/A Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C) (*not required for extension*)

\_\_\_ Office of Neighborhood Coordination neighborhood meeting inquiry response

\_\_\_ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

\_\_\_ Completed neighborhood meeting request form(s)

\_\_\_ If a meeting was requested or held, copy of sign-in sheet and meeting notes

N/A Sign Posting Agreement

N/A Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)

\_\_\_ Office of Neighborhood Coordination notice inquiry response

\_\_\_ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

\_\_\_ Proof of emailed notice to affected Neighborhood Association representatives

\_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

N/A Completed Site Plan Checklist

Site Plan and related drawings

N/A Copy of the original approved Site Plan or Master Development Plan (*for amendments and extensions*)

N/A Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)

N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units

N/A Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2.)(d.) if site is within a designated landfill buffer zone

N/A Infrastructure List, if required

### FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS - EPC

**Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.**

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 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 P2 at the front followed by the remaining documents *in the order provided on this form*.

\_\_\_ Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

\_\_\_ PDF of application as described above

\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ Letter of authorization from the property owner if application is submitted by an agent

\_\_\_ Solid Waste Department signature on Site Plan

\_\_\_ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information

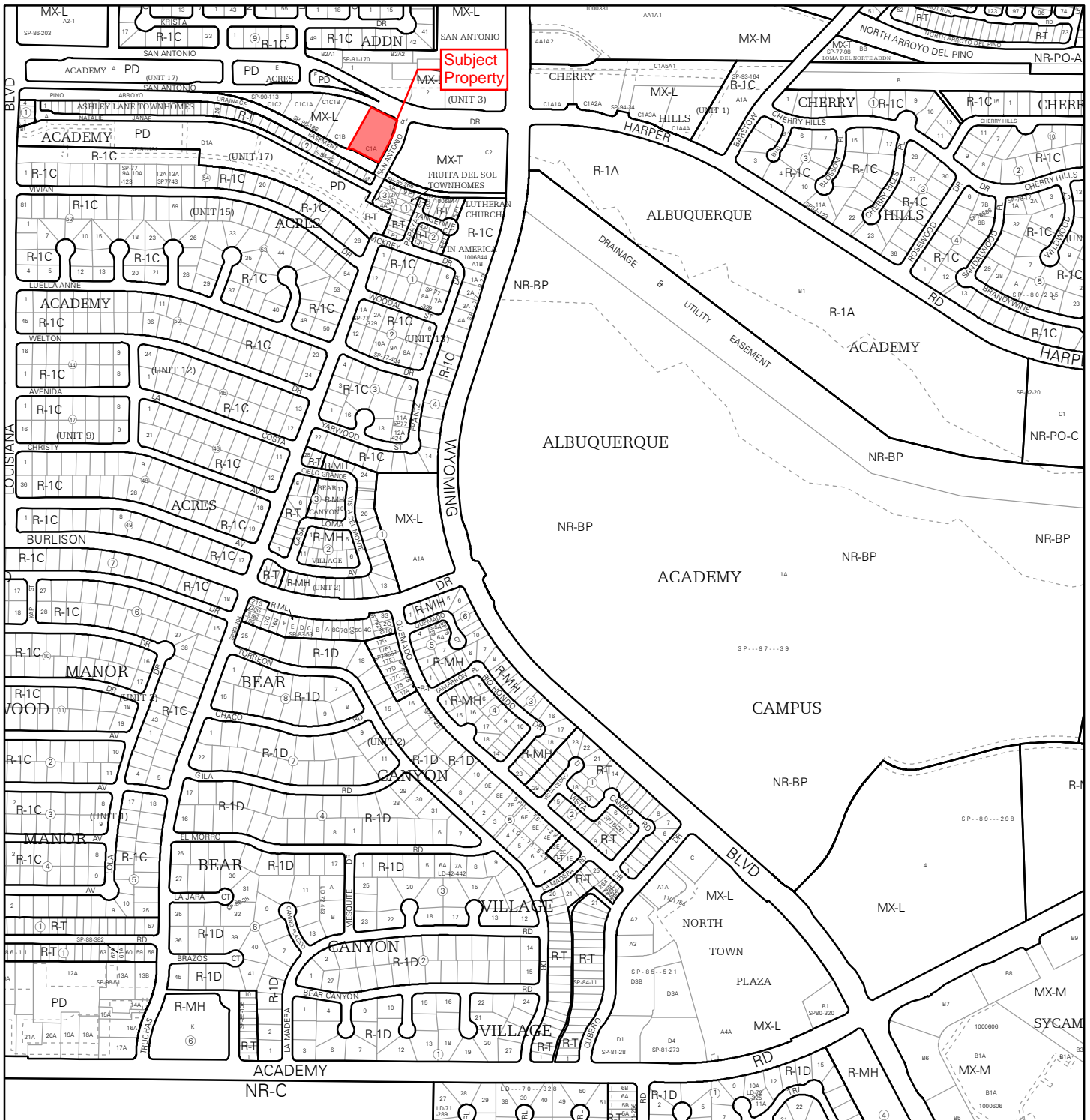
\_\_\_ Approved Grading and Drainage Plan

\_\_\_ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)

\_\_\_ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met


\_\_\_ Site Plan and related drawings

\_\_\_ Infrastructure List, if require

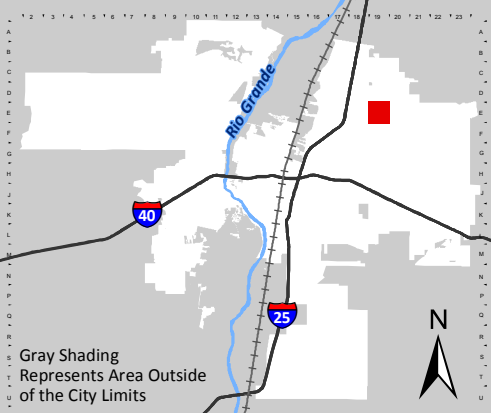


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









## 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:  
**E-19-Z**

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

Gray Shading  
Represents Area Outside  
of the City Limits



0 250 500 1,000 Feet



7620 Jefferson St NE  
Albuquerque, NM USA 87109

November 4, 2022

Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque Planning Department  
Plaza del Sol Building  
600 Second Street NW  
Albuquerque, NM 87102

**Re: 7330 San Antonio Dr NE – Sketch Plan Review Request**

Dear Ms. Wolfley and Members of the Board,

We are requesting a Sketch Plan review and comments for the subject property.

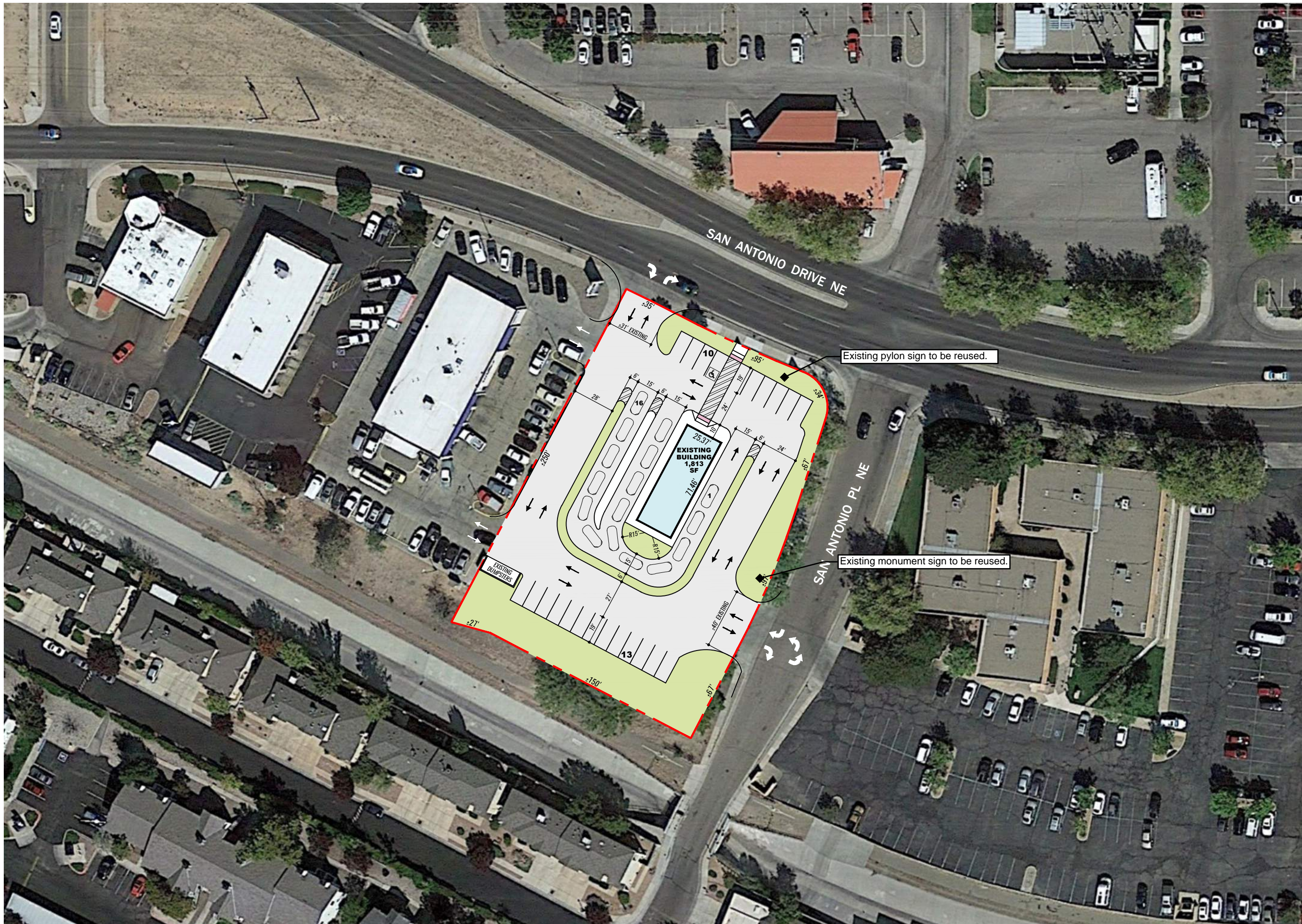
The development proposal is to utilize and redevelop the existing building for retail/restaurant/service use with a potential for a drive-thru component while maintaining existing driveways and adjusting the existing drive aisle running east-west on the south side of the property. The existing canopy from the previous convenience store has been removed, as has all fueling equipment and the car wash building. Parking and landscaping will be added to the property. The building may potentially be expanded as a part of the project.

Included with this application is a Conceptual Site Plan (CSP) and ALTA survey for property for reference. Additionally, we have included pages from what appear to be a previous site development plan, although we have not been able to obtain a full copy of this plan to date.

We appreciate your consideration of our application and look forward to discussing the project with the DRB. Your input on concerns and comments regarding the CSP as well as understanding the process we will need to take for approvals of the property will be of great help to us in moving the redevelopment of this property forward. In the meantime, please let us know should you need additional information or have questions.

Sincerely,

Wes Butero, Chief Development Officer  
[wes@mdgrealestate.com](mailto:wes@mdgrealestate.com)  
505-338-2149



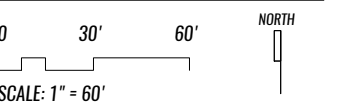
client  
 Maestas Development Group  
 6801 Jeffersom NE, Suite 300  
 Albuquerque, New Mexico  
 (505) 338-2148

Existing pylon sign to be reused.

Existing monument sign to be reused.

SITE DATA	
SITE AREA	±0.9641 AC
BUILDING	±1,813 SF
PARKING	23 SPACES
RATIO	12.7 / 1,000
DRIVE-THRU QUEUING	16

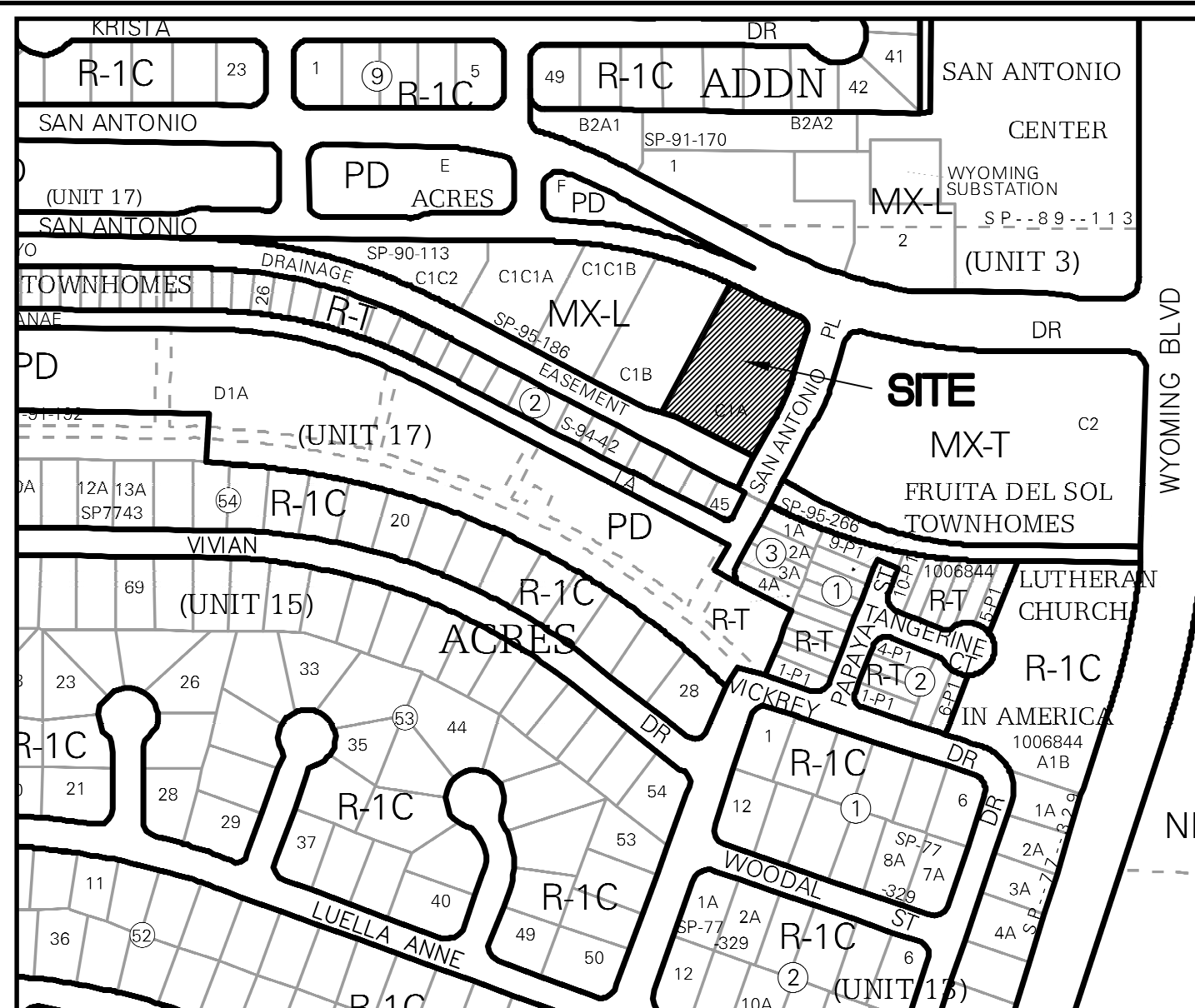
**NOTES**  
 PROPERTY LINES AND EXISTING CONDITIONS ARE FROM GIS INFORMATION AND HAS NOT BEEN CONFIRMED BY COMMERCIAL SITE PLAN, LLC.  
 ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.



project  
**ALBUQUERQUE,  
 NEW MEXICO**  
 7330 SAN ANTONIO DRIVE NE

drawing title  
**PROPOSED  
 SITE PLAN**

date	drawing no.
09.06.2022	1.0



Vicinity Map - Zone Atlas E-19-Z

**Indexing Information**

Section 30, Township 11 North, Range 4 East, N.M.P.M.  
 as Projected into the Elena Gallegos Grant  
 Subdivision: Academy Acres, Unit 17  
 Owner: First Jump, LLC  
 UPC #: 101906219148122105

**Record and Measured Legal Description**

TRACT LETTERED C-ONE-A (C-1-A), PLAT OF ACADEMY ACRES, UNIT 17, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACTS C-1-A THRU C-1-E, ACADEMY ACRES, UNIT 17, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 18, 1990, IN PLAT BOOK 90C, FOLIO 131.

**Documents**

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2206170 AND AN EFFECTIVE DATE OF SEPTEMBER 1, 2022.
- PLAT OF RECORD, FOR ACADEMY ACRES, UNIT 17, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 18, 1990, IN PLAT BOOK 90C, FOLIO 131.
- SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 12, 2022, AS DOCUMENT NO. 2022036320.

**Notes**

- FIELD SURVEY PERFORMED IN OCTOBER 2022.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- AS TO TABLE A ITEM NO. 16, NO EVIDENCE OBSERVED INDICATING RECENT EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS.
- AS TO TABLE A ITEMS 11(A) AND 11(B), WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS.(NM811 TICKET NO. 22SE270600)
- THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999658688, WITH AN ORIGIN OF (0,0).
- AS TO TABLE A ITEM 17, WHILE NO SPECIFIC INFORMATION IS AVAILABLE BY THE CONTROLLING JURISDICTION CONCERNING PLANNED STREET WIDENING, THE SURVEYOR REFERS TO THE FOLLOWING WEBSITE FOR LONG RANGE STREET CLASSIFICATION, THE STREET WIDTH AND RETURN REQUIREMENTS FOR THE DIFFERENT CLASSIFICATIONS AND EVEN SPECIAL PLANNED CORRIDOR AND MASTER PLANS: [HTTP://WWW.CABQ.GOV/GIS](http://www.cabq.gov/gis), AND ACCORDING TO THE WEBSITE FOR CURRENT AND PROPOSED STREET PROJECTS IN THE CITY OF ALBUQUERQUE WEBSITE, [HTTPS://WWW.BERNCO.GOV/PUBLIC-WORKS/CURRENT-PAST-PROJECTS/](https://www.bernco.gov/public-works/current-past-projects/), NO CURRENT PROJECTS OR FUTURE PROJECTS ARE PLANNED FOR ANY STREET WIDENING NOR IMPROVEMENTS.
- AS TO TABLE A ITEM 18, PERTAINING TO THE OFFSITE EASEMENTS AND SERVITUDES, THERE WERE NO ADDITIONAL EASEMENTS OR SERVITUDES WERE OBSERVED IN THE FIELD EITHER BURDENING NOR BENEFITING THE SUBJECT PROPERTY OTHER THAN SHOWN HEREON.
- AS TO TABLE A ITEM 10, A PARTY WALL IS DEFINED AS A WALL ERECTED ON A PROPERTY BOUNDARY AS A COMMON SUPPORT TO STRUCTURES ON BOTH SIDES, WHICH HAVE DIFFERENT OWNERSHIPS. THERE ARE NO PARTY WALLS ON THE SUBJECT PROPERTY OTHER THAN SHOWN HEREON.
- AS TO TABLE A ITEM 2, THE ADDRESS OF THE SUBJECT PROPERTY IS AS FOLLOWS:  
7330 SAN ANTONIO DRIVE NE  
ALBUQUERQUE, NM 87109
- AS TO TABLE A ITEM9, NO PARKING STRIPES WERE OBSERVED IN THE FIELD DURING THE SURVEY.

**Zoning Notes**

A ZONING REPORT WAS NOT PROVIDED BY THE CLIENT, HOWEVER, ACCORDING TO THE CITY OF ALBUQUERQUE OFFICIAL IDO WEBSITE, [HTTP://CABQ.MAPS.ARCGIS.COM](http://cabq.maps.arcgis.com), ON OCTOBER 27, 2022, THE SUBJECT PROPERTY IS ZONED "MX-L" (MIXED-USE - LOW INTENSITY ZONE DISTRICT) AND IS WITHIN AN URBAN CENTER ("CHERRY HILLS VILLAGE"), THE SUBJECT PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS:

FRONT SETBACK: 5 FT., MINIMUM  
 SIDE SETBACK: INTERIOR: 0 FT., MINIMUM; STREET SIDE: 5 FT. MINIMUM  
 REAR SETBACK: 15 FT., MINIMUM  
 BUILDING HEIGHT: 38 FT. MAXIMUM  
 USABLE OPEN SPACE, MINIMUM: STUDIO/1 BEDROOM: 225 SQ. FT./UNIT  
 2 BEDROOM: 285 SQ. FT./UNIT  
 3 OR MORE BEDROOM: 350 SQ. FT./UNIT

**REQUIRED PARKING:**  
 4 SPACES/1,000 SQ. FT. GFA (FOR LIGHT VEHICLE FUELING STATION)

**Boundary Survey  
 and  
 ALTA/NSPS Land Title Survey  
 and  
 Topographic Map  
 for  
 Lot C-1-A,  
 Academy Acres, Unit 17  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 November 2022**

**Benchmark -NAVD 88**

ACS MONUMENT "SMW-12" HAVING AN ELEVATION OF 5242.356 FEET.

**Surveyor's Certificate**

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Brian J. Martinez* 11/3/22  
 BRIAN J. MARTINEZ DATE  
 N.M.R.P.S. NO. 18374



**Surveyor's Certificate for ALTA Survey**

To: Prime Properties, LLC, a New Mexico limited liability company, First Jump, LLC, a New Mexico limited liability company, Old Republic National Title Insurance Company, Old Republic National Title:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(a), 6(b), 7(a) 7(1), 7(c), 8-10, 11(a), 11(b), 13, 14, 16-20 of Table A thereof. The Field Work was completed on November 3, 2022.

*Brian J. Martinez* 11/3/22  
 Brian J. Martinez Date  
 N.M.R.P.S. No. 18374



Revisions: 11/3/2022 - Original

**Surveyor's Certificate for Boundary Survey**

I, Brian J. Martinez, New Mexico Professional Surveyor No. 18374, do hereby certify that this boundary survey plat 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; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

*Brian J. Martinez* 11/3/22  
 Brian J. Martinez Date  
 N.M.R.P.S. No. 18374



**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 cartesianbrian@gmail.com

**Exceptions 9-17**

- RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA TO THE ELENA GALLEGOS GRANT, DATED FEBRUARY 25, 1909, RECORDED OCTOBER 27, 1923 IN BOOK 80, PAGE 353, RECORDS BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE**
- EASEMENTS AND NOTES AS SHOWN ON THE PLAT RECORDED MAY 18, 1990, IN PLAT BOOK 90C, FOLIO 131, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [1]**
- SITE DEVELOPMENT COST SHARING AGREEMENT, RECORDED OCTOBER 22, 1990 IN BOOK BCR 90-17, PAGE 2665, AS DOCUMENT NO. 1990081525, RECORDS BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE**
- GRANT OF MUTUAL AND RECIPROCAL EASEMENTS, RECORDED OCTOBER 22, 1990 IN BOOK BCR 90-17, PAGE 2670, AS DOCUMENT NO. 1990081526, RECORDS BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [2]**
- ACCESS ROADWAY DEVELOPMENT AGREEMENT AND GUARANTY, RECORDED NOVEMBER 16, 1990 IN BOOK BCR 90-18, PAGE 6276, AS DOCUMENT NO. 1990088430, RECORDS BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [3]**
- EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, RECORDED SEPTEMBER 17, 1991, IN BOOK BCR 91-16, PAGE 5090, AS DOCUMENT NO. 1991077864, RECORDS BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [4]**
- RIGHTS OF LESSEES OR TENANTS UNDER LEASES, SUBLEASE OR RENTAL AGREEMENTS.  
**NOT SURVEY RELATED**
- TITLE TO ALL THE OIL, GAS AND OTHER MINERALS IN, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO HERETOFORE RESERVED UNTO AND OR CONVEYED BY PREDECESSORS IN TITLE.  
**NOT SURVEY RELATED**
- ANY POSSIBLE ASSESSMENTS FOR PAVING OR SEWER AND WATER EXTENSIONS WHICH ARE OR MIGHT BE A LIEN BY LAW, BUT HAVE NOT YET BEEN RECORDED.  
**NOT SURVEY RELATED**

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0141G, DATED SEPTEMBER 26, 2008.

# Boundary Survey and ALTA/NSPS Land Title Survey and Topographic Map for Lot C-1-A, Academy Acres, Unit 17 City of Albuquerque Bernalillo County, New Mexico November 2022

## Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/18/1990, 90C-131)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
○X	SET CHISELED "X"
▭	CONCRETE
▭	METAL FENCE
▭	BLOCK WALL
▭	CHAINLINK FENCE
○	BOLLARD
WV	WATER VALVE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	SANITARY SEWER MANHOLE
⊙	SAS CLEANOUT
⊙	IRRIGATION BOX
R	RAMP
OR	SIGN
↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TC 5075.50	TOP OF CONCRETE ELEVATION
TR 5075.50	TOP OF RAMP ELEVATION
TOP 5075.50	TOP OF SLOPE ELEVATION
TOE 5075.50	TOE OF SLOPE ELEVATION
⊙ 1.4" Dia.	DECIDUOUS TREE WITH DIAMETER OF TRUNK

## Easement Notes

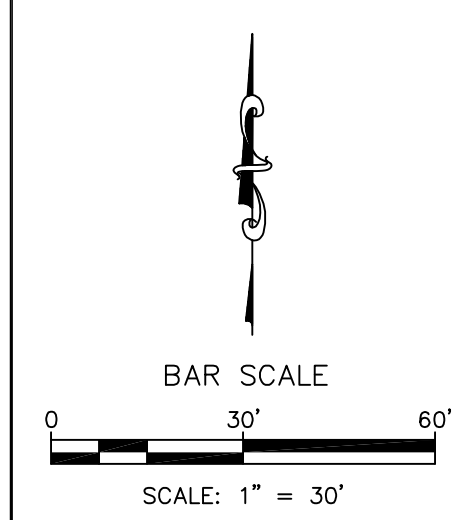
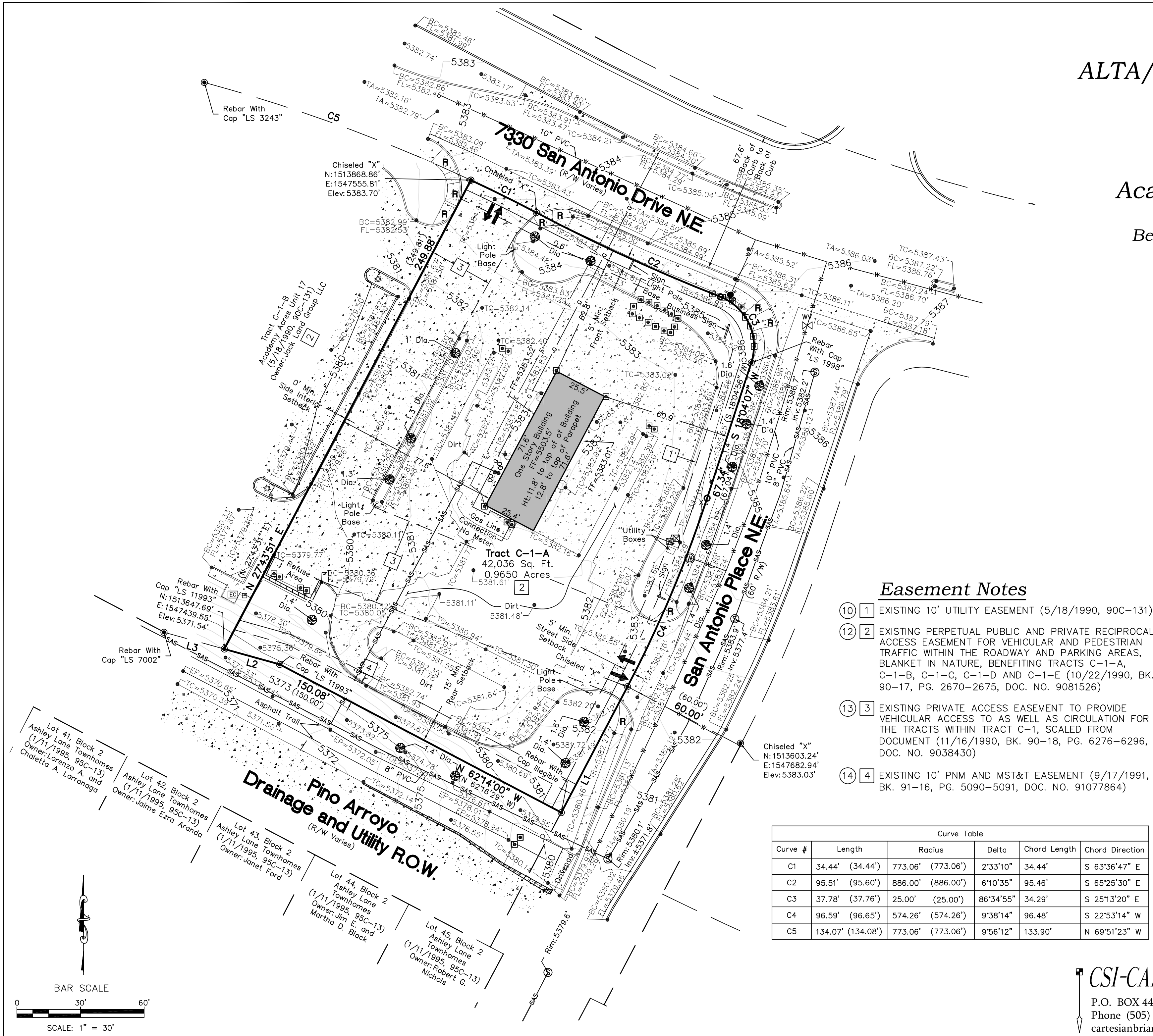
- 10 1 EXISTING 10' UTILITY EASEMENT (5/18/1990, 90C-131)
- 12 2 EXISTING PERPETUAL PUBLIC AND PRIVATE RECIPROCAL ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC WITHIN THE ROADWAY AND PARKING AREAS, BLANKET IN NATURE, BENEFITING TRACTS C-1-A, C-1-B, C-1-C, C-1-D AND C-1-E (10/22/1990, BK. 90-17, PG. 2670-2675, DOC. NO. 9081526)
- 13 3 EXISTING PRIVATE ACCESS EASEMENT TO PROVIDE VEHICULAR ACCESS TO AS WELL AS CIRCULATION FOR THE TRACTS WITHIN TRACT C-1, SCALED FROM DOCUMENT (11/16/1990, BK. 90-18, PG. 6276-6296, DOC. NO. 9038430)
- 14 4 EXISTING 10' PNM AND MST&T EASEMENT (9/17/1991, BK. 91-16, PG. 5090-5091, DOC. NO. 91077864)

Curve Table

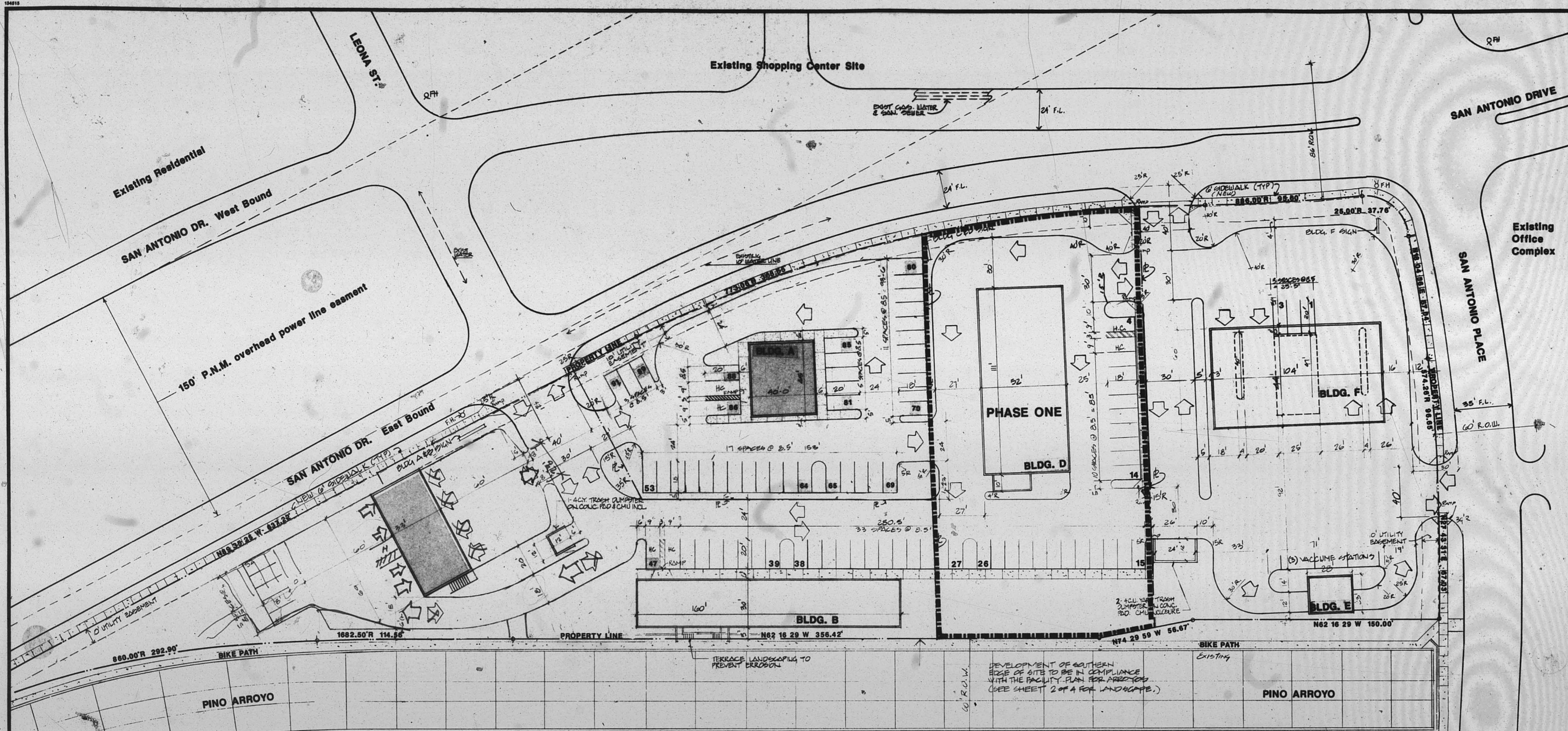
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	34.44' (34.44')	773.06' (773.06')	2'33"10"	34.44'	S 63°36'47" E
C2	95.51' (95.60')	886.00' (886.00')	6'10"35"	95.46'	S 65°25'30" E
C3	37.78' (37.76')	25.00' (25.00')	86°34'55"	34.29'	S 25°13'20" E
C4	96.59' (96.65')	574.26' (574.26')	9'38"14"	96.48'	S 22°53'14" W
C5	134.07' (134.08')	773.06' (773.06')	9'56"12"	133.90'	N 69°51'23" W

Line Table

Line #	Direction	Length (ft)
L1	S 27°42'21" W (S 18°04'56" W)	67.12' (67.03')
L2	N 74°29'25" W (N 74°29'59" W)	27.13' (27.14')
L3	N 74°29'25" W (N 74°29'59" W)	29.52' (29.53')

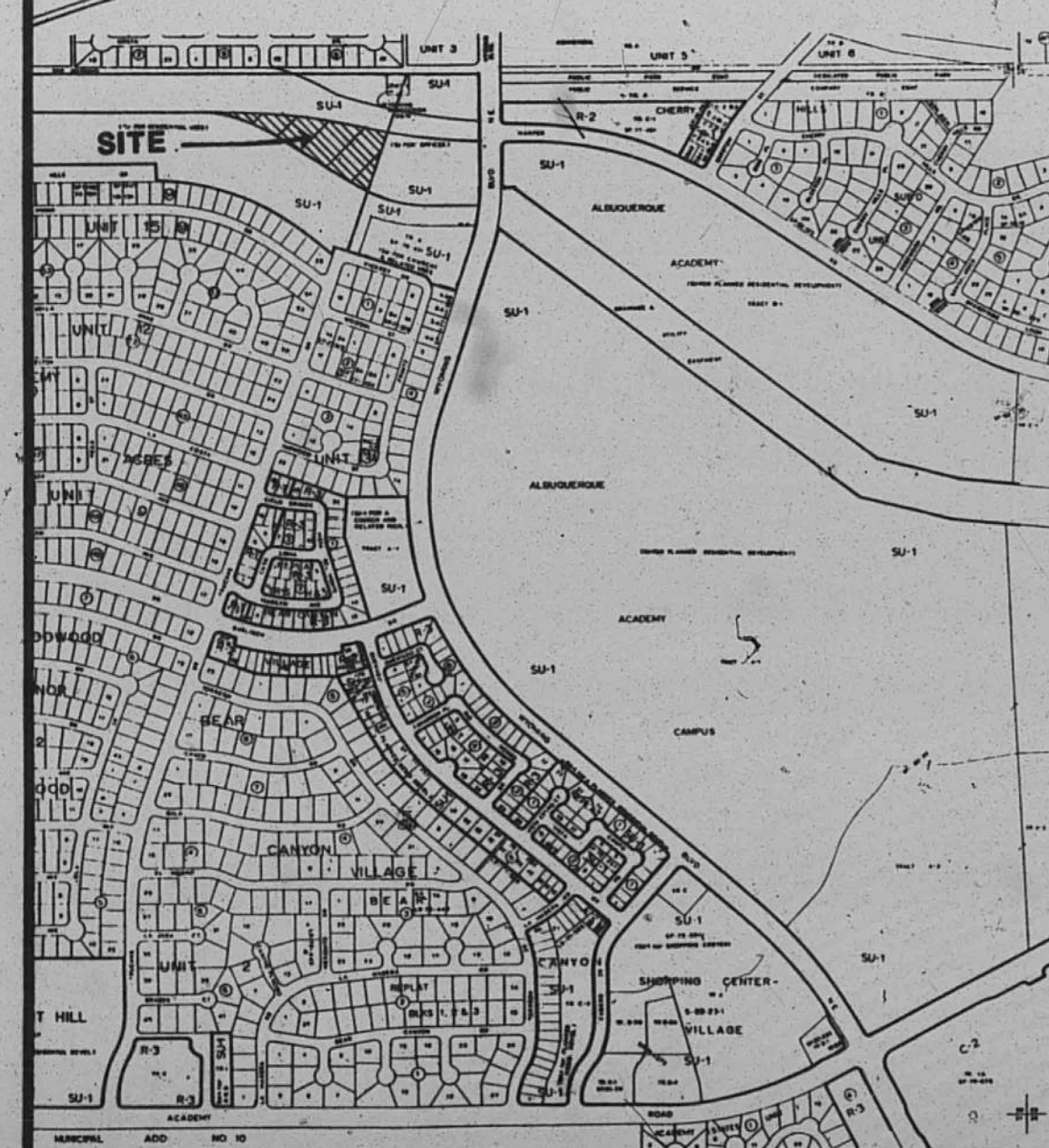
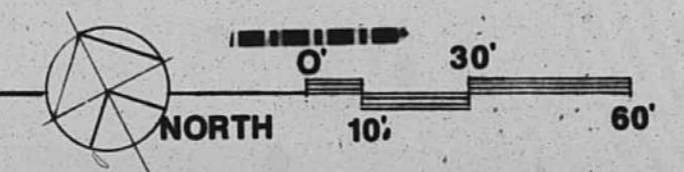


**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
cartesianbrian@gmail.com



**SITE PLAN**

SCALE: 1" = 30'



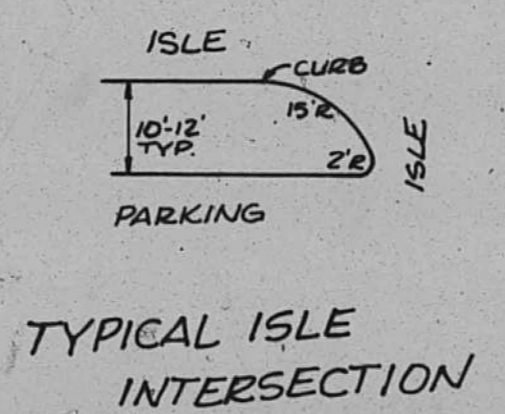
**PROJECT DATA:** WYOMING COMMERCIAL COMPLEX

**LEGAL DESCRIPTION:** Tract C-1 Academy Acres Unit 17  
**ZONING:** SU-1 for C-1  
**ZONE MAP:** E-19-Z  
**SECTOR DEVELOP. PLAN:** Not Applicable  
**COMPREHENSIVE PLAN:** Established Urban  
**TOTAL SITE AREA:** 3.3662 acres  
 146,632 square feet  
**BUILDING AREA:**  
 ALL BUILDINGS SINGLE LEVEL  
 Building A 1,815 SF  
 Building B 4,800 SF  
 Building C 2,277 SF  
 Building D 6,002 SF  
 Building E 644 SF  
 Building F 1,175 SF  
**TOTAL BUILDING AREA:** 16,713 SQUARE FEET 11%  
**TOTAL PAVED AREA:** 91,291 SQUARE FEET 63%  
**TOTAL LANDSCAPE AREA:** 38,628 SQUARE FEET 26%

**PARKING REQUIREMENTS:** 1 space per 200 sq ft leasable area  
 16,713 / 200 = 84 spaces  
**PROVIDED:** 81 spaces  
**DISABLED PARKING REQ.:** 6 spaces  
**BIKE SPACES PROVIDED:** 5 spaces

**REFUSE DATA:** Three 4 CU. YD. Dumpsters Provided

- SIGN ORDINANCE**  
 All signs within Wyoming Commercial Complex shall be designed to provide consistent reinforcement of the Wyoming Commercial Complex character. Signs must communicate not only specific information but should, in themselves, add to the attractiveness of the area. Signs in Wyoming Commercial Complex shall advertise a place of business or provide directions and information. Signs shall be architecturally attractive and consistent in the retention of the character of the area. Signs should not compete with each other or obstruct the highway via inconspicuous, height, color, number, color, lighting or movement. Signs shall conform to the guidelines set forth herein.
- No signs unless lawfully permitted shall be placed upon or project into or above the public property or right-of-way, except as noted herein and approved.
  - Application for sign approval shall be accompanied by sketches and drawings to scale and dimensions showing details of construction, and shall delineate the size, shape, design, material, coloring, lettering, lighting and position in relationship to the building form or place where it will be displayed.
  - Painted signs shall use fade-resistant, durable, exterior finish paint. Luminous paints or plastics are permitted.
  - The typeface used on all signs will be consistent with the architectural style of the building.
  - Signs may be lighted, however, no light that flashes or blinks or affects change in line or intensity of illumination is permitted. Illumination sources for the sign will be hidden from view.
  - Bright glossy enamel, fluorescent or iridescent paint materials are not acceptable.
  - It is the responsibility of the owner of the land and/or improvements to ensure any sign abandoned or not in use for a period in excess of ninety (90) days.
  - Sign colors shall be consistent with the Wyoming Commercial Complex Architectural style and be harmonious with the building it identifies. All signs except temporary signs (traffic regulating signs and signs) will have a maximum of two colors, one for the face, post and base, and another for the lettering. A third color may be introduced for a complex of two or more buildings to distinguish buildings or phases. When a business name is in itself a business logo, it is exempt from color restrictions.
  - Clear sight triangles shall be observed and enforced at all intersections, corners, parking areas and drives at all times.



**DEVELOPMENT REVIEW BOARD**

<i>Robert H. Dault</i> TRAFFIC ENGINEER	4-10-90 DATE
<i>Tom M. Stone</i> PARKS AND RECREATION DIRECTOR	4-10-90 DATE
<i>Robert W. Kane</i> WATER RESOURCES ENGINEER	4-10-90 DATE
<i>Frank J. Aguirre</i> CITY ENGINEER / HYDROLOGIST	4-10-90 DATE
<i>Jack Clark</i> PLANNING DIRECTOR	4-10-90 DATE

2-79-66-8  
 I certify that this area is zoned SU-1 and that this plan is consistent with the specific development plan approved by the Environmental Planning Commission on: 3-15-90

**APPROVALS**

**CUSTER-BASARCH LTD**  
 Architects-Planners AIA  
 300 Central SW Suite 1200W  
 Albuquerque, New Mexico 87102  
 Telephone: (505) 765-9200



**WYOMING COMMERCIAL COMPLEX**  
 SAN ANTONIO DRIVE & SAN ANTONIO PLACE N.E.  
 Albuquerque, New Mexico

**PROJECT**  
 REVISIONS  
 PER CITY OF ALBUQ  
 3-1-90  
 4-2-90  
 6-26-90

**DATE**  
 1-26-90

**SHEET TITLE**  
 SITE DEVELOPMENT PLAN

**SHEET NO.**  
 1 OF 4.1

THIS PLAN SHOT TWICE  
 ONCE ON LIGHT AND  
 ONCE ON DARK.

CITY OF ALBUQUERQUE  
 THIS MICROIMAGE IS THE BEST  
 POSSIBLE REPRODUCTION DUE  
 TO THE POOR QUALITY OF THE  
 ORIGINAL DOCUMENT.

RE-477 DATE 12/24/90 EJP

CITY OF ALBUQUERQUE  
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*Millicent Santillana*  
 CITY CLERK

