



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input checked="" type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

The alley way abutting the site to the north has been vacated through the City Council Process (PROJECT NO. PR-2022-007416, SD-2022-00154) and by this plat. We are replatting the alley into the subject site. We are also replatting the site to make 2 lots into 1 lot. We will also be granting utility easements. This request is also for a waiver to the existing sidewalk along Eubank.

APPLICATION INFORMATION

Applicant/Owner: Hutton ST 17, LLC (Applicant)/POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT(Owner)		Phone: 423-643-9235
Address: 736 Cherry St.		Email: bcarroll@hutton.build
City: Chattanooga	State: TN	Zip: 37402
Professional/Agent (if any): Modulus Architects & Land Use Planning		Phone: 505.338.1499 (Ext. 1003)
Address: 100 Sun Ave NE Suite 600		Email: rokoye@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent	List <u>all</u> owners: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT	

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

Lot or Tract No.: H WLY PORTION OF AND EXC NLY 20 & G1	Block: 8	Unit:
Subdivision/Addition: BUENA VENTURA	MRGCD Map No.:	UPC Code: 102005751801040804 & 102005652052511902
Zone Atlas Page(s): K-20-Z	Existing Zoning: MX-H	Proposed Zoning
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): +/- 1.6 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 113 EUBANK BLVD NE Between: Eubank Blvd NE and: Central Ave NE

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

PR-2022-007416/ PS-2022-00151, PR-2021-005597, SD-2022-00026

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: Regina Okoye	Date: 5/2/2023
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM V2: WAIVER - DHO

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

 SIDEWALK WAIVER

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. 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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

WAIVER DOCUMENTATION

- 1) DHO Application form completed, signed, and dated
- 2) Form V2 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Scale drawing showing the location of the proposed waiver, as applicable

SUPPORTIVE DOCUMENTATION

- 5) Letter of authorization from the property owner if application is submitted by an agent
- 6) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(P)(3)
- N/A 7) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

PUBLIC NOTICE DOCUMENTATION

- 8) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
- 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)
- N/A If a meeting was requested or held, copy of sign-in sheet and meeting notes
- 9) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)
- Office of Neighborhood Coordination notice inquiry response
- Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Proof of emailed notice to affected Neighborhood Association representatives

N/A 10) Interpreter Needed for Hearing? ____ if yes, indicate language: ____

WAIVER - IDO

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WAIVER DOCUMENTATION

- ____ 1) DHO Application form completed, signed, and dated
- ____ 2) Form V2 with all the submittal items checked/marked
- ____ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ____ 4) Scale drawing showing the location of the proposed waiver, as applicable

SUPPORTIVE DOCUMENTATION

- ____ 5) Letter of authorization from the property owner if application is submitted by an agent
- ____ 6) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(P)(3)
- ____ 7) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

PUBLIC NOTICE DOCUMENTATION

- ____ 8) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
 - ___ 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
- ____ 9) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
- ____ 10) Interpreter Needed for Hearing? ____ if yes, indicate language: ____

WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION ACTION)

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. 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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

WAIVER DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Scale drawing showing the location of the proposed waiver, as applicable

SUPPORTIVE DOCUMENTATION

- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- ___ 7) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

PUBLIC NOTICE DOCUMENTATION

- ___ 8) Sign Posting Agreement – **this step is not required if waiver is to be heard with a minor subdivision plat**
- ___ 9) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department - **this step is not required if waiver is to be heard with a minor subdivision plat**
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet – **this step is not required if waiver is to be heard with a minor subdivision plat**
- ___ 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

 MAJOR SUBDIVISION FINAL PLAT APPROVAL

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. 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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the two documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat.
- ___ 6) Design elevations & cross sections of perimeter walls
- ___ 7) Recorded Infrastructure Improvements Agreement

SUPPORTIVE DOCUMENTATION

- ___ 8) Letter of authorization from the property owner if application is submitted by an agent
- ___ 9) Letter describing and explaining the request
- ___ 10) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer
- ___ 11) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. 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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

PLAT DOCUMENTATION

- 1) DHO Application form completed, signed, and dated
- 2) Form S2 with all the submittal items checked/marked
- 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- 4) Zone Atlas map with the entire site clearly outlined and labeled
- 5) Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat
- 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- 7) Sidewalk Exhibit and/or cross sections of proposed streets
- 8) Proposed Infrastructure List, if applicable

SUPPORTIVE DOCUMENTATION

- 9) Letter of authorization from the property owner if application is submitted by an agent
- 10) Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3)
- 11) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- 12) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer

PUBLIC NOTICE DOCUMENTATION

- 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
- Office of Neighborhood Coordination notice inquiry response
- Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Proof of emailed notice to affected Neighborhood Association representatives
- 14) Interpreter Needed for Hearing? if yes, indicate language:

MINOR AMENDMENT TO PRELIMINARY PLAT

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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Proposed Amended Preliminary Plat and/or Grading and Drainage Plan
- ___ 7) Original Preliminary Plat and/or Grading and Drainage Plan
- ___ 8) Infrastructure List, if applicable
- ___ 9) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

113 EUBANK BLVD NE ALBUQUERQUE NM 87123 legally describe as: *

Legal Description & Location: H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD

Job Description: Modwash

Hydrology:

- Grading and Drainage Plan X Approved NA
- AMAFCA Approved X NA
- Bernalillo County Approved X NA
- NMDOT Approved X NA
- MRGCD Approved X NA

Renée C. Brissette 03/24/23
 Hydrology Department Date

Transportation:

- Traffic Circulations Layout (TCL) Approved X NA
- Traffic Impact Study (TIS) Approved X NA
- Neighborhood Impact Analysis (NIA) Approved X NA
- Bernalillo County Approved X NA
- NMDOT Approved X NA

Ernest Armijo 3/23/2023
 Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter X Approved NA
- ABCWUA Development Agreement Approved X NA
- ABCWUA Service Connection Agreement Approved X NA

Edwin Bergeron 3/24/2023
 ABCWUA Date

- Infrastructure Improvements Agreement (IIA*) N/A Approved
- AGIS (DXF File) X Approved
- Fire Marshall Signature on the plan X Approved

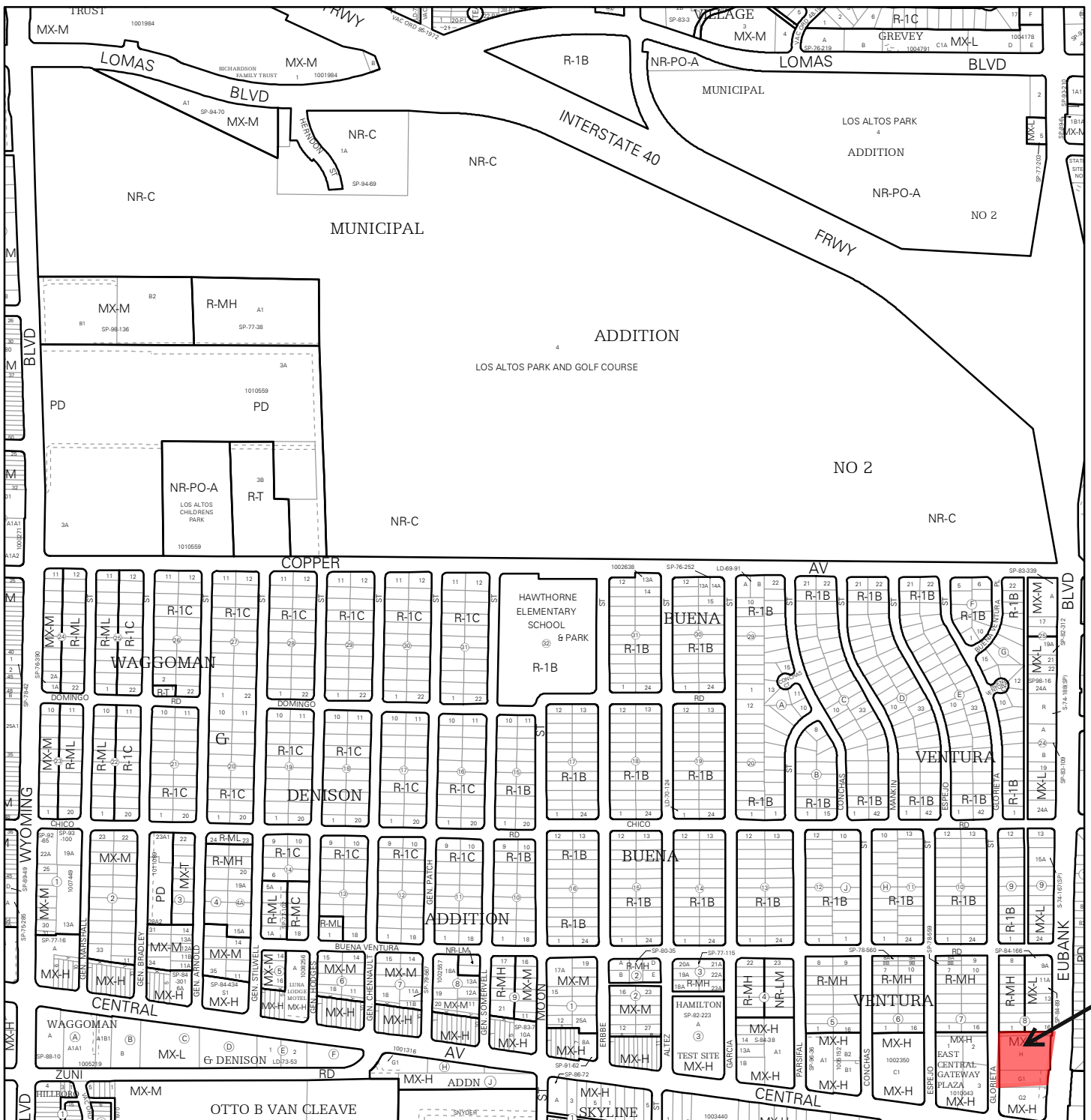
Signatures on Plat

- Owner(s) X Yes
- City Surveyor X Yes
- AMAFCA** X Yes NA
- NM Gas** X Yes
- PNM** X Yes
- COMCAST** X Yes
- MRGCD** Yes X NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

***Included in all Public Notices**



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-20-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

N

0 250 500 1,000 Feet

RECORDING STAMP

Plat of Lot G-1-A, Block 8 Buena Ventura Sections 20 and 29, Township 10 North, Range 4 East, N.M.P.M. Albuquerque, Bernalillo County, New Mexico March 2023

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 20 AND 29, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOT H, BLOCK 8, BUENA VENTURA, 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 SEPTEMBER 11, 1941, IN BOOK C1, PAGE 8, TOGETHER WITH LOT G-1, BLOCK 8, BUENA VENTURA, 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 SEPTEMBER 10, 1991, IN BOOK 91C, PAGE 196, TOGETHER WITH A PORTION OF A VACATED ALLEY CONVEYED TO THE CITY OF ALBUQUERQUE AS DESIGNATED IN QUITCLAIM DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON NOVEMBER 03, 1954, IN BOOK D295 PAGE 434, NOW COMPRISING OF LOT G-1-A, BLOCK 8, BUENA VENTURA.

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.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0358H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

TREASURER'S CERTIFICATE THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON LOT G-1 AND REMAINING PORTION OF LOT H, BLOCK 8, BUENA VENTURA (UPC'S: 102005652052511902 AND 102005751801040804). BERNALILLO COUNTY TREASURER'S OFFICE:

Free Consent and Dedication

THE CONSOLIDATION PLAT 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.

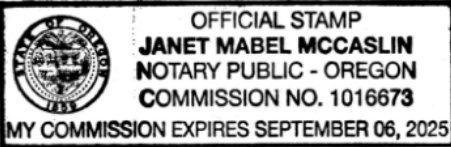
SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Signature of Dean W Pollman, DEAN POLLMAN FAMILY REVOCABLE LIVING TRUST

Acknowledgment

STATE OF Oregon COUNTY OF Washington THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF March, 2023 BY Dean W Pollman DEAN POLLMAN FAMILY REVOCABLE LIVING TRUST

Signature of Janet M McCaslin, NOTARY PUBLIC, MY COMMISSION EXPIRES: 09/06/2025



Project No. PR-2023- Application No. -2023- Utility Approvals

Signatures and dates for utility approvals: PNM (03/30/2023), NEW MEXICO GAS COMPANY (3/7/2023), CENTURYLINK (03/07/2023), COMCAST

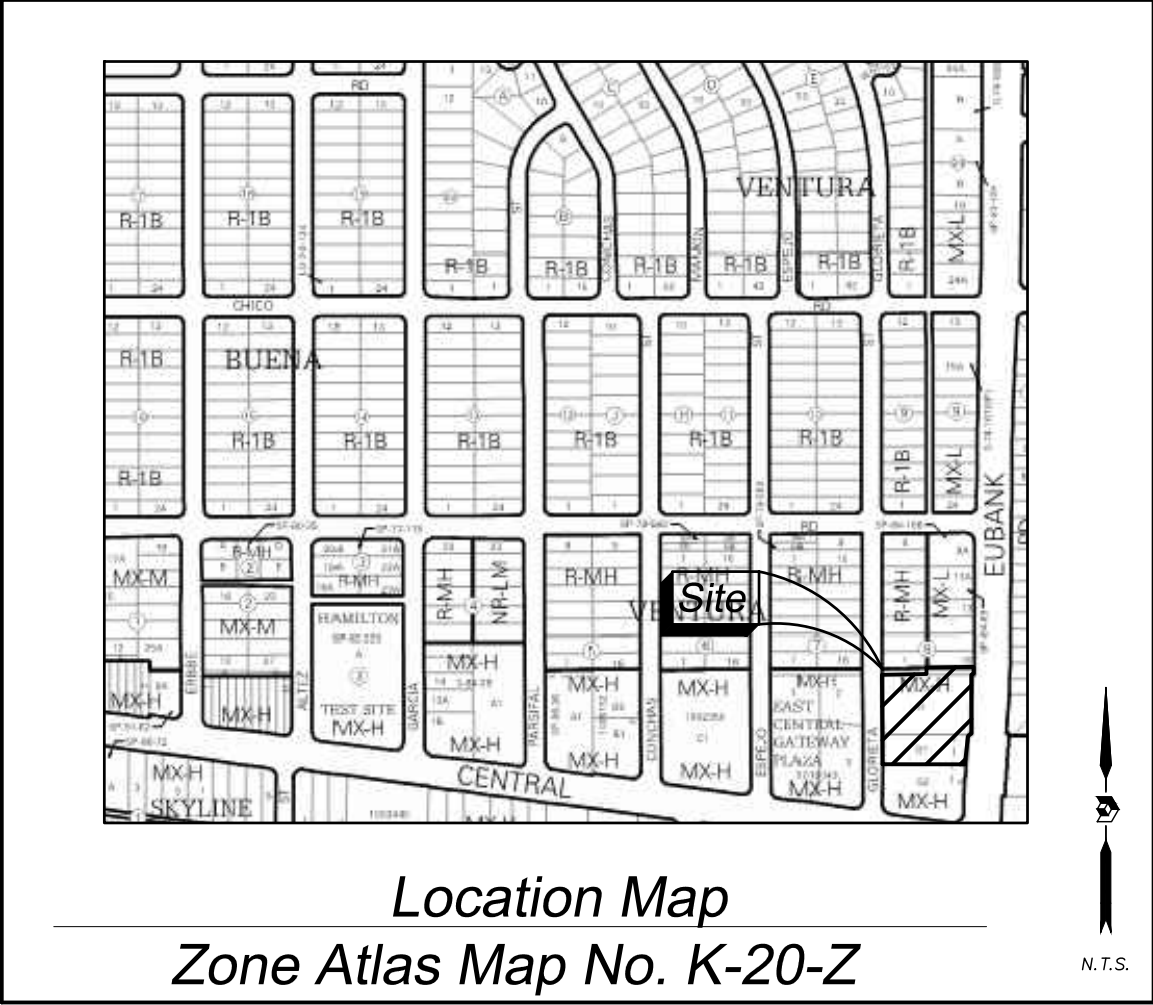
City Approvals

City Approvals list: Loren N. Risenhoover P.S. (4/24/2023), TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT, A.B.C.W.U.A., PARKS AND RECREATION DEPARTMENT (3/27/2023), CITY ENGINEER, PLANNING DEPARTMENT, CODE ENFORCEMENT, HYDROLOGY, REAL PROPERTY DIVISION

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 REPLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE COUNTY OF BERNALILLO 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.

Signature of Larry W. Medrano, DATE 03/27/2023, SIGNATURE IS INVALID WITHOUT BLACK OR BLUE INK



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.7288 ACRES± ZONE ATLAS INDEX NO: K-20-Z NO. OF TRACTS CREATED: 0 NO. OF LOTS CREATED: 1 MILES OF FULL-WIDTH STREETS CREATED: 0

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 (2) LOTS AND THE VACATED ALLEY INTO ONE (1) NEW LOT.

Public Utility Easements

- 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 ADJOINING LANDS OF GRANTOR 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, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED 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, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, 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 (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.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

Table with 4 main columns: COORDINATE AND DIMENSION INFORMATION, PLSS INFORMATION, INDEXING INFORMATION FOR COUNTY CLERK, PROJECT INFORMATION. Includes details like STATE PLANE ZONE: NM-C, GRID: ABQ GEIOD, LAND GRANT: N/A, PROPERTY OWNER: DEAN POLLMAN FAMILY REVOCABLE LIVING TRUST, and PROJECT INFORMATION: CREW/TECH: MC, DATE OF SURVEY: 03/02-04/25/2022.



OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 20 AND 29, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOT H, BLOCK 8, BUENA VENTURA, 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 SEPTEMBER 11, 1941, IN BOOK C1, PAGE 8, TOGETHER WITH LOT G-1, BLOCK 8, BUENA VENTURA, 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 SEPTEMBER 10, 1991, IN BOOK 91C, PAGE 196. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF GLORIETA STREET, N.E., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO A.G.R.S. MONUMENT "14_K20" BEARS N 62°47'08" W, A DISTANCE OF 5649.00 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY LINE, N 89°40'31" E, A DISTANCE OF 276.81 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY OF EUBANK BOULEVARD, N.E. MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 00°23'35" W, A DISTANCE OF 1.76 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 173.20 FEET, A RADIUS OF 2153.30 FEET, A DELTA ANGLE OF 04°36'31", A CHORD BEARING OF S 03°17'57" W, AND A CHORD LENGTH OF 173.15 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND NO. 5 REBAR;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 05°41'20" W, A DISTANCE OF 2.93 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 1.55 FEET, A RADIUS OF 2341.74 FEET, A DELTA ANGLE OF 01°02'17", A CHORD BEARING OF S 05°25'23" W, AND A CHORD LENGTH OF 1.55 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 89°44'15" W, A DISTANCE OF 7.55 FEET TO A POINT OF NON-TANGENT CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 88.55 FEET, A RADIUS OF 2348.74 FEET, A DELTA ANGLE OF 02°09'36", A CHORD BEARING OF S 04°40'40" W, AND A CHORD LENGTH OF 88.55 FEET, TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, S 89°38'00" W, A DISTANCE OF 249.82 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF GLORIETA STREET, N.E., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 00°25'10" W, A DISTANCE OF 88.67 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 00°22'19" W, A DISTANCE OF 178.74 FEET TO THE POINT OF BEGINNING, CONTAINING 1.6328 ACRES (71,124 SQUARE FEET), MORE OR LESS.

THE PROPERTY HEREIN DESCRIBED IS THE SAME PROPERTY DESCRIBED IN VESTING DEEDS, GENERAL WARRANTY DEED (11/10/2015, DOC. NO 2015098029) AND GENERAL WARRANTY DEED (11/10/2015, DOC. NO. 2015098030)

RECORDING STAMP

Plat of
Lots G-1-A, and H-1, Block 8
Buena Ventura
Sections 20 and 29, Township 10 North, Range 4 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
March 2023

REVISIONS

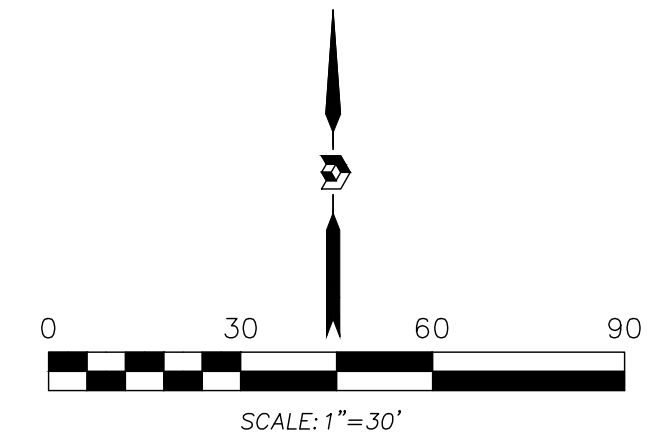
NO.	DATE	BY	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION	
STATE PLANE ZONE: NM-C		GRID /GROUND COORDINATES: GRID		GEIOD: ABQ GEIOD				LAND GRANT N/A				PROPERTY OWNER DEAN POLLMAN FAMILY REVOCABLE LIVING TRUST	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION 20 & 29	TOWNSHIP 10 NORTH	RANGE 4 EAST	MERIDIAN NMPM	SUBDIVISION NAME BUENA VENTURA				CREW/TECH: MC	DATE OF SURVEY 03/02-04/25/2022
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				CITY ALBUQUERQUE				DRAWN BY: JK	CHECKED BY: LM
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000349673 GROUND TO GRID: 0.999650449		DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID		ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO		COUNTY BERNALILLO	STATE NM	UPC 102005652052511902 102005751801040804	ADDRESS 107 & 113 EUBANK BOULEVARD, N.E.	PSI JOB NO. 228063P	SHEET NUMBER 2 OF 3



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

Plat of
Lot G-1-A, Block 8
Buena Ventura
 Sections 20 and 29, Township 10 North, Range 4 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 March 2023



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (09/11/1941, C1-8)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (09/10/1991, 91C-196)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (09/27/1960, D564, 239)
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

A.G.R.S. MONUMENT "14_K20"
 STANDARD C.O.A. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,484,892.188 US SURVEY FEET
 E=1,550,574.948 US SURVEY FEET
 PUBLISHED EL=5381.929 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999655680
 DELTA ALPHA ANGLE=-0°10'21.32"

A.G.R.S. MONUMENT "10_K21"
 STANDARD C.O.A. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,485,161.269 US SURVEY FEET
 E=1,561,095.888 US SURVEY FEET
 PUBLISHED EL=5557.514 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999645218
 DELTA ALPHA ANGLE=-0°09'08.58"

N/F JOHN KRUSE
 LOT 1 & 2, BLOCK 8
 BUENA VENTURA
 (09/11/1941, C1-8)

REMAINING EXCEPTED PORTION CONVEYED TO THE CITY OF ALBUQUERQUE QUILCLAIM DEED (11/03/1954, D295, 434)

N/F RICHARD GARCIA, DEBORAH MATHEWS, SANDRA JIRON & RICHARD GARCIA JR.
 LOT 16, BLOCK 8
 BUENA VENTURA
 (09/11/1941, C1-8)

RECORDING STAMP

Point of Beginning

Glorieta Street, N.E.
 (60' PUBLIC ROW)

FORMER REMAINING PORTION LOT H, BLOCK 8 BUENA VENTURA (09/11/1941, C1-8)

Tract G-1-A
 AREA=0.3374 ACRES±
 14,696 SQ. FT.±

FORMER LOT G-1, BLOCK 8 BUENA VENTURA (09/10/1991, 91C-196)

Eubank Boulevard, N.E.
 (110' PUBLIC ROW)

R=2153.30'
 L=173.20' [R=2153.30']
 Δ=4°36'31" [L=173.26']
 CH=S 03°17'57" W
 173.15'

R=2348.74'
 L=88.55'
 Δ=2°09'36"
 CH=S 04°40'40" W
 88.55'
 ((R=2348.74))
 ((L=89.05))
 ((Δ=2°10'20"))
 ((CH=S 04°43'17" W))
 ((89.04))

Line Table

LINE	BEARING	DISTANCE
L1	S 05°41'20" W	2.93'
	[N 05°41'20" E]	[2.93']

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2341.74'	1.55'	1.55'	S 05°25'23" W	0°02'17"
	[R=2341.74']	[L=1.57']			

COORDINATE AND DIMENSION INFORMATION			
STATE PLANE ZONE: NM-C	GRID /GROUND COORDINATES: GRID	GEIOD: ABQ GEIOD	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000349673 GROUND TO GRID: 0.999650449		DISTANCE ANNOTATION: GROUND	ELEVATION TRANSLATION: ELEVATIONS VALID: ±0.00'
		BEARING ANNOTATION: GRID	

PLSS INFORMATION			
LAND GRANT N/A			
SECTION 20 & 29	TOWNSHIP 10 NORTH	RANGE 4 EAST	MERIDIAN NMPPM
CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 102005652052511902 102005751801040804

INDEXING INFORMATION FOR COUNTY CLERK	
PROPERTY OWNER DEAN POLLMAN FAMILY REVOCABLE LIVING TRUST	
SUBDIVISION NAME BUENA VENTURA	
ADDRESS 107 & 113 EUBANK BOULEVARD, N.E.	

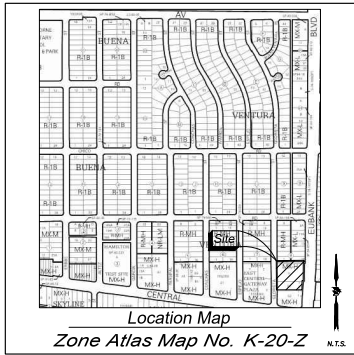


OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: MC	DATE OF SURVEY 03/02-04/25/2022
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 228063P	SHEET NUMBER 3 OF 3

ALTA/NSPS Land Title Survey

Lots G-1, and Remaining Portion of Lot H, Block 8 Buena Ventura Albuquerque, Bernalillo County, New Mexico May 2022



Zoning Data
 NUMBER OF STRIPED PARKING SPACES:
 REGULAR = 0
 HANDICAPPED = 0
 TOTAL = 0
 VACANT LAND
 ZONING REPORT NOT PROVIDED

Access Note
 INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY ELBANK BOULEVARD, N.E. AND GLORETTA STREET, N.E., THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.

- Notes Corresponding to Schedule B-11**
- TITLE COMMITMENT NO. 2112047 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 22, 2021
- SN: B-1 DESCRIPTION: ITEM: 3
- RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JANUARY 12, 1926 IN BOOK 77, PAGE 70, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- ③ EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED SEPTEMBER 11, 1941 IN VOLUME C1, FOLIO 8, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- ⚠ EASEMENT AND RIGHTS INCIDENT THEREON, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED JUNE 28, 1954 IN BOOK 2, PAGE 111, AS DOCUMENT NO. 25928, AS AFFECTED BY WAIVER AND RELEASE OF EASEMENT RECORDED JANUARY 22, 1992 IN BOOK 80R 92-2, PAGE 1292 AS DOCUMENT NO. 9205432, RECORDS OF BERNALILLO COUNTY, NEW MEXICO; RELEASED.
- ③ EASEMENT AND RIGHTS INCIDENT THEREON, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED FEBRUARY 5, 1960 IN BOOK 8, PAGE 517 AS DOCUMENT NO. 56193, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- ③ EASEMENTS RESERVED IN THE JUDGMENT RECORDED JANUARY 11, 1972 IN BOOK MSC. 243, PAGE 528 AS DOCUMENT NO. 64736, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- ③ EASEMENT FOR COMMON DRIVEWAY AND REFUSE RECORDED MARCH 14, 1984 IN BOOK MSC. 97-A, PAGE 773 AS DOCUMENT NO. 64-18264, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. UNABLE TO PLOT-AMBIGUOUS DESCRIPTION.
- ③ EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED SEPTEMBER 10, 1991 IN VOLUME 91C, FOLIO 196, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- ③ RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED OCTOBER 11, 1991 IN BOOK 80R 91-18, PAGE 1892 AS DOCUMENT NO. 9108670, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- ③ EASEMENT AND RIGHTS INCIDENT THEREON, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED JANUARY 22, 1992 IN BOOK 80R 92-2, PAGE 1294 AS DOCUMENT NO. 9205433, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- ③ TENANCY RIGHTS OF PERSONS NOW IN POSSESSION OF ALL OR PART OF THE LAND.

Key Note Legend

○ AFFECTS SUBJECT PROPERTY: AS SHOWN

△ AFFECTS SUBJECT PROPERTY: NON-SURVEY MATTER

□ DOES NOT AFFECT SUBJECT PROPERTY

Flood Note
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 33007C0308B, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FLOOD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Legal Description Per Title Commitment

PARCEL I:
 LOT LETTERED C-ONE (0-1) IN BLOCK NUMBERED EIGHT (8), BUENA VENTURA, 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 SEPTEMBER 10, 1991 IN VOLUME 91C, FOLIO 196.

PARCEL II:
 TRACT LETTERED "H" IN BLOCK NUMBERED EIGHT (8), BUENA VENTURA, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, 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 SEPTEMBER 11, 1941 IN VOLUME C1, FOLIO 8.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LOT LETTERED "H" IN BLOCK NUMBERED EIGHT (8) CONVEYED TO THE CITY OF ALBUQUERQUE, NEW MEXICO, A MUNICIPAL CORPORATION BY WARRANTY DEED RECORDED SEPTEMBER 27, 1960 IN BOOK D 564, PAGE 239 AS DOCUMENT NO. 89267, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND

LESS AND EXCEPTING THEREFROM THE NORTHERLY TWENTY FEET (NLY 20') OF TRACT LETTERED "H" IN BLOCK NUMBERED EIGHT (8) CONVEYED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, BY OUTLINE DEED RECORDED NOVEMBER 3, 1954 IN BOOK D 268, PAGE 434 AS DOCUMENT NO. 38394, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

Legal Description Per Field Survey

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 20 AND 29, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOT H, BLOCK 8, BUENA VENTURA, 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 SEPTEMBER 11, 1941 IN BOOK C1, PAGE 8, TOGETHER WITH LOT C-1, BLOCK 8, BUENA VENTURA, 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 SEPTEMBER 10, 1991 IN BOOK 91C, PAGE 196, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANNING COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND CORDING DISTANCES (US SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF GLORETTA STREET, N.E., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO A.G.R.S. MONUMENT "14_K20" BEARS N 62°47'08" W, A DISTANCE OF 5649.00 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY LINE, N 89°40'31" E, A DISTANCE OF 276.81 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF ELBANK BOULEVARD, N.E., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 02°23'30" W, A DISTANCE OF 1.76 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 173.20 FEET, A RADIUS OF 2153.30 FEET, A DELTA ANGLE OF 04°36'31", A CHORD BEARING 0° 5' 03"75" W, AND A CHORD LENGTH OF 173.15 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND NO. 5 REBAR;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 05°41'20" W, A DISTANCE OF 2.93 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 1.55 FEET, A RADIUS OF 2341.74 FEET, A DELTA ANGLE OF 01°02'17", A CHORD BEARING 0° 5' 02"52" W, AND A CHORD LENGTH OF 1.55 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 89°44'15" W, A DISTANCE OF 7.55 FEET TO A POINT OF NON-TANGENT CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 98.65 FEET, A RADIUS OF 2446.74 FEET, A DELTA ANGLE OF 02°07'04", A CHORD BEARING 0° 5' 04"02" W, AND A CHORD LENGTH OF 98.65 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, S 89°38'00" W, A DISTANCE OF 24.88 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF GLORETTA STREET, N.E., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 02°02'10" W, A DISTANCE OF 88.67 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 02°02'10" W, A DISTANCE OF 178.74 FEET TO THE POINT OF BEGINNING, CONTAINING 14.89 ACRES (71,724 SQUARE FEET), MORE OR LESS.

THE PROPERTY HEREN DESCRIBED IS THE SAME PROPERTY DESCRIBED IN VESTING DEEDS, GENERAL WARRANTY DEED (11/10/2015, DOC. NO. 2015098029) AND GENERAL WARRANTY DEED (11/10/2015, DOC. NO. 2015098030)

Notes

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF VISIBLE ABOVE GROUND APERTURES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREOF ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND DISTANCES UNLESS OTHERWISE INDICATED.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED.
- THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=20' WITH A CONTOUR INTERVAL OF ONE FOOT.
- NM ONE CALL TICKET NUMBER: 22MA020571

Surveyor's Certificate

TO HUTTON ST 21, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 6(c), 7(a), 7(b), 7(c), 8, 9, 10(a), 11, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 3, 2022.

DATE OF PLAT OR MAP: MARCH 15, 2022

I, THE SURVEYOR CERTIFY THAT THIS SURVEY WAS PREPARED FROM FIELD NOTES OR AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. SURVEY MEETS THE MINIMUM STANDARDS REQUIREMENTS FOR LAND 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 BELIEF.

TOPOGRAPHIC SURVEY WAS PREPARED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. GPS RTK MEASUREMENTS ON ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM (AGRS) MONUMENTS, ELEVATIONS BASED ON AGRS MONUMENT "14_J01" (MAY 1988). THIS SURVEY MEETS THE MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

Larry W. Medrano Larry W. Medrano
 I attest to the accuracy and integrity of this document
 2022.05.12 15:35:21-0600'

LARRY W. MEDRANO N.M. LICENSE NO. 11993 DATE 2022.05.12 15:35:21-0600'



Statement of Encroachments

- ① APPARENT ENCROACHMENT OF OVERHEAD UTILITIES ONTO SUBJECT PROPERTY
- ② APPARENT ENCROACHMENT OF CHAIN LINK FENCE INTO PUBLIC ROW
- ③ APPARENT ENCROACHMENT OF MONUMENT SIGN INTO PUBLIC ROW
- ④ APPARENT ENCROACHMENT OF SIGN INTO PUBLIC ROW
- ⑤ APPARENT ENCROACHMENT OF WATERLINE ONTO SUBJECT PROPERTY

REVISIONS		COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION	
NO.	DATE	BY	DESCRIPTION	TYPE	COORDINATE SYSTEM	GRID	STANDARD	LAND GRANT	SECTION	TOWNSHIP	RANGE	MERIDIAN	PROPERTY OWNER	CREW/TECH:	DATE OF SURVEY
					NAD83	NM-C	SPRINGER	N/A	20	10 NORTH	4 EAST	NM84	DEAN POLLMAN FAMILY REVOCABLE TRUST <td>IMC</td> <td>03/02-04/25/2022</td>	IMC	03/02-04/25/2022
					PROJECTION DATA	PROJECTION NAME	PROJECTION ANGLE							JK	CREATED BY: LHM
					SCALE	SCALE	SCALE							JK	CHECKED BY: LHM
					COMMAND SCALE FACTOR	COMMAND SCALE FACTOR	COMMAND SCALE FACTOR							JK	SHEET NUMBER: 1 OF 2
					GRID TO GROUND: 1.000349673	GROUND TO GRID: 0.999650428									

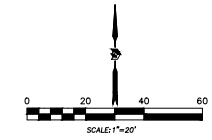
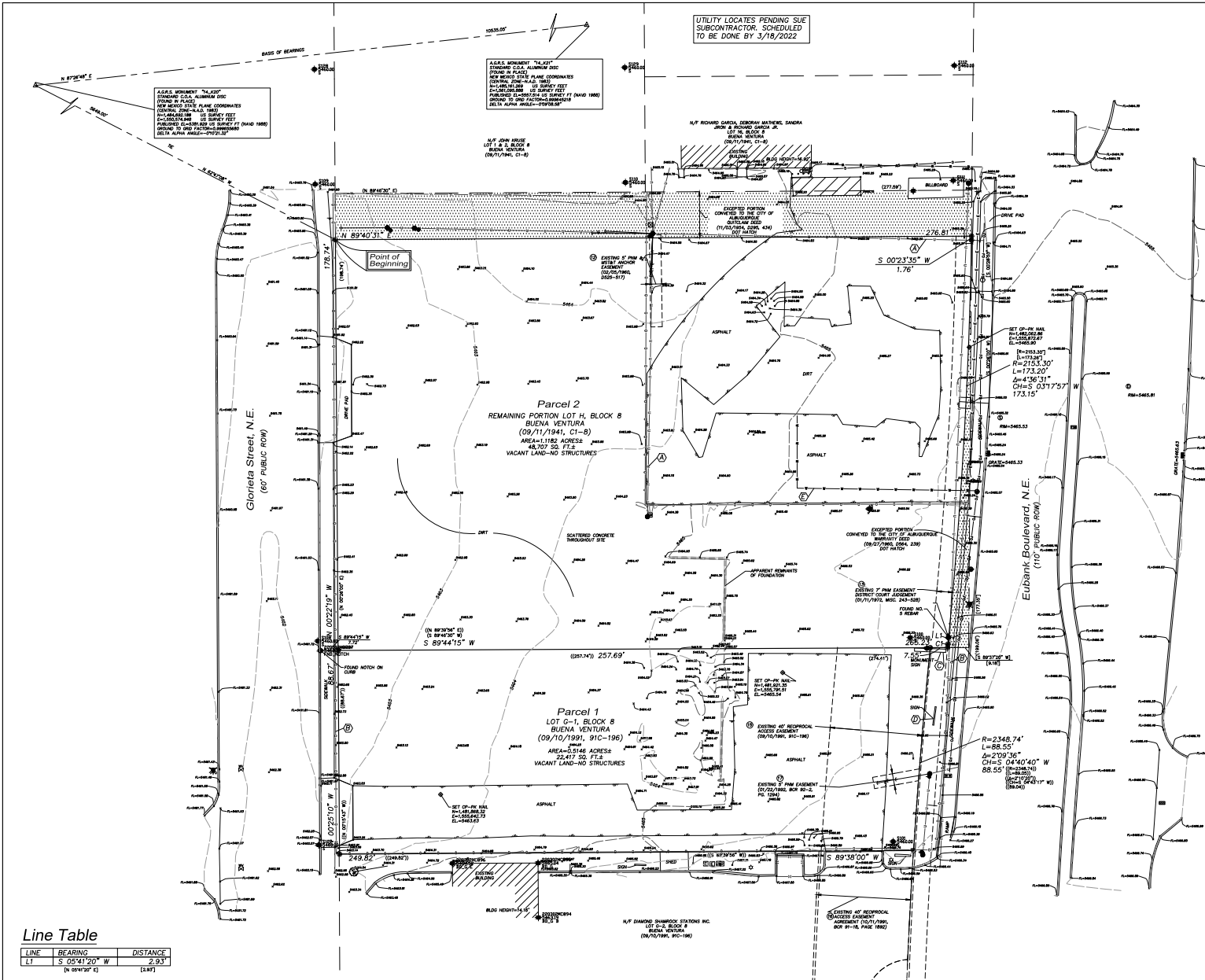


PRECISION SURVEYS, INC.
 1830 San Mateo Boulevard, NE
 ALBUQUERQUE, NM 87110
 505.263.8888
 www.precision-surveys.com

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ALTA/NSPS Land Title Survey

Lots G-1, and Remaining Portion of Lot H, Block 8
Buena Ventura
 Albuquerque, Bernalillo County, New Mexico
 May 2022



Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES (IN 800000' E)
- RECORD BEARING AND DISTANCES FROM PREVIOUS SURVEY (CT-8)
- RECORD BEARING AND DISTANCES FROM PREVIOUS SURVEY (91C-196)
- RECORD BEARING AND DISTANCES (IN 800000' E)
- FOUND AND USED MONUMENT AS DESCRIBED
- DEVELOPER INC. 4 BEAR WITH YELLOW PLASTIC CAP TO FIRST SET THIS SURVEY
- CONCRETE MONUMENT
- ALUMINUM MONUMENT
- AND/OR POLE
- UTILITY POLE
- ELECTRIC BOX
- ELECTRIC METER
- PULLBOX
- TRANSFORMER
- TELEPHONE PEDestal
- WATER METER
- FIRE HYDRANT
- SAWTOOTH IRON MANHOLE
- TRUNK BURNER BOX
- LIGHT BOX
- STONE SEWER MANHOLE
- WATER VALVE
- CLAMP MOUNT BOX
- TRUNK
- GAS METER
- CURB AND GUTTER
- OVERHEAD UTILITY LINE
- CHAIN LINE TRACE
- EDGE OF ASPHALT
- GRASS LINE
- WATER LINE
- ELECTRIC LINE
- FIBER OPTIC LINE

Line Table

LINE	BEARING	DISTANCE
LT	S 05°41'20" W	2.93'

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	2341.74'	1.55'	1.55'	S 05°22'31" W	0°02'17"

REVISIONS		COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		PROPERTY INFORMATION		PROJECT INFORMATION	
NO.	DATE	BY	DESCRIPTION	SPHEROID	GRID	LAND GRANT	PROPERTY OWNER	CREW/TECH	DATE OF SURVEY
				NAD83	NAD83	N/A	DEAN POLLMAN FAMILY REVOCABLE TRUST	MC	03/02/2022
				ALBUQUERQUE GEODETIC REFERENCE SYSTEM		SECTION 20 & 29	TOWNSHIP 10 NORTH	JK	CHECKED BY: LM
				GROUND TO GROUND: 1 000349673		RANGE 4 S-4ST	STATE NM		
				GROUND TO GRID: 0.006604449		CITY ALBUQUERQUE	COUNTY BERNALILLO		
						MERIDIAN NAD83	SUBDIVISION NAME BUENA VENTURA		
						NEUTRAL	ADDRESS 107 & 113 EUBANK BOULEVARD, N.E.		
						SECTION 20 & 29	UPC 102005751801040804		
						10	10200565202511902		

PRECISION SURVEYS, INC.
 1330 San Mateo Boulevard, NE
 Albuquerque, NM 87106
 (505) 243-8888

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PROJECT INFORMATION

CREW/TECH: MC
 DATE OF SURVEY: 03/02/2022

DRAWN BY: JK
 CHECKED BY: LM

PLO/DB NO: 228063AL
 SHEET NUMBER: 2 OF 2

City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION NOTICE – 113 EUBANK BLVD NE ALBUQUERQUE NM 87123

To Whom It May Concern,

POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT, hereby authorizes Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the all matters regarding the project, located at 113 EUBANK BLVD NE ALBUQUERQUE NM 87123 legally describe as:

* H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD

This authorization is valid until further written notice from POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT or Modulus Architects & Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request.

Sincerely,



POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT
PO BOX 626 WILSONVILLE OR 97070-0626

City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION NOTICE – 113 EUBANK BLVD NE ALBUQUERQUE NM 87123

To Whom It May Concern,

POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT, hereby authorizes Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the all matters regarding the project, located at 113 EUBANK BLVD NE ALBUQUERQUE NM 87123 legally describe as:

* H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD

This authorization is valid until further written notice from POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT or Modulus Architects & Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request.

Sincerely,



POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT
PO BOX 626 WILSONVILLE OR 97070-0626

City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION NOTICE – 113 EUBANK BLVD NE ALBUQUERQUE NM 87123

To Whom It May Concern,

Hutton ST 21, LLC, hereby authorizes Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the all matters regarding the project, located at 113 EUBANK BLVD NE ALBUQUERQUE NM 87123 legally describe as:

* H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD

This authorization is valid until further written notice from Hutton ST 21, LLC or Modulus Architects & Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request.

Sincerely,



Hutton ST 21, LLC
736 Cherry St
Chattanooga, TN 37402

Public Meeting Notices

Sidewalk Waiver Request

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 4/28/2023

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: South Los Altos NA, District 6 Coalition of Neighborhood Associations

Name of NA Representative*: Jim Ahrend, Stephen Martos-Ortiz, Patricia Willson, Mandy Warr

Email Address* or Mailing Address* of NA Representative¹: notices@slananm.org, sdmartos91@gmail.com, info@willsonstudio.com, mandy@theremedyspa.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: rokoye@modulusarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD - All Neighborhood Associations have 15 calendar days from the date of this offer letter (4/28/23), in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 113 & 107 EUBANK BLVD NE ALBUQUERQUE NM 87123

Location Description * H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD & LOT G1 BLK 8 BUENA VENTURA PLAT OF LTS G1 & G2 BLK 8 CONT 22,473 SQ FT +-

2. Property Owner* POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT

3. Agent/Applicant* [if applicable] Hutton ST 17, LLC (Applicant)/Modulus Architects (Agent)

4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

- Conditional Use Approval
- Permit _____ (Carport or Wall/Fence – Major)
- Site Plan
- Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

There is an existing sidewalk that is 5.9' and the requirement is 6'. We are requesting a waiver to keep the side walk at the existing width.

5. This type of application will be decided by^{*}: City Staff

OR at a public meeting or hearing by:

- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

City Council

6. Where more information about the project can be found^{4*}:

Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} K-20-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)

Explanation:

There is an existing sidewalk that is 5.9' and the requirement is 6'. We are requesting a waiver to keep the side walk at the existing width.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum: **N/A**
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 1.0618
 - b. IDO Zone District MX-H
 - c. Overlay Zone(s) [if applicable] N/A
Central Av – Major Transit Corridor
 - d. Center or Corridor Area [if applicable] Central Av – Premium Transit Corridor (660 corridor width)
2. Current Land Use(s) [vacant, if none] Vacant
-

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: South Los Altos NA [Other Neighborhood Associations, if any]

District 6 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS		
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:		
Application Type: Sidewalk Waiver		
Decision-making Body: Development Hearing Officer		
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Note: if yes, see second page
PART II – DETAILS OF REQUEST		
Address of property listed in application: 113 EUBANK BLVD NE ALBUQUERQUE NM 87123		
Name of property owner: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT		
Name of applicant: Hutton ST 17, LLC (Applicant)/Modulus Architects (Agent)		
Date, time, and place of public meeting or hearing, if applicable:		
Proposed neighborhood meeting for anticipated DHO hearing on May 10, 2023 @ 9am, VIA Zoom		
Address, phone number, or website for additional information:		
Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)		
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE		
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.		
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.		
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.		
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.		
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.		

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.

Regina Okoye (Applicant signature) 4/28/2023 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



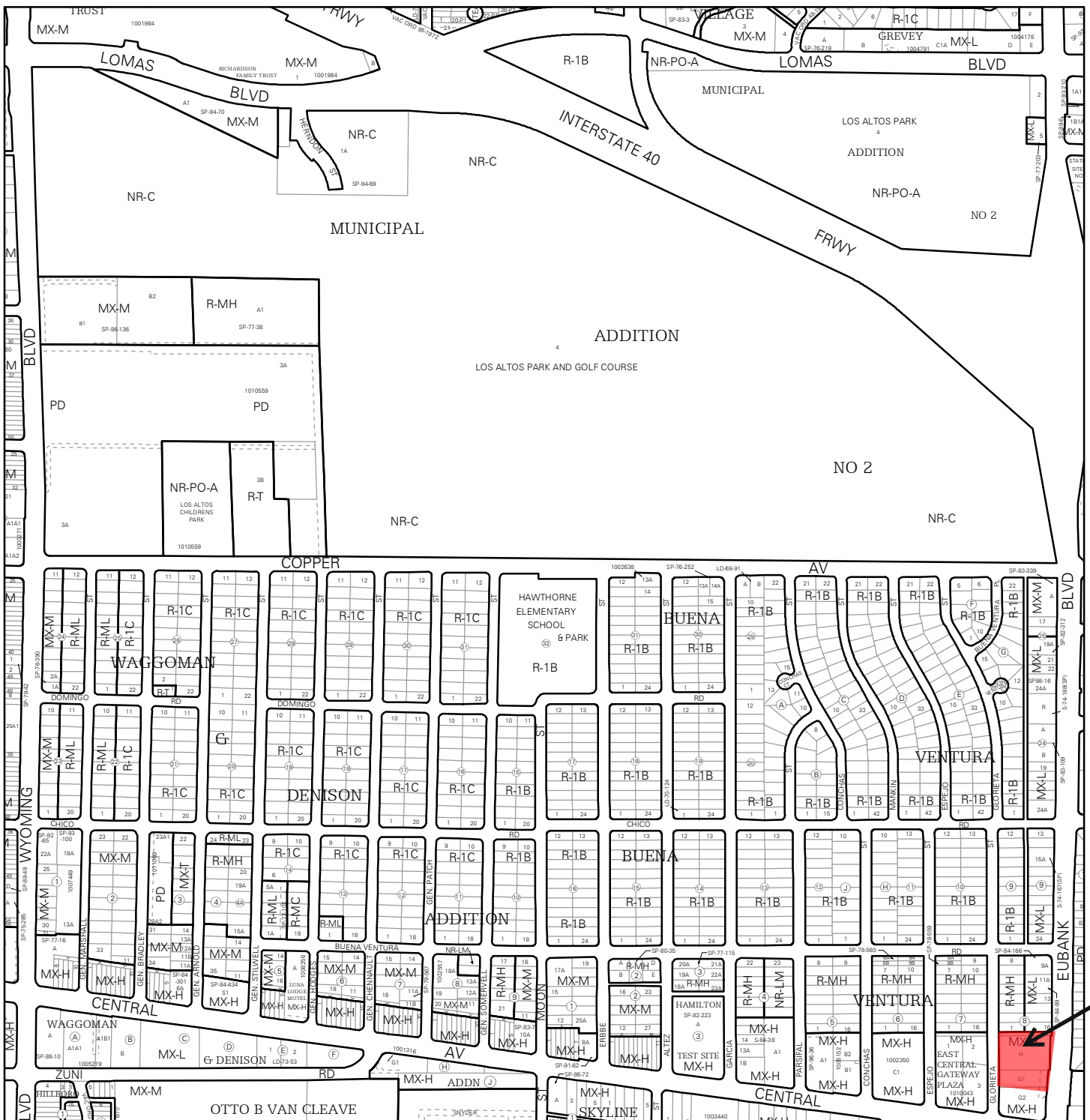
**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.



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-20-Z

- Easement
- 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

Escarpment

Petroglyph National Monument

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet



City Address: 113 EUBANK BLVD NE

County Address: 113 EUBANK BLVD NE

10/5/2022

www.cabq.gov/gis

City of Albuquerque Property Report

Ownership Data from [Bernalillo County Assessor](#)

(County Assessor's data for tax year 2021)

Owner Name: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT

Owner Address: PO BOX 626, WILSONVILLE OR 97070-0626

UPC: 102005751801040804

Tax Year: 2021 **Tax District:** A1A

Legal Description: * H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD

Property Class: V **Document Number:** 2015098029 042315 WD -ENT

Acres: 1.09

City Zoning and Services

IDO Zone District: MX-H

IDO District Definition: High Intensity

Old Zoning Designation: SU-2

Old Zoning Description: EG-C

Land Use: 04 | Commercial Services

Lot: H WLY PORTION OF AND EXC NLY 20 **Block:** 8 **Subdivision:** BUENA VENTURA

Police Beat: 337 **Area Command:** SOUTHEAST

Jurisdiction: ALBUQUERQUE

Zone Atlas Page: [K20](#) (opens in new window)

City Neighborhood Association: South Los Altos NA

Residential Trash Pickup:

Political Districts

City Council District: [6 - Pat Davis](#)

County Commission District: 3 - Adriann Barboa

NM House of Representatives: Debra M. Sariñana

NM Senate: Mimi Stewart

School Districts

Elementary: HAWTHORNE

Middle: HAYES

High School: HIGHLAND

FEMA Flood Zone: X

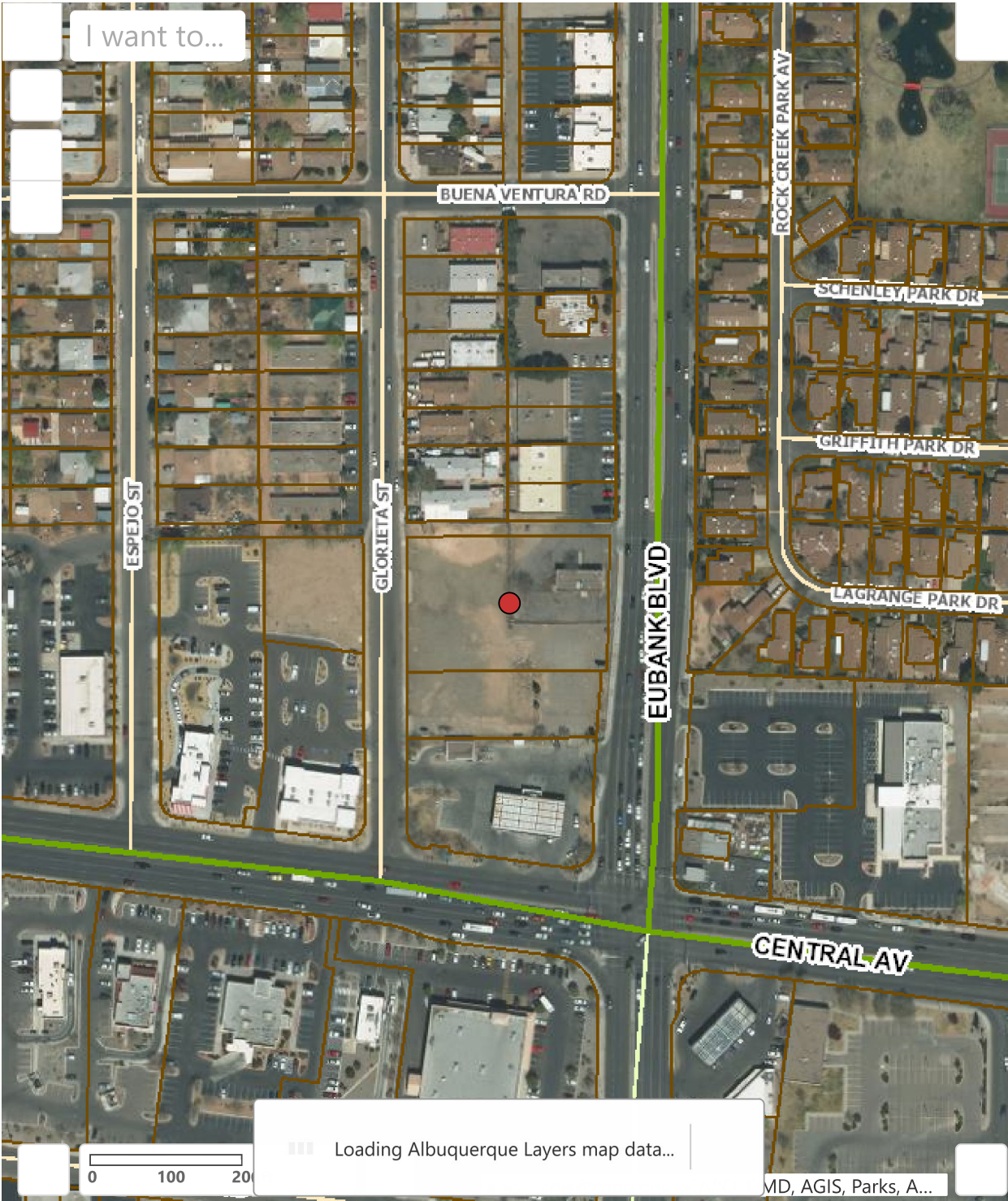
For questions about floodplain information, please contact the COA Floodplain Manager at 924-3986 or email ccherne@cabq.gov

Run another Search [here](#)

This report was created by the GIS group of DTI. Please send comments to GIS@cabq.gov.

Please wait while the map loads below...

I want to...



BUENA VENTURA RD

ESPEJO ST

GLORIETA ST

EUBANK BLVD

ROCK CREEK PARK AV

SCHENLEY PARK DR

GRIFFITH PARK DR

LAGRANGE PARK DR

CENTRAL AV

0 100 200

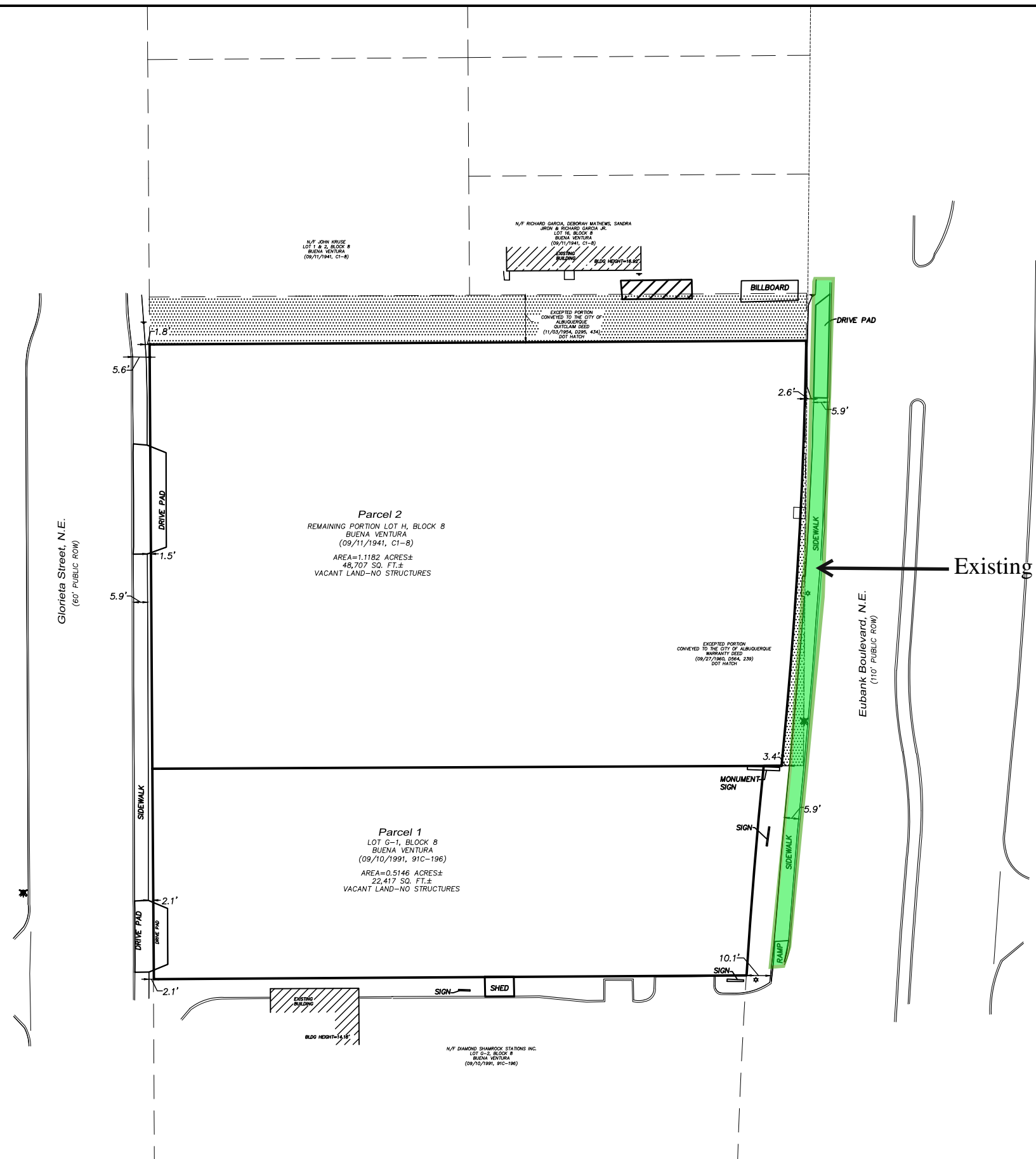
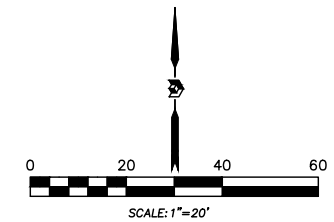
Loading Albuquerque Layers map data...

MD, AGIS, Parks, A...

Sidewalk Exhibit

Lots G-1, and Remaining Portion of Lot H, Block 8 Buena Ventura

Albuquerque, Bernalillo County, New Mexico
March 2023



Existing 5.9' sidewalk to remain with this request.

REVISIONS		COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION		PROPERTY INFORMATION		PROJECT INFORMATION	
NO.	DATE	BY	DESCRIPTION	STATE PLANE ZONE	GRID (GROUND COORDINATES)	TYPE	LAND GRANT	PROPERTY OWNER	CREW/TECH	DATE OF SURVEY	
				NM-C	GRID	STANDARD	N/A	DEAN POLLMAN FAMILY REVOCABLE TRUST	MC	03/02-04/25/2022	
				HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	SECTION 20 & 29	SUBDIVISION NAME: BUENA VENTURA	JC	CHECKED BY: LM	
				CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		MATCHES DRAWING UNITS: YES	CITY: ALBUQUERQUE	ADDRESS: 107 & 113 EUBANK BOULEVARD, N.E.			
				COMBINED SCALE FACTOR: GRID TO GROUND: 1.000349673		BASE POINT FOR SCALING AND/OR ROTATION: N = 0	CITY: ALBUQUERQUE	STATE: NM	PSI JOB NO. 228063SP	SHEET NUMBER 1 OF 1	
				GROUND TO GRID: 0.999650449		ELEVATION TRANSLATION: ±0.00'		UPC: 102005751801040804			
				BEARING ANNOTATION: GRID		ELEVATIONS VALID: YES		STATE: NM			
								102005652052511902			



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

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Regina Okoye

From: Regina Okoye
Sent: Friday, April 28, 2023 1:22 PM
To: 'notices@slananm.org'; 'sdmartos91@gmail.com'; 'info@willsonstudio.com'; 'mandy@theremedyspa.com'
Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque
Attachments: 01 - CABQ-Official_public_notice_form-2019.pdf; 03 - IDOZoneAtlasPage_K-20-Z.PDF; 04- Address Report — City of Albuquerque.pdf; 08 - SIDEWALK.PDF; 00 - NeighborhoodMeetingRequest-Print&Fill.pdf

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request: April 28, 2023

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA): South Los Altos NA, District 6 Coalition of NA

Name of NA Representative: Jim Ahrend, Stephen Martos-Ortiz, Patricia Wilson, Mandy Warr

Email Address or Mailing Address of NA Representative: notices@slananm.org; sdmartos91@gmail.com; info@wilsonstudio.com; mandy@theremedyspa.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.

Email address to respond yes or no: rokoye@modulusarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date/Time/Location: TBD – All Neighborhood Associations have 15 calendar days from the date of this offer letter (04/28/23) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address: 113 & 107 Eubank Blvd. NE, Albuquerque, NM 87123
Location Description: * H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD & LOT G1 BLK 8 BUENA VENTURA PLAT OF LTS G1 & G2 BLK 8 CONT 22,473 SQ FT +-
2. Property Owner: Pollman Dean Trustee Pollman Family RVT
3. Agent/Applicant [if applicable]: Hutton ST 17, LLC (Applicant)/Modulus Architects & Land Use Planning Inc. (Agent)
4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence - Major)
 - Site Plan
 - Subdivision Major: Preliminary Plat (Minor or Major)
 - Vacation (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver**
 - Zoning Map Amendment
 - Other: _____

Summary of project/request: There is an existing sidewalk that is 5.9' and the requirement is 6'. We are requesting a waiver to keep the sidewalk at the existing width.

5. This type of application will be decided by:

City Staff

OR at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)
Development Hearing Officer (DHO)
Landmarks Commission (LC)
Environmental Planning Commission (EPC)
City Council

6. Where more information about the project can be found:

Regina Okoye with Modulus Architects & Land Use Planning, Inc., office (505) 338-1499 ext. 1003

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s): K-20-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project: N/A
Deviation(s)
Variance(s)
Waiver(s)

Explanation: There is an existing sidewalk that is 5.9' and the requirement is 6'. We are requesting a waiver to keep the sidewalk at the existing width.

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO
5. For Site Plan Applications only, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.
 - b. Access and circulation for vehicles and pedestrians.
 - c. Maximum height of any proposed structures, with building elevations.
 - d. For residential development: Maximum number of proposed dwelling units.
 - e. For non-residential development
Total gross floor area of proposed project
Gross floor area for each proposed use

Additional Information:

1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: 0.0618
 - b. IDO Zone District Planned development: MX-H
 - c. Overlay Zone(s): N/A
 - d. Center or Corridor Area: Central Ave – Major Transit Corridor; Central Ave – Premium Transit Corridor (660 corridor width)
2. Current Land Use(s) [vacant, if none]: Vacant

Useful Links

Integrated Development Ordinance (IDO)

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: South Los Altos NA

District 6 Coalition of NA

1 Pursuant to IDO Subsection 14-16-6-4{K} {1} {a}. email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information

Public Hearing Notices

Subdivision Action

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 4/27/2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: South Los Altos NA, District 6 Coalition of Neighborhood Associations

Name of NA Representative*: Jim Ahrend, Stephen Martos-Ortiz, Patricia Willson, Mandy Warr

Email Address* or Mailing Address* of NA Representative¹: notices@slananm.org, sdmartos91@gmail.com, info@willsonstudio.com, mandy@theremedydayspa.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 113 EUBANK BLVD & 107 EUBANK NE ALBUQUERQUE NM 87123
Location Description NWC of Eubank and Central
2. Property Owner* POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT
3. Agent/Applicant* [if applicable] Hutton ST 21, LLC (Applicant)/Modulus Architects (Agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Minor (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

The alley way abutting the site to the north has be been vacated through the City Council Process (PROJECT NO. PR-2022-007416, SD-2022-00154) and by this plat. We are replatting the alley into the subject site. We are also replatting the site to make 2 lots into 1 lot. We will also be providing utility easements.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: **May 10, 2023 @ 9:00am**

Location*³: Join Zoom Meeting:
https://cabq.zoom.us/j/84123463458
Meeting ID: 817 1191 9604

Agenda/meeting materials: <https://cabq.zoom.us/j/84123463458>
[http://www.cabq.gov/planning/boards-commissions](https://www.cabq.gov/planning/boards-commissions)

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ K-20-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:
N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
N/A

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum: N/A
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] +/- 1.6 acres
- 2. IDO Zone District MX-H
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] Central Av – Major Transit Corridor
Central Av – Premium Transit Corridor (660 corridor width)
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: South Los Altos NA [Other Neighborhood Associations, if any]
District 6 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Subdivision of Land - Minor (Preliminary/ Final Plat Approval)	
Decision-making Body: Development Hearing Officer (DHO)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 113 EUBANK BLVD 107 EUBANK NE ALBUQUERQUE NM 87123	
Name of property owner: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT	
Name of applicant: Hutton ST 21, LLC (Applicant)/Modulus Architects (Agent)	
Date, time, and place of public meeting or hearing, if applicable:	
DRB hearing on May 10, 2023 @ 9am, VIA Zoom	
Address, phone number, or website for additional information:	
Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable. N/A	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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.

Regina Okoye (Applicant signature) 4/27/2023 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Zoom Information:

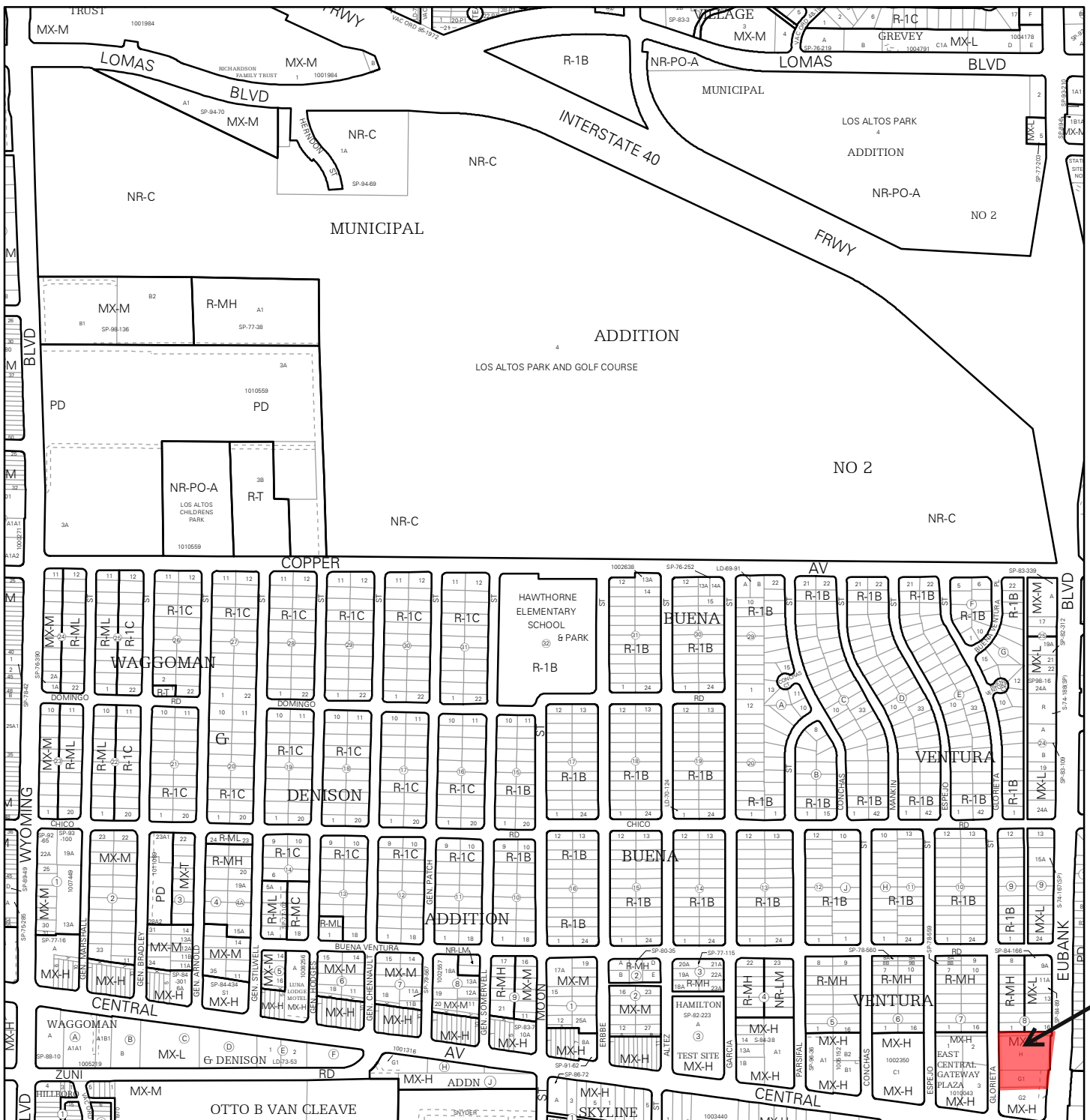
Join Zoom Meeting:

<https://cabq.zoom.us/j/84123463458>

(Place mouse cursor over hyperlink, right-click, choose “open hyperlink”)

Meeting ID: 817 1191 9604

Find your local number: <https://cabq.zoom.us/u/keAhB7nKeT>



Subject Site

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

Albuquerque Geographic Information System

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-20-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

N

0 250 500 1,000 Feet



City Address: 113 EUBANK BLVD NE

County Address: 113 EUBANK BLVD NE

10/5/2022

www.cabq.gov/gis

City of Albuquerque Property Report

Ownership Data from [Bernalillo County Assessor](#)

(County Assessor's data for tax year 2021)

Owner Name: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT

Owner Address: PO BOX 626, WILSONVILLE OR 97070-0626

UPC: 102005751801040804

Tax Year: 2021 **Tax District:** A1A

Legal Description: * H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD

Property Class: V **Document Number:** 2015098029 042315 WD -ENT

Acres: 1.09

City Zoning and Services

IDO Zone District: MX-H

IDO District Definition: High Intensity

Old Zoning Designation: SU-2

Old Zoning Description: EG-C

Land Use: 04 | Commercial Services

Lot: H WLY PORTION OF AND EXC NLY 20 **Block:** 8 **Subdivision:** BUENA VENTURA

Police Beat: 337 **Area Command:** SOUTHEAST

Jurisdiction: ALBUQUERQUE

Zone Atlas Page: [K20](#) (opens in new window)

City Neighborhood Association: South Los Altos NA

Residential Trash Pickup:

Political Districts

City Council District: [6 - Pat Davis](#)

County Commission District: 3 - Adriann Barboa

NM House of Representatives: Debra M. Sariñana

NM Senate: Mimi Stewart

School Districts

Elementary: HAWTHORNE

Middle: HAYES

High School: HIGHLAND

FEMA Flood Zone: X

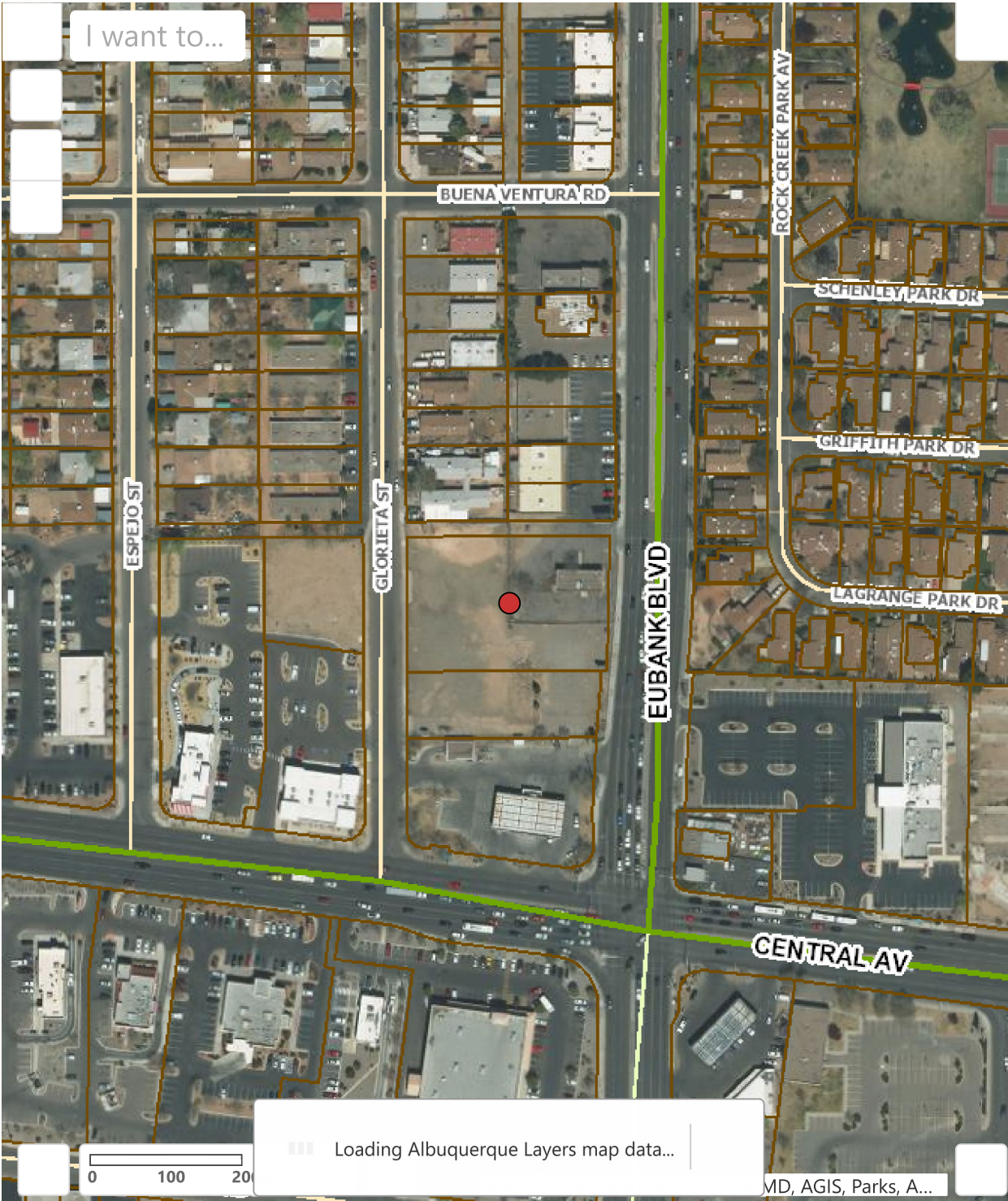
For questions about floodplain information, please contact the COA Floodplain Manager at 924-3986 or email ccherne@cabq.gov

Run another Search [here](#)

This report was created by the GIS group of DTI. Please send comments to GIS@cabq.gov.

Please wait while the map loads below...

I want to...



BUENA VENTURA RD

ESPEJO ST

GLORIETA ST

EUBANK BLVD

ROCK CREEK PARK AV

SCHENLEY PARK DR

GRIFFITH PARK DR

LAGRANGE PARK DR

CENTRAL AV

0 100 200

Loading Albuquerque Layers map data...

MD, AGIS, Parks, A...

RECORDING STAMP

Plat of Lot G-1-A, Block 8 Buena Ventura

Sections 20 and 29, Township 10 North, Range 4 East, N.M.P.M. Albuquerque, Bernalillo County, New Mexico March 2023

Project No. PR-2023- Application No. -2023-

Utility Approvals

Table with utility company names (PNM, NEW MEXICO GAS COMPANY, CENTURYLINK, MIKE MONTUZA, COMCAST) and dates (03/30/2023, 3/7/2023, 03/07/2023).

City Approvals

Table with city department names (CITY SURVEYOR, TRAFFIC ENGINEERING, A.B.C.W.U.A., PARKS AND RECREATION, CITY ENGINEER, PLANNING DEPARTMENT, CODE ENFORCEMENT, HYDROLOGY, REAL PROPERTY DIVISION) and dates (4/24/2023, 3/27/2023).

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 REPLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY...

Signature of Larry W. Medrano, dated 03/27/2023. Includes official stamp: LARRY W. MEDRANO, NEW MEXICO, REGISTERED PROFESSIONAL SURVEYOR, 11993.

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 20 AND 29, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOT H, BLOCK 8, BUENA VENTURA...

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.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0358H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA...

TREASURER'S CERTIFICATE THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON LOT G-1 AND REMAINING PORTION OF LOT H, BLOCK 8, BUENA VENTURA (UPC'S: 102005652052511902 AND 102005751801040804).

Free Consent and Dedication

THE CONSOLIDATION PLAT 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...

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

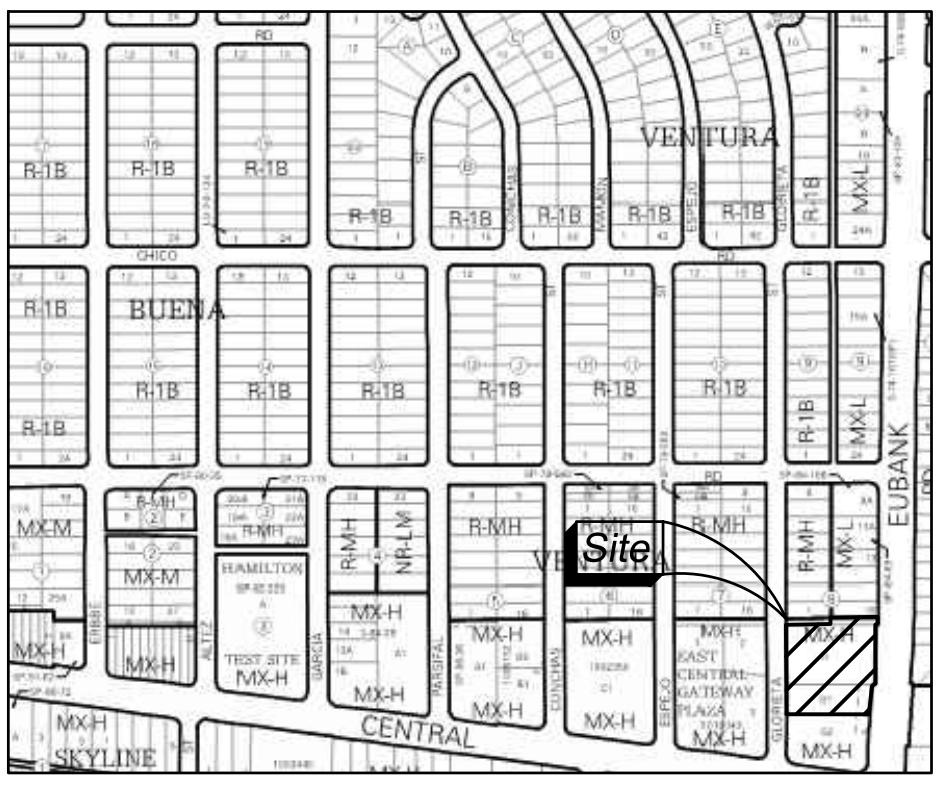
Signature of Dean W. Pollman, dated 03/27/2023. TITLE: Trustee, DEAN POLLMAN FAMILY REVOCABLE LIVING TRUST.

Acknowledgment

STATE OF Oregon, COUNTY OF Washington. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF March, 2023 BY Dean W. Pollman, DEAN POLLMAN FAMILY REVOCABLE LIVING TRUST.

Signature of Janet M. McCaslin, NOTARY PUBLIC, MY COMMISSION EXPIRES: 09/06/2025.

OFFICIAL STAMP JANET MABEL MCCASLIN, NOTARY PUBLIC - OREGON, COMMISSION NO. 1016673, MY COMMISSION EXPIRES SEPTEMBER 06, 2025.



Location Map Zone Atlas Map No. K-20-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.7288 ACRES± ZONE ATLAS INDEX NO: K-20-Z NO. OF TRACTS CREATED: 0 NO. OF LOTS CREATED: 1 MILES OF FULL-WIDTH STREETS CREATED: 0

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 (2) LOTS AND THE VACATED ALLEY INTO ONE (1) NEW LOT.

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)... B. NEW MEXICO GAS COMPANY... C. QWEST CORPORATION... D. CABLE TV...

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...

Table with columns: NO., DATE, BY, DESCRIPTION. Used for recording revisions.

Large table with sections: COORDINATE AND DIMENSION INFORMATION, PLSS INFORMATION, INDEXING INFORMATION FOR COUNTY CLERK, PROJECT INFORMATION, and PRECISION SURVEYS, INC. contact info.

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 20 AND 29, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOT H, BLOCK 8, BUENA VENTURA, 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 SEPTEMBER 11, 1941, IN BOOK C1, PAGE 8, TOGETHER WITH LOT G-1, BLOCK 8, BUENA VENTURA, 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 SEPTEMBER 10, 1991, IN BOOK 91C, PAGE 196. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF GLORIETA STREET, N.E., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO A.G.R.S. MONUMENT "14_K20" BEARS N 62°47'08" W, A DISTANCE OF 5649.00 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY LINE, N 89°40'31" E, A DISTANCE OF 276.81 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY OF EUBANK BOULEVARD, N.E. MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 00°23'35" W, A DISTANCE OF 1.76 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 173.20 FEET, A RADIUS OF 2153.30 FEET, A DELTA ANGLE OF 04°36'31", A CHORD BEARING OF S 03°17'57" W, AND A CHORD LENGTH OF 173.15 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND NO. 5 REBAR;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 05°41'20" W, A DISTANCE OF 2.93 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 1.55 FEET, A RADIUS OF 2341.74 FEET, A DELTA ANGLE OF 01°02'17", A CHORD BEARING OF S 05°25'23" W, AND A CHORD LENGTH OF 1.55 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 89°44'15" W, A DISTANCE OF 7.55 FEET TO A POINT OF NON-TANGENT CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 88.55 FEET, A RADIUS OF 2348.74 FEET, A DELTA ANGLE OF 02°09'36", A CHORD BEARING OF S 04°40'40" W, AND A CHORD LENGTH OF 88.55 FEET, TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, S 89°38'00" W, A DISTANCE OF 249.82 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF GLORIETA STREET, N.E., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 00°25'10" W, A DISTANCE OF 88.67 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 00°22'19" W, A DISTANCE OF 178.74 FEET TO THE POINT OF BEGINNING, CONTAINING 1.6328 ACRES (71,124 SQUARE FEET), MORE OR LESS.

THE PROPERTY HEREIN DESCRIBED IS THE SAME PROPERTY DESCRIBED IN VESTING DEEDS, GENERAL WARRANTY DEED (11/10/2015, DOC. NO 2015098029) AND GENERAL WARRANTY DEED (11/10/2015, DOC. NO. 2015098030)

RECORDING STAMP

Plat of
Lots G-1-A, and H-1, Block 8
Buena Ventura
Sections 20 and 29, Township 10 North, Range 4 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
March 2023

REVISIONS

NO.	DATE	BY	DESCRIPTION

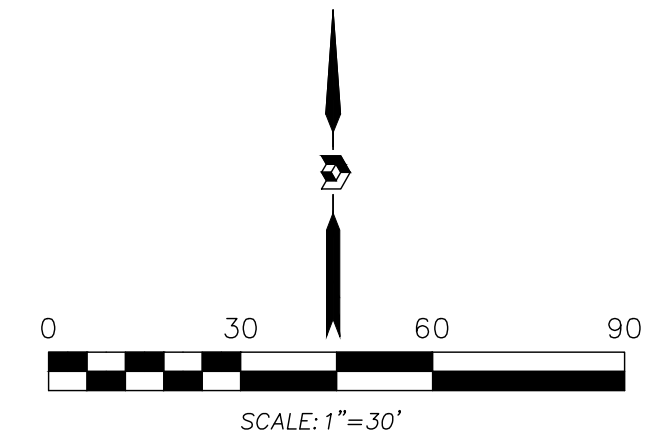
COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION	
STATE PLANE ZONE: NM-C		GRID /GROUND COORDINATES: GRID		GEIOD: ABQ GEIOD				LAND GRANT N/A				PROPERTY OWNER DEAN POLLMAN FAMILY REVOCABLE LIVING TRUST	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION 20 & 29	TOWNSHIP 10 NORTH	RANGE 4 EAST	MERIDIAN NMPM	SUBDIVISION NAME BUENA VENTURA				CREW/TECH: MC	DATE OF SURVEY 03/02-04/25/2022
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				CITY ALBUQUERQUE				DRAWN BY: JK	CHECKED BY: LM
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000349673 GROUND TO GRID: 0.999650449		DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID		ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO		COUNTY BERNALILLO	STATE NM	UPC 102005652052511902 102005751801040804	ADDRESS 107 & 113 EUBANK BOULEVARD, N.E.	PSI JOB NO. 228063P	SHEET NUMBER 2 OF 3



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX

Plat of
Lot G-1-A, Block 8
Buena Ventura
 Sections 20 and 29, Township 10 North, Range 4 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 March 2023



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (09/11/1941, C1-8)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (09/10/1991, 91C-196)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (09/27/1960, D564, 239)
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

A.G.R.S. MONUMENT "14_K20"
 STANDARD C.O.A. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,484,892.188 US SURVEY FEET
 E=1,550,574.948 US SURVEY FEET
 PUBLISHED EL=5381.929 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999655680
 DELTA ALPHA ANGLE=-0°10'21.32"

A.G.R.S. MONUMENT "10_K21"
 STANDARD C.O.A. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,485,161.269 US SURVEY FEET
 E=1,561,095.888 US SURVEY FEET
 PUBLISHED EL=5557.514 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999645218
 DELTA ALPHA ANGLE=-0°09'08.58"

N/F RICHARD GARCIA, DEBORAH
 MATHEWS, SANDRA JIRON & RICHARD
 GARCIA JR.
 LOT 16, BLOCK 8
 BUENA VENTURA
 (09/11/1941, C1-8)

N/F JOHN KRUSE
 LOT 1 & 2, BLOCK 8
 BUENA VENTURA
 (09/11/1941, C1-8)

REMAINING
 EXCEPTED PORTION
 CONVEYED TO THE CITY
 OF ALBUQUERQUE
 QUILCLAIM DEED
 (11/03/1954, D295, 434)

PORTION OF PUBLIC ALLEY AND UTILITY EASEMENT
 VACATED THROUGH CITY COUNCIL PROCESS
 (PROJECT NO. PR-2022-007416,
 SD-2022-00154, AND BY THIS PLAT)

EXISTING 5' PNM
 & M&ST
 ANCHOR
 EASEMENT
 (02/05/1960,
 D525-517)

R=2153.30'
 L=173.20' [R=2153.30']
 Δ=4°36'31" [L=173.26']
 CH=S 03°17'57" W
 173.15'

R=2348.74'
 L=88.55'
 Δ=2°09'36"
 CH=S 04°40'40" W
 88.55'
 ((R=2348.74))
 ((L=89.05))
 ((Δ=2°10'20"))
 ((CH=S 04°43'17" W))
 ((89.04))

Line Table

LINE	BEARING	DISTANCE
L1	S 05°41'20" W [N 05°41'20" E]	2.93' [2.93']

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2341.74' [R=2341.74']	1.55' [L=1.57']	1.55'	S 05°25'23" W	0°02'17"

Glorieta Street, N.E.
 (60' PUBLIC ROW)

Eubank Boulevard, N.E.
 (110' PUBLIC ROW)

FORMER
 REMAINING PORTION LOT H,
 BLOCK 8
 BUENA VENTURA
 (09/11/1941, C1-8)

Tract G-1-A
 AREA=0.3374 ACRES±
 14,696 SQ. FT.±

FORMER
 LOT G-1, BLOCK 8
 BUENA VENTURA
 (09/10/1991,
 91C-196)

N/F DIAMOND SHAMROCK STATIONS
 INC.
 LOT G-2, BLOCK 8
 BUENA VENTURA
 (09/10/1991, 91C-196)

COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE: NM-C	GRID /GROUND COORDINATES: GRID	GEIOD: ABQ GEIOD
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		MATCHES DRAWING UNITS: YES
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000349673		BASE POINT FOR SCALING AND/OR ROTATION: N = 0
GROUND TO GRID: 0.999650449		E = 0
BEARING ANNOTATION: GROUND		ELEVATION TRANSLATION: ±0.00'
ELEVATION ANNOTATION: GRID		ELEVATIONS VALID: NO

PLSS INFORMATION

LAND GRANT N/A	SECTION 20 & 29	TOWNSHIP 10 NORTH	RANGE 4 EAST	MERIDIAN NMPM
CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 102005652052511902 102005751801040804	ADDRESS 107 & 113 EUBANK BOULEVARD, N.E.

INDEXING INFORMATION FOR COUNTY CLERK

PROPERTY OWNER DEAN POLLMAN FAMILY REVOCABLE LIVING TRUST	SUBDIVISION NAME BUENA VENTURA
--------------------------------------------------------------	-----------------------------------

PRECISION SURVEYS, INC.

OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113

505.856.5700 PHONE
 505.856.7900 FAX

PROJECT INFORMATION

CREW/TECH: MC	DATE OF SURVEY 03/02-04/25/2022
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 228063P	SHEET NUMBER 3 OF 3

Regina Okoye

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, April 25, 2023 4:58 PM
To: Regina Okoye
Subject: 113 EUBANK BLVD & 107 EUBANK NE Public Notice Inquiry Sheet Submission
Attachments: 05 - IDOZoneAtlasPage_K-20-Z.pdf

PLEASE NOTE:
The City Council recently voted to update the **Neighborhood Association Recognition Ordinance (NARO)** and the **Office of Neighborhood Coordination (ONC)** is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South Los Altos NA	Jim	Ahrend	notices@slananm.org	304 General Bradley NE	Albuquerque	NM	87123	6319874131	
South Los Altos NA	Stephen	Martos-Ortiz	sdmartos91@gmail.com	429 General Somervell Street NE	Albuquerque	NM	87123		5058037736
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedyspa.com	113 Vassar Drive SE	Albuquerque	NM	87106	5054014367	5052659219
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Tuesday, April 25, 2023 2:55 PM

To: Office of Neighborhood Coordination <ROKOYE@MODULUSARCHITECTS.COM>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Development Hearing Officer (DHO)

Contact Name

Regina Okoye

Telephone Number

5052677686

Email Address

ROKOYE@MODULUSARCHITECTS.COM

Company Name

Modulus Architects

Company Address

100 Sun Ave NE

City

Albuquerque

State

NM

ZIP

87107

Legal description of the subject site for this project:

2 different lots:

Legal Description: * H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD

Legal Description: LOT G1 BLK 8 BUENA VENTURA PLAT OF LTS G1 & G2 BLK 8 CONT 22,473 SQ FT +-

Physical address of subject site:

113 EUBANK BLVD & 107 EUBANK NE ALBUQUERQUE NM 87123

Subject site cross streets:

NWC of Eubank and Central

Other subject site identifiers:

This site is located on the following zone atlas page:

K-20-Z

Captcha

x

Public Hearing Notices

Sidewalk Waiver Request

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 5/1/2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: South Los Altos NA, District 6 Coalition of Neighborhood Associations

Name of NA Representative*: Jim Ahrend, Stephen Martos-Ortiz, Patricia Willson, Mandy Warr

Email Address* or Mailing Address* of NA Representative¹: notices@slananm.org, sdmartos91@gmail.com, info@willsonstudio.com, mandy@theremedaydayspa.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 113 & 107 EUBANK BLVD NE ALBUQUERQUE NM 87123
 * H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD & LOT G1 BLK 8 BUENA VENTURA
 Location Description PLAT OF LTS G1 & G2 BLK 8 CONT 22,473 SQ FT +-
2. Property Owner* POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT
3. Agent/Applicant* [if applicable] Hutton ST 21, LLC (Applicant)/Modulus Architects (Agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

There is an existing sidewalk that is 5.9' and the requirement is 6'.
We are requesting a waiver to keep the side walk at the existing
width.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: **May 10, 2022 @ 9:00am**

Location*³: Join Zoom Meeting:
https://cabq.zoom.us/j/84123463458
 (Place mouse cursor over hyperlink, right-click, choose "open hyperlink")
Meeting ID: 817 1191 9604
 Find your local number: <https://cabq.zoom.us/j/84123463458>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

For questions, contact the Development Review Board staff at (505) 924-3880 or (505) 924-3994

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ K-20-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:
There is an existing sidewalk that is 5.9' and the requirement is 6'.
We are requesting a waiver to keep the side walk at the existing width.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
A neighborhood meeting was offered to the Neighborhood Associations one was not held to date.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum: N/A
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 1.0618
- 2. IDO Zone District MX-H
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] Central Av – Major Transit Corridor
Central Av – Premium Transit Corridor (660 corridor width)
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: South Los Altos NA [Other Neighborhood Associations, if any]
District 6 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Sidewalk Waiver	
Decision-making Body: Development Hearing Officer	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 113 EUBANK BLVD NE ALBUQUERQUE NM 87123	
Name of property owner: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT	
Name of applicant: Hutton ST 17, LLC (Applicant)/Modulus Architects (Agent)	
Date, time, and place of public meeting or hearing, if applicable:	
Proposed neighborhood meeting for anticipated DHO hearing on May 10, 2023 @ 9am, VIA Zoom	
Address, phone number, or website for additional information:	
Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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.

Regina Okoye (Applicant signature) 5/1/2023 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



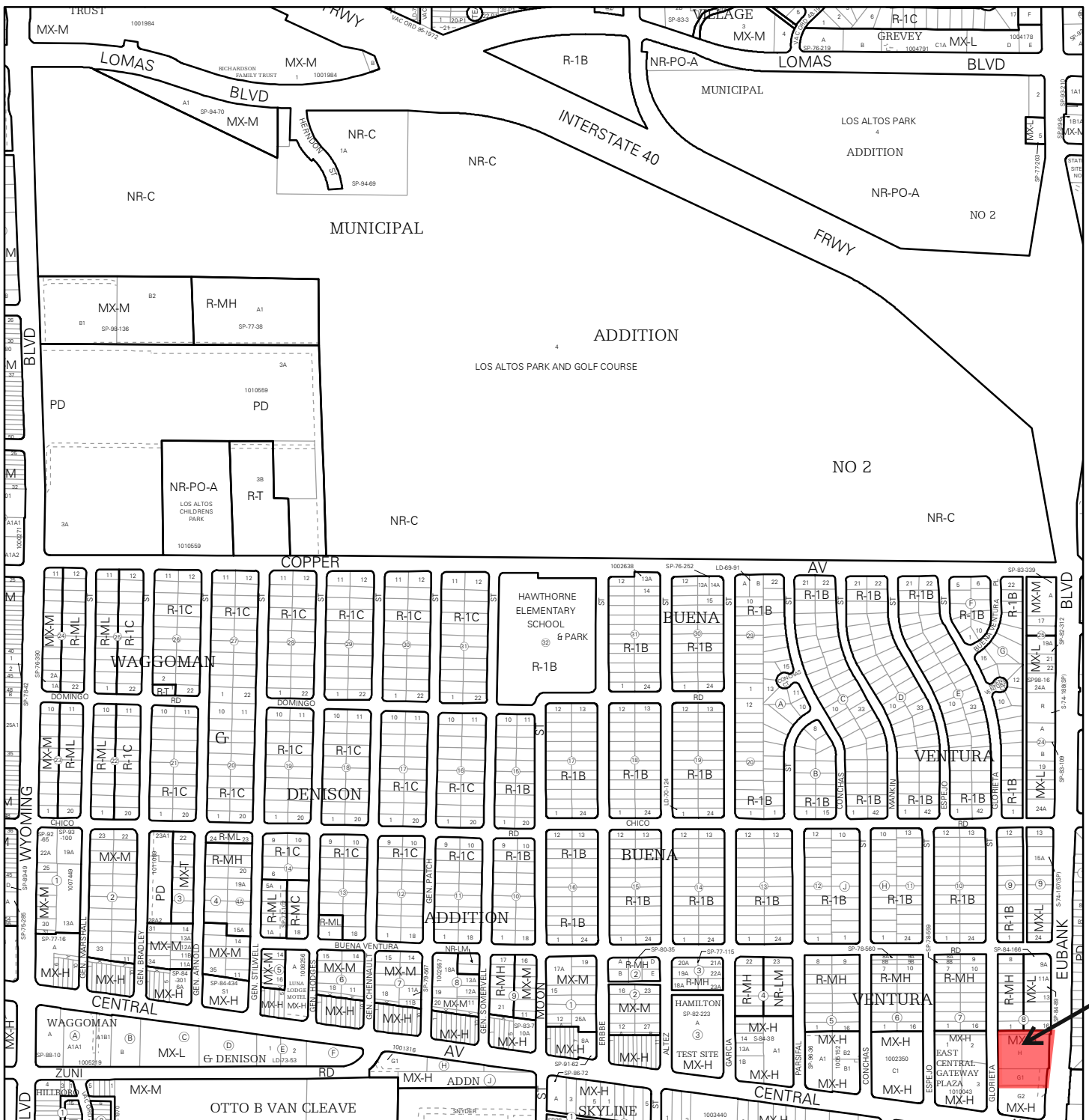
**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.



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

Albuquerque Geographic Information System

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-20-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



City Address: 113 EUBANK BLVD NE

County Address: 113 EUBANK BLVD NE

10/5/2022

www.cabq.gov/gis

City of Albuquerque Property Report

Ownership Data from [Bernalillo County Assessor](#)

(County Assessor's data for tax year 2021)

Owner Name: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT

Owner Address: PO BOX 626, WILSONVILLE OR 97070-0626

UPC: 102005751801040804

Tax Year: 2021 **Tax District:** A1A

Legal Description: * H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD

Property Class: V **Document Number:** 2015098029 042315 WD -ENT

Acres: 1.09

City Zoning and Services

IDO Zone District: MX-H

IDO District Definition: High Intensity

Old Zoning Designation: SU-2

Old Zoning Description: EG-C

Land Use: 04 | Commercial Services

Lot: H WLY PORTION OF AND EXC NLY 20 **Block:** 8 **Subdivision:** BUENA VENTURA

Police Beat: 337 **Area Command:** SOUTHEAST

Jurisdiction: ALBUQUERQUE

Zone Atlas Page: [K20](#) (opens in new window)

City Neighborhood Association: South Los Altos NA

Residential Trash Pickup:

Political Districts

City Council District: [6 - Pat Davis](#)

County Commission District: 3 - Adriann Barboa

NM House of Representatives: Debra M. Sariñana

NM Senate: Mimi Stewart

School Districts

Elementary: HAWTHORNE

Middle: HAYES

High School: HIGHLAND

FEMA Flood Zone: X

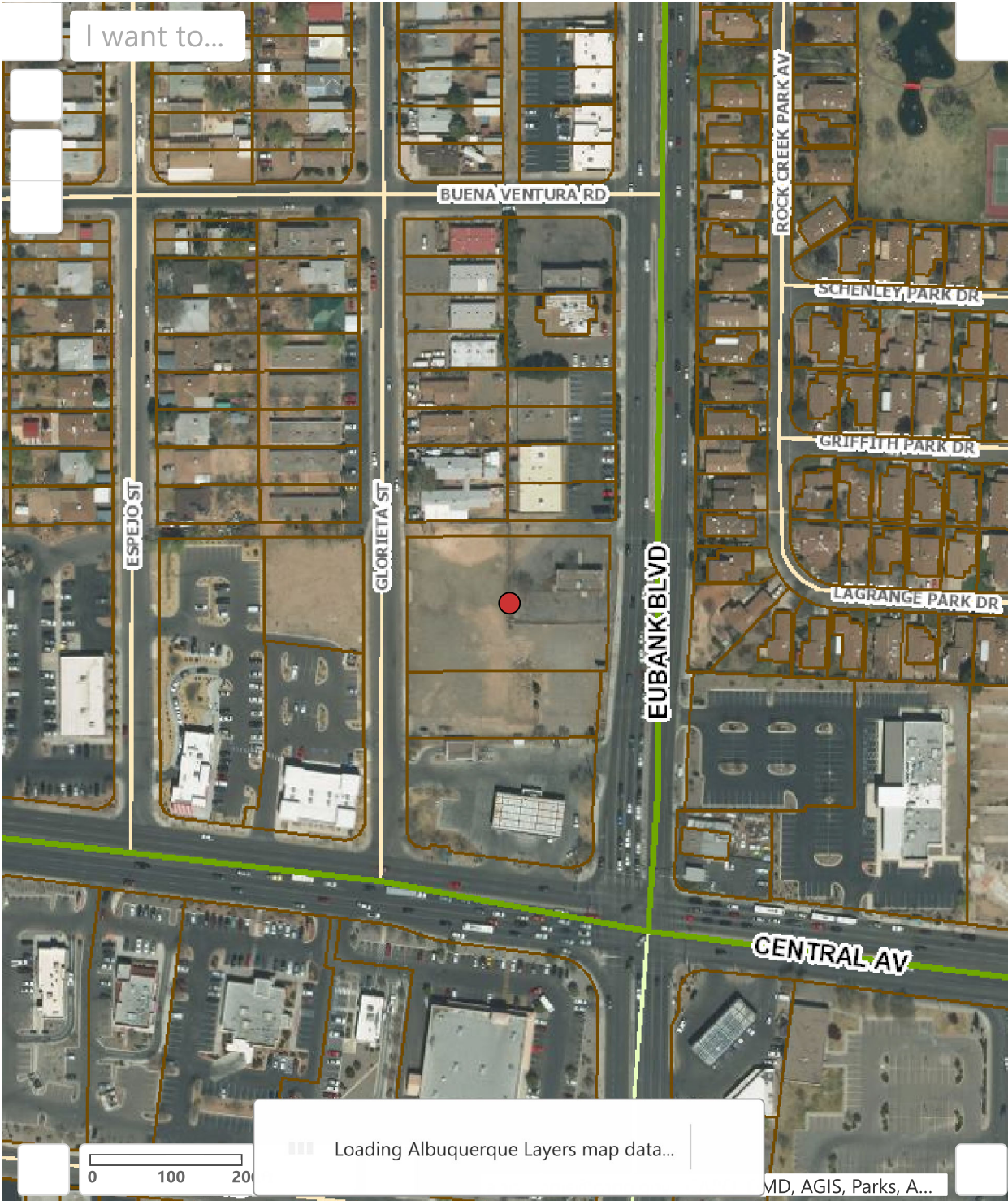
For questions about floodplain information, please contact the COA Floodplain Manager at 924-3986 or email ccherne@cabq.gov

Run another Search [here](#)

This report was created by the GIS group of DTI. Please send comments to GIS@cabq.gov.

Please wait while the map loads below...

I want to...



BUENA VENTURA RD

ESPEJO ST

GLORIETA ST

EUBANK BLVD

ROCK CREEK PARK AV

SCHENLEY PARK DR

GRIFFITH PARK DR

LAGRANGE PARK DR

CENTRAL AV

0 100 200

Loading Albuquerque Layers map data...

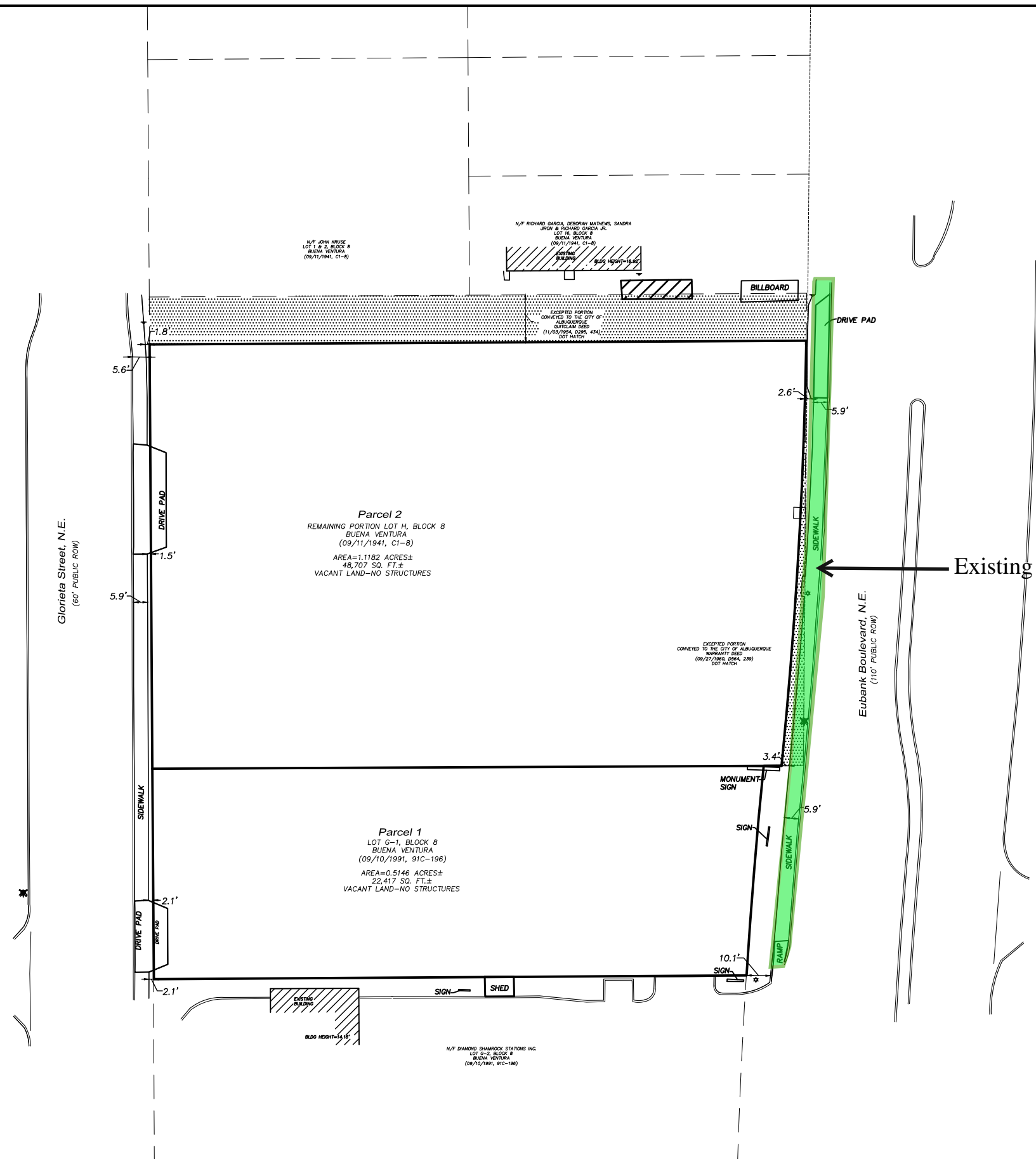
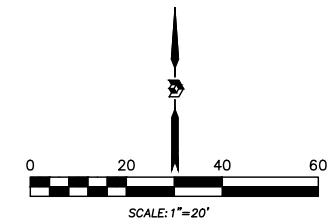
MD, AGIS, Parks, A...

Sidewalk Exhibit

Lots G-1, and Remaining Portion of Lot H, Block 8

Buena Ventura

Albuquerque, Bernalillo County, New Mexico
March 2023



Existing 5.9' sidewalk to remain with this request.

REVISIONS		COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION		PROPERTY INFORMATION		PROJECT INFORMATION	
NO.	DATE	BY	DESCRIPTION	STATE PLANE ZONE	GRID (GROUND COORDINATES)	TYPE	LAND GRANT	PROPERTY OWNER	CREW/TECH	DATE OF SURVEY	
				NM-C	GRID	STANDARD	N/A	DEAN POLLMAN FAMILY REVOCABLE TRUST	MC	03/02-04/25/2022	
				HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	SECTION 20 & 29	SUBDIVISION NAME: BUENA VENTURA	JC	CHECKED BY: LM	
				CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		MATCHES DRAWING UNITS: YES	CITY: ALBUQUERQUE	ADDRESS: 107 & 113 EUBANK BOULEVARD, N.E.			
				COMBINED SCALE FACTOR: GRID TO GROUND: 1.000349673		BASE POINT FOR SCALING AND/OR ROTATION: N = 0	CITY: ALBUQUERQUE	UPC: 102005751801040804			
				GROUND TO GRID: 0.999650449		E = 0		STATE: NM			
				BEARING ANNOTATION: GRID		ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: YES			
								OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX			
								© Copyright 2022 Precision Surveys, Inc.			
								PSI JOB NO. 228063SP		SHEET NUMBER 1 OF 1	

Regina Okoye

From: Regina Okoye
Sent: Monday, May 1, 2023 2:47 PM
To: 'notices@slananm.org'; 'sdmartos91@gmail.com'; 'info@willsonstudio.com'; 'mandy@theremedaydayspa.com'
Subject: Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association
Attachments: 03 - IDOZoneAtlasPage_K-20-Z.PDF; 04- Address Report — City of Albuquerque.pdf; 08 - SIDEWALK.PDF; 00 -mailed-Mailed-Notice-PublicMeetingHearing-Print&Fill.pdf; 01 - CABQ-Official_public_notice_form-2019.pdf

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Request: May 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA): South Los Altos NA, District 6 Coalition of NA

Name of NA Representative: Jim Ahrend, Stephen Martos-Ortiz, Patricia Wilson, Mandy Warr

Email Address or Mailing Address of NA Representative: notices@slananm.org; sdmartos91@gmail.com; info@wilsonstudio.com; mandy@theremedaydayspa.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address: 113 & 107 Eubank Blvd. NE, Albuquerque, NM 87123
Location Description: * H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD & LOT G1 BLK 8 BUENA VENTURA PLAT OF LTS G1 & G2 BLK 8 CONT 22,473 SQ FT +-
2. Property Owner: Pollman Dean Trustee Pollman Family RVT
3. Agent/Applicant [if applicable]: Hutton ST 17, LLC (Applicant)/Modulus Architects & Land Use Planning Inc. (Agent)
4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence - Major)
 - Site Plan
 - Subdivision Major: Preliminary Plat (Minor or Major)
 - Vacation (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver**
 - Zoning Map Amendment
 - Other: _____

Summary of project/request: **There is an existing sidewalk that is 5.9' and the requirement is 6'. We are requesting a waiver to keep the sidewalk at the existing width.**

5. This application will be decided at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)
Landmarks Commission (LC)
Development Hearing Officer (DHO)
Environmental Planning Commission (EPC)

Date/Time: May 10, 2023, 2023 @ 9:00 am VIA ZOOM

Location: VIA Zoom – Join Zoom Meeting <https://cabq.zoom.us/j/84123463458>
Meeting ID: 817 1191 9604

Agenda/Meeting Materials: <http://www.cabq.gov/planning/boards-commissions>
To contact staff, email devhelp@cabq.gov or call the Planning Department at (505) 924-3860.

6. Where more information about the project can be found:
For questions, contact the Development Review Board staff at (505) 924-3880 or (505) 924-3994

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s): K-20-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project: N/A

Deviation(s)

Variance(s)

Waiver(s)

Explanation: There is an existing sidewalk that is 5.9' and the requirement is 6'. We are requesting a waiver to keep the sidewalk at the existing width.

4. Pre-submittal Neighborhood Meeting: Yes
Summary of Pre-Submittal Neighborhood Meeting, if one occurred: A neighborhood meeting was offered to the Neighborhood Associations, one was not held to-date.
5. For Site Plan Applications only, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.
 - b. Access and circulation for vehicles and pedestrians.
 - c. Maximum height of any proposed structures, with building elevations.
 - d. For residential development: Maximum number of proposed dwelling units.
 - e. For non-residential development:
 - Total gross floor area of proposed project
 - Gross floor area for each proposed use

Additional Information:

1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: +/- 1.0618 acres
 - b. IDO Zone District: MX-H
 - c. Overlay Zone(s): N/A
 - d. Center or Corridor Area: Central Ave – Major Transit Corridor; Central Ave – Premium Transit Corridor (660 corridor width)
2. Current Land Use(s) [vacant, if none]: Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associates within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955

Useful Links

Integrated Development Ordinance (IDO)

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: South Los Altos NA
District 6 Coalition of NA

SUPPORTING DOCUMENTATION

Regina Okoye

From: Nick Pressnall <Nick@presurv.com>
Sent: Wednesday, April 26, 2023 12:42 PM
To: Regina Okoye; Devin Nguyen; Michael Evans
Cc: Joyce Paywa
Subject: Fw: DXF Request for Lot G-1-A, Block 8, Buena Ventura, Project No. PR-2022-007416 (PSI JN 228063)

Nick Pressnall
Project Manager



9200 San Mateo Boulevard, NE

Albuquerque, NM 87113
505-856-5700 Office
425-233-1244 Cell
www.precisionsurveysinc.com
<https://dot.cards/nickpressnall>

From: Muzzey, Devin P. <dmuzzey@cabq.gov>
Sent: Wednesday, April 26, 2023 12:00 PM
To: Nick Pressnall <Nick@presurv.com>; Planning Plat Approval <platgisreview@cabq.gov>
Cc: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Subject: RE: DXF Request for Lot G-1-A, Block 8, Buena Ventura, Project No. PR-2022-007416 (PSI JN 228063)

Hi Nick,

The DXF for PR-2022-007416 – Buena Ventura, Lot G-1-A, Block 8 – has been approved. This email will notify the DHO office.

Thank you,
Devin Muzzey



Devin Muzzey
gis specialist
[e dmuzzey@cabq.gov](mailto:dmuzzey@cabq.gov)
cabq.gov/planning

From: Nick Pressnall <Nick@presurv.com>
Sent: Wednesday, April 26, 2023 10:22 AM
To: Planning Plat Approval <platgisreview@cabq.gov>
Cc: Joyce Paywa <Joyce@presurv.com>; Regina Okoye <rokoye@modulusarchitects.com>
Subject: DXF Request for Lot G-1-A, Block 8, Buena Ventura, Project No. PR-2022-007416 (PSI JN 228063)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hello,

Attached is a DXF and PDF of the plat for Lot G-1-A, Block 8, Buena Ventura, Project No. PR-2022-007416. The coordinate system used is NAD 1983, Central Zone. The file provided is based on grid coordinates for the referenced system.

If you have any questions, please feel free to reach out.

Nick Pressnall
Project Manager



9200 San Mateo Boulevard, NE

Albuquerque, NM 87113

505-856-5700 Office

425-233-1244 Cell

www.precisionsurveysinc.com

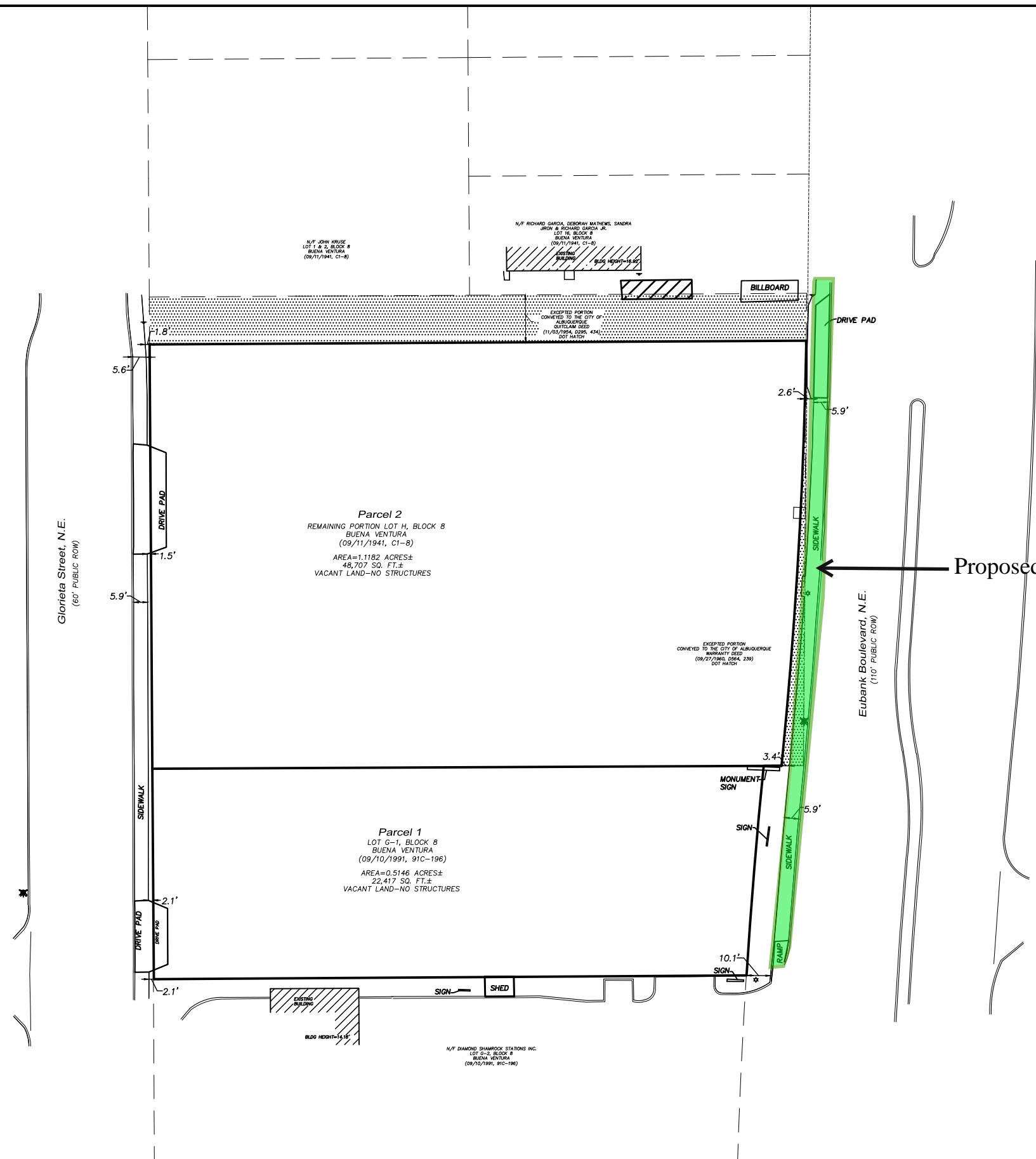
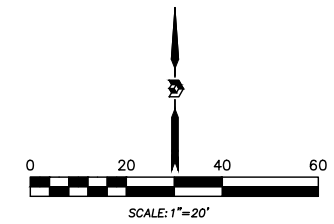
<https://dot.cards/nickpressnall>

Sidewalk Exhibit

Lots G-1, and Remaining Portion of Lot H, Block 8

Buena Ventura

Albuquerque, Bernalillo County, New Mexico
March 2023



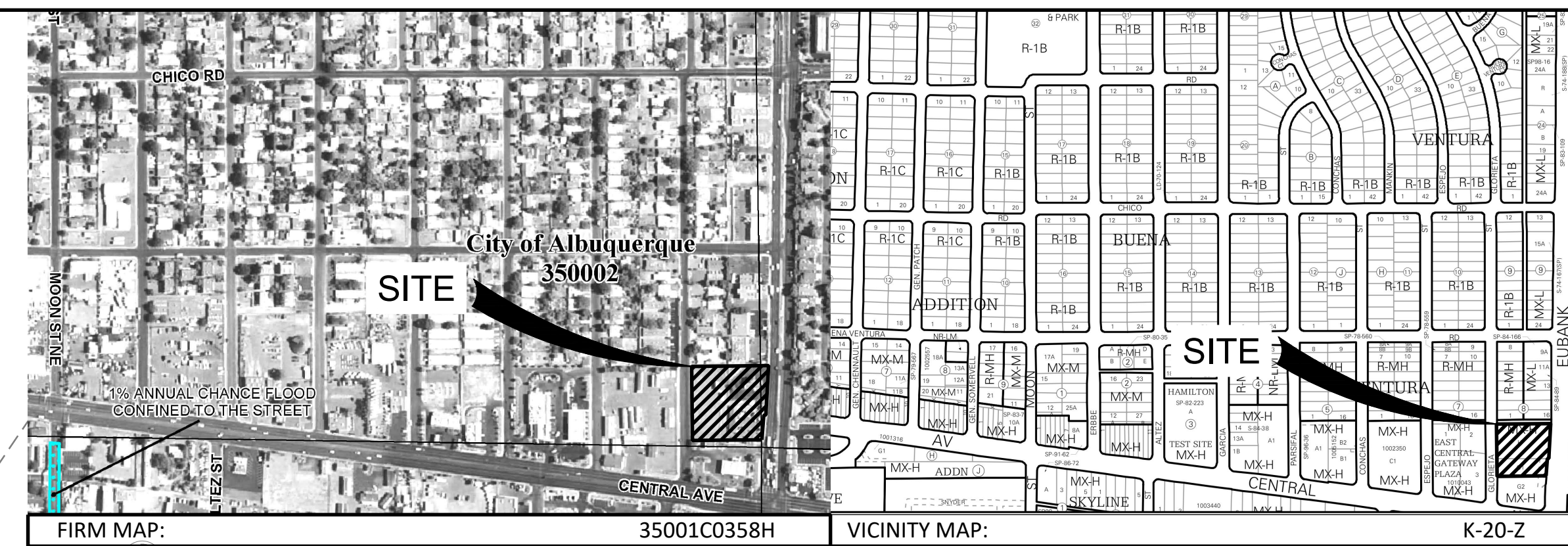
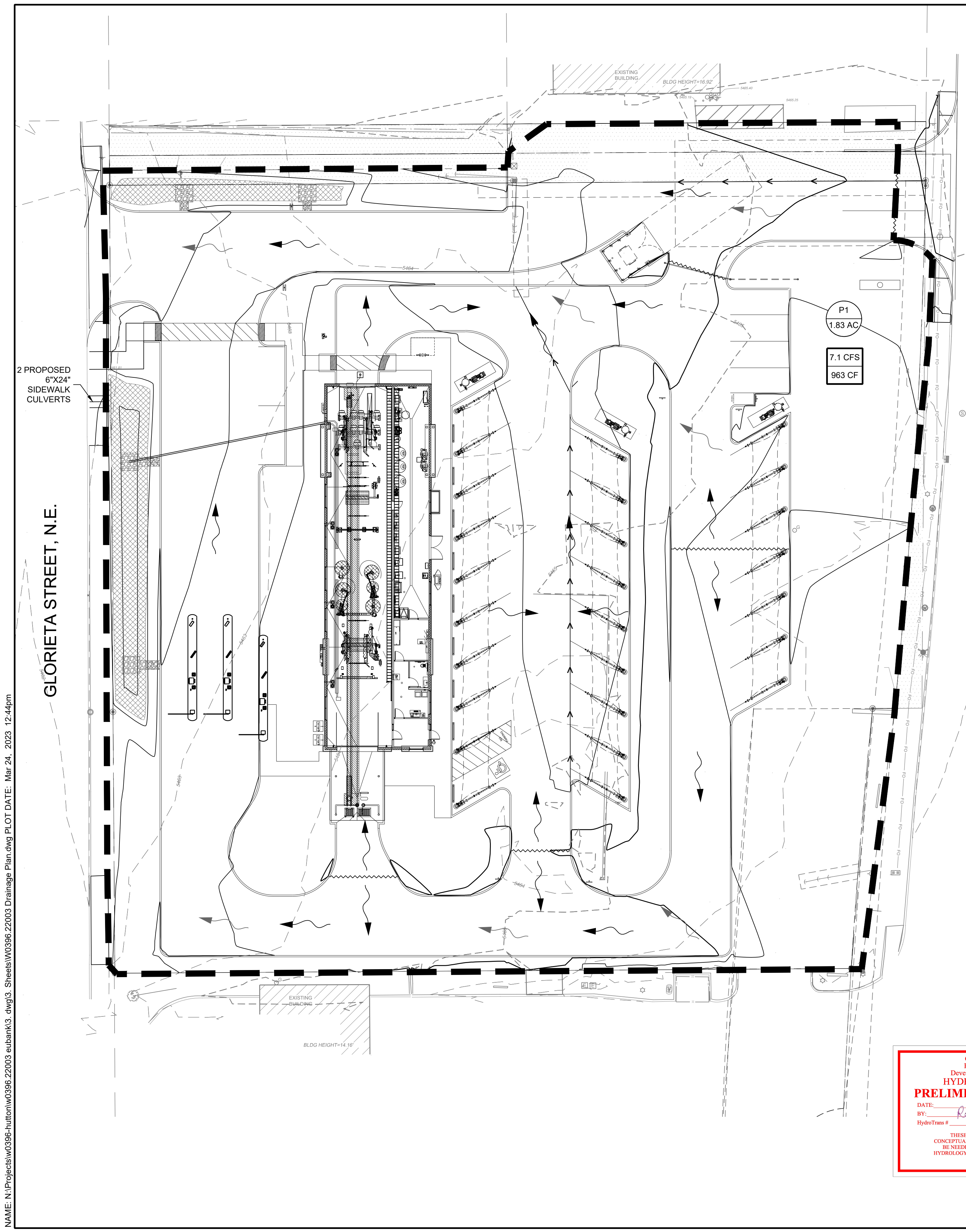
Proposed Wavier Area: Existing 5.9' sidewalk to remain with this request.

REVISIONS		COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION		PROPERTY INFORMATION		PROJECT INFORMATION	
NO.	DATE	BY	DESCRIPTION	STATE PLANE ZONE	GRID (GROUND COORDINATES)	TYPE	LAND GRANT	PROPERTY OWNER	CREW/TECH	DATE OF SURVEY	
				NM-C	GRID	STANDARD	N/A	DEAN POLLMAN FAMILY REVOCABLE TRUST	MC	03/02-04/25/2022	
				HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	SECTION 20 & 29	SUBDIVISION NAME: BUENA VENTURA	JC	CHECKED BY: LM	
				CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM	BASE POINT FOR SCALING AND/OR ROTATION: N = 0	MATCHES DRAWING UNITS: YES	CITY: ALBUQUERQUE	ADDRESS: 107 & 113 EUBANK BOULEVARD, N.E.			
				COMBINED SCALE FACTOR: GRID TO GROUND: 1.000349673	DISTANCE ANNOTATION: GROUND	E = 0	CITY: ALBUQUERQUE	UPC: 102005751801040804			
				GROUND TO GRID: 0.999650449	BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'	STATE: NM	102005652052511902			
									PSI JOB NO. 228063SP	SHEET NUMBER 1 OF 1	



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

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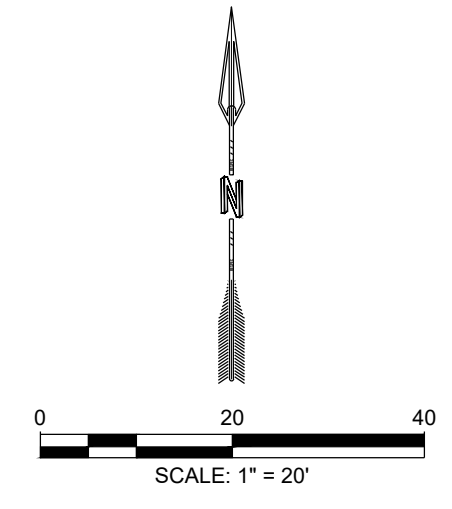
- LEGEND:**
- XX BASIN DESIGNATION
 - XX AC BASIN AREA, ACRES
 - XX CFS 100 YEAR STORM, CFS
 - XX CF REQUIRED WATER QUALITY VOLUME, CF
 - SUB-BASIN BOUNDARY
 - EXISTING FLOW ARROW
 - DEVELOPED FLOW ARROW

- ABBREVIATIONS**
- ABCWA ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
 - AC ACRE
 - BP BOTTOM OF POND
 - CF CUBIC FOOT
 - DIA DIAMETER
 - ELEV ELEVATION
 - FF FINISHED FLOOR
 - INV INVERT
 - LF LINEAR FOOT
 - MAX MAXIMUM
 - MIN MINIMUM
 - NMAPWA NEW MEXICO AMERICAN PUBLIC WORKS ASSOCIATION
 - PVC POLYVINYL CHLORIDE
 - ROW PUBLIC RIGHT OF WAY
 - RPBA REDUCED PRESSURE BACKFLOW ASSEMBLY
 - SAS SANITARY SEWER
 - SD STORM DRAIN
 - STD DWG STANDARD DRAWING
 - TP TOP OF POND
 - VOL VOLUME
 - WQ WATER QUALITY
 - WSEL WATER SURFACE ELEVATION
 - WTR WATER

- SITE CIVIL LEGEND:**
- PROPERTY BOUNDARY
 - 5272 PROPOSED MAJOR CONTOUR
 - 5272 PROPOSED MINOR CONTOUR
 - - - 5272 - - - EXISTING MAJOR CONTOUR
 - - - 5272 - - - EXISTING MINOR CONTOUR
 - LIMITS OF DISTURBANCE
 - FLOWLINE
 - GRADE BREAK / HIGH POINT
 - 4"-6" DIAMETER BROKEN ROCK INSTALLED WITH 6" TYPICAL DEPTH.
 - TOP OF WATER QUALITY

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 03/24/23
BY: *Randy Brissett*
HydroTeam # K20D060

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.



BACKGROUND

THE SITE IS APPROXIMATELY 1.8 ACRES COMPRISED OF LOTS G-1 AND THE REMAINING PORTION OF LOT H, BLOCK 8, BUENA VENTURA IN THE CITY OF ALBUQUERQUE, NEW MEXICO. THE SITE WAS PREVIOUSLY DEVELOPED WITH SEVERAL DEVELOPMENTS. THE PROPOSED PROJECT IS A MODWASH CAR WASH.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) ARTICLE 6.2. THE REQUIRED WATER QUALITY VOLUME IS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.26". ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

UNDER THE EXISTING CONDITIONS, THE SITE SLOPES FROM EAST TO WEST. THE SITE IS CHARACTERIZED BY SCATTERED CONCRETE, ASPHALT, GRAVEL, AND FOUNDATION REMNANTS FROM PREVIOUS DEVELOPMENTS. STORMWATER RUNOFF FROM THE SITE IS CONVEYED VIA SURFACE FLOW ACROSS THE SITE AND FREELY DISCHARGES OVER THE EXISTING PUBLIC SIDEWALK INTO GLORIETA STREET NE.

PROPOSED CONDITIONS

THE PROPOSED REDEVELOPMENT MAINTAINS THE EXISTING DRAINAGE PATTERN. THE DEVELOPED RUNOFF IS CONVEYED VIA SURFACE FLOW IN THE DRIVE AISLES AND DISCHARGES INTO GLORIETA STREET THROUGH THE PROPOSED DRIVEWAY. WATER QUALITY RETENTION PONDS ARE PROVIDED THROUGHOUT THE SITE AND SIZED TO TREAT THE REQUIRED WATER QUALITY VOLUME.

Hydrology Calculations

The following calculations are based on Albuquerque's Development Process Manual (DPM), Article 6-2.

Runoff Rate:

Treatment Type Areas	Area _a (ac)	Area _b (ac)	Area _c (ac)	Area _d (ac)	Total (ac)
P1	0.00	0.00	0.81	1.02	1.83

100-yr Peak Discharge values based on Zone 3 from Table 6.2.14

QA (cfs/ac)	QB (cfs/ac)	QC (cfs/ac)	QD (cfs/ac)
1.84	2.49	3.17	4.49

Peak Discharge calculation for a 100-yr, 24-hour storm event from equation 6.6

Subbasin	Discharge (cfs)
P1	7.1

Water Quality:
Required Water Quality volume for first flush of 0.26" per DPM, Article 6-12

Subbasin	Req Volume (cu. ft.)	Provided Volume (cu. ft.)	Net Volume (cu. ft.)
P1	963	969	6

2ft Curb Opening (Treated As Weir)

Weir Flow Calcs	
Qw = 2.7L(H) ^{1.5}	
P = Perimeter (ft)	2.0
H = Head (ft)	0.50
coefficient of discharge =	2.70
Qw = Capacity (cfs)	1.9

DESIGNED: JMS
DRAWN: JAB
CHECKED: JS
DATE: 3.24.2023

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NM 87120
WWW.RESPEC.COM PHONE: (505) 253-9718

STAMP
SHELDON E. GREER
NEW MEXICO
17154
PRELIMINARY
NOT FOR CONSTRUCTION
3/2023 3/24/2023

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.

nm811
Know what's below.
Call before you dig.
PROJ. #: W0396.22003

PROJECT NAME: MODWASH EUBANK

SHEET TITLE: DRAINAGE

SUBMITTED FOR: BUILDING PERMIT

SHEET NUMBER: C-103

NAME: N:\Projects\W0396-22003\Drawings\Plan.dwg PLOT DATE: Mar 24, 2023 12:44pm

GRADING GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY SIZE'S AND LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO ANY CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED
- GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENTS OF TOPSOIL.
- GRADE ADJACENT AREAS AT SITE PERIMETER SHALL MATCH GRADE OF ADJACENT PARCELS.
- PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS, AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
- REFER TO GEOTECHNICAL EVALUATIONS REPORT BY TERRACON CONSULTANTS, INC. DATED MARCH 14, 2022.
- COMPOSITE SLOPE IN HANDICAP PARKING SHALL NOT EXCEED 2% IN ANY DIRECTION.
- CROSS SLOPE ON ADA CROSSWALKS SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
- LONGITUDINAL SLOPE ON CURB RAMP SHALL NOT EXCEED 8.33%. CROSS SLOPE SHALL NOT EXCEED 2%.
- COMPOSITE SLOPE ON RAMP LANDINGS SHALL NOT EXCEED 2%.
- CROSS SLOPES ON SIDEWALKS SHALL NOT EXCEED 2%. LONGITUDINAL SLOPES ON ONSITE SIDEWALKS SHALL NOT EXCEED 5%.
- SLOPE LABELS SHOW APPROXIMATE SLOPES ONLY. WHERE SLOPE LABELS AND SPOT ELEVATION LABELS CONFLICT, SPOT ELEVATION LABELS SHALL GOVERN AND THE SURVEYOR RESPONSIBLE FOR CONSTRUCTION STAKING SHALL CONTACT THE ENGINEER.
- FOR TUNNEL BUILDING ENTRANCE AND EXIT SLABS, SEE ARCHITECTURAL PLANS.
- LONGITUDINAL SLOPES ON SIDEWALKS ADJACENT TO PUBLIC ROADS SHALL NOT EXCEED THE SLOPE OF THE PUBLIC ROAD.
- WHERE THIS PLAN IS SILENT REGARDING SURFACE TREATMENT, REFER TO THE LANDSCAPING PLAN. DISTURBED AREAS WITHOUT SURFACE IMPROVEMENTS SPECIFIED IN THE LANDSCAPING OR GRADING PLAN SHALL BE RE-SEEDING WITH A NATIVE SEEDING MIX. IF THE LANDSCAPING AND GRADING PLAN CONFLICT REGARDING SURFACE TREATMENTS, THE GRADING PLAN SHALL GOVERN.
- EXISTING ON-SITE ASPHALT SHALL BE PULVERIZED IN PLACE AND MIXED WITH EXISTING SUBGRADE. EXISTING ON-SITE CONCRETE SHALL BE REMOVED AND DISPOSED.

**PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT OF WAY
NOTICE TO CONTRACTOR
(SPECIAL ORDER 19- "SO-19")**

- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
- CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
- CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

REV. 12/2022

SITE CIVIL LEGEND:

- PROPERTY BOUNDARY
- 5272 --- PROPOSED MAJOR CONTOUR
- 5272 --- PROPOSED MINOR CONTOUR
- - - 5272 - - - EXISTING MAJOR CONTOUR
- - - 5272 - - - EXISTING MINOR CONTOUR
- ▬▬▬ LIMITS OF DISTURBANCE
- FLOWLINE
- ~ GRADE BREAK / HIGH POINT
- ▨ TOP OF POND
- ▨ 2"-4" DIAMETER BROKEN ROCK, 6" INSTALLATION DEPTH
- ▬ 6" STORM DRAIN

ABBREVIATIONS

ABCWUA	ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
AC	ACRE
BP	BOTTOM OF POND
CF	CUBIC FOOT
DIA	DIAMETER
ELEV	ELEVATION
FF	FINISHED FLOOR
INV	INVERT
LF	LINEAR FOOT
MAX	MAXIMUM
MIN	MINIMUM
NMAPWA	NEW MEXICO AMERICAN PUBLIC WORKS ASSOCIATION
PVC	POLYVINYL CHLORIDE
ROW	PUBLIC RIGHT OF WAY
RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY
SAS	SANITARY SEWER
SD	STORM DRAIN
STD DWG	STANDARD DRAWING
TP	TOP OF POND
VOL	VOLUME
WQ	WATER QUALITY
WSEL	WATER SURFACE ELEVATION
WTR	WATER



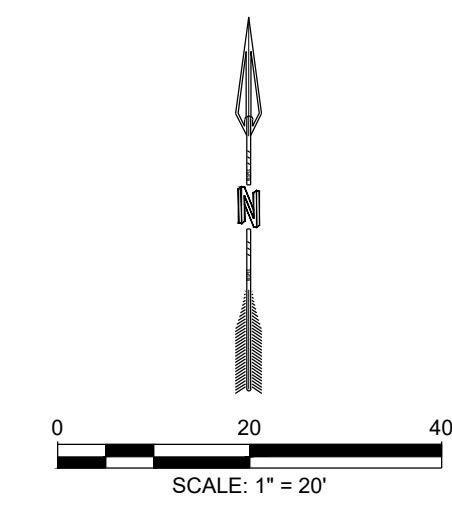
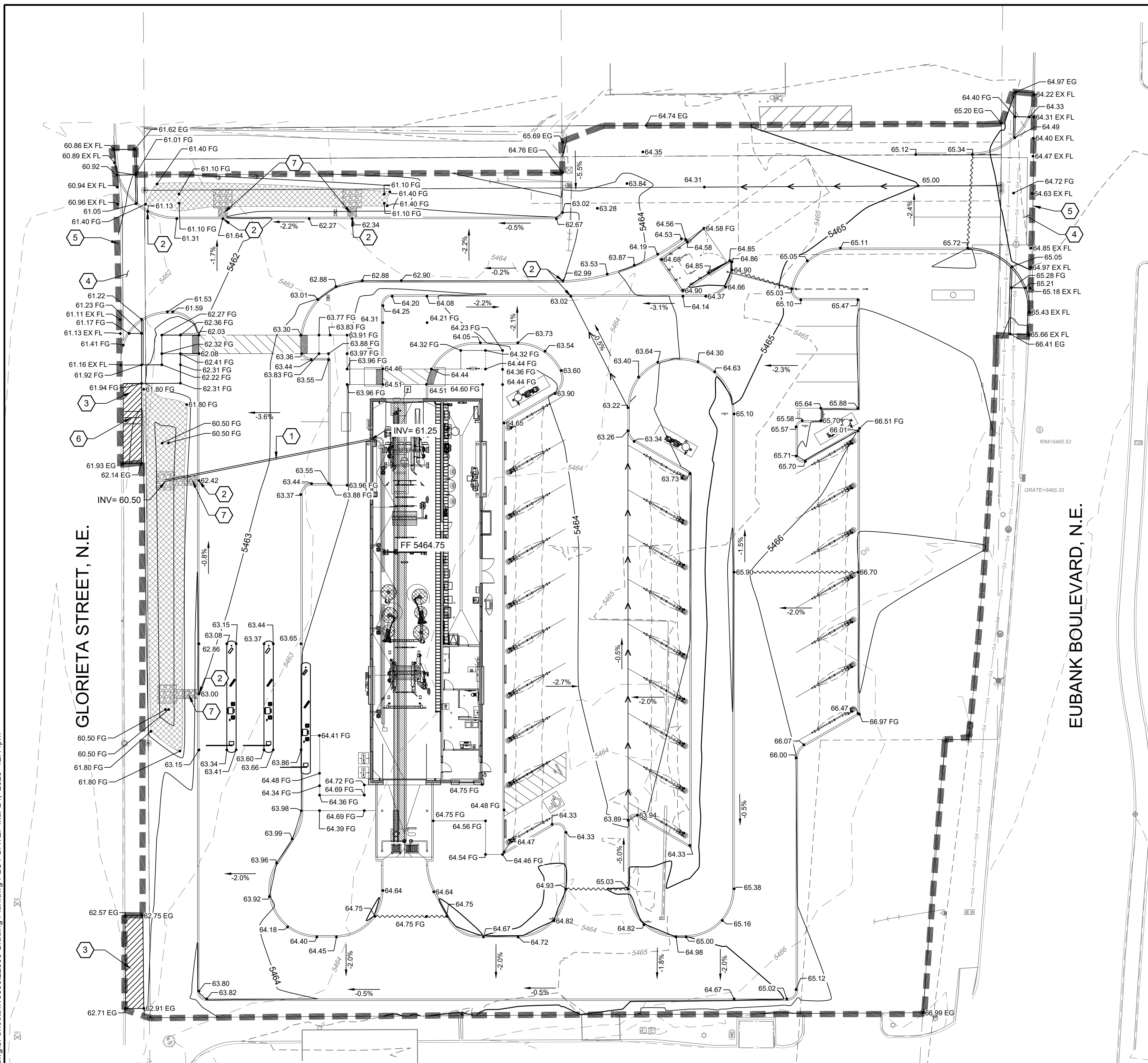
KEYED NOTES

- INSTALL 6" DIAMETER PVC STORM PIPE WITH 1" MINIMUM COVER. CONNECT UPSTREAM END TO BUILDING STORM PIPE PER PLUMBING DESIGN. PIPE INVERT ELEVATIONS PER PLAN.
- INSTALL 2' WIDE CURB OPENING PER DETAIL ON SHEET C-107.
- INSTALL SIDEWALK PER COA STD DWG 2430.
- 1.5% CROSS-SLOPE ON CROSS WALK. LONGITUDINAL SLOPE MATCHES THE SLOPE OF THE PUBLIC STREET.
- MATCH ELEVATION AT EXISTING FLOWLINE.
- INSTALL TWO 6"x24" PUBLIC SIDEWALK CULVERTS PER COA STD DWG 2236. REFER TO SO-19 NOTES ON THIS SHEET.
- INSTALL RUNDOWN PER DETAIL ON SHEET C-107.

SPOT ELEVATION SYMBOLS

- 20.00 FLOWLINE
- 20.00 EG TOP OF EXISTING GROUND
- 20.00 FG TOP OF FINISHED GROUND
- 20.00 EX FL EXISTING FLOWLINE

NAME: N:\Projects\W0396-22003\Grading Plan.dwg PLOT DATE: Mar-24, 2023 12:44pm



DESIGNED: JMS DRAWN: JAB CHECKED: JMS DATE: 3.24.2023	REVISION NO. DATE DESCRIPTION
RESPEC COMMUNITY DESIGN SOLUTIONS 1770 JEFFERSON STREET SUITE 200 ALBUQUERQUE, NM 87102 WWW.RESPEC.COM PHONE: (505) 253-9718	STAMP PRELIMINARY NOT FOR CONSTRUCTION 3/2023 3/24/2023 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED. PROJ. #: W0396.22003
PROJECT NAME: MODWASH EUBANK	SHEET TITLE: GRADING
SUBMITTED FOR: BUILDING PERMIT	SHEET NUMBER: C-104

April 25, 2023

Chair

Eric C. Olivas
County of Bernalillo
Commissioner, District 5

Vice Chair

Tammy Fiebelkorn
City of Albuquerque
Councilor, District 7

Barbara Baca
County of Bernalillo
Commissioner, District 1

Adriann Barboa
County of Bernalillo
Commissioner, District 3

Pat Davis
City of Albuquerque
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Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Ex-Officio Member
Gilbert Benavides
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

John Stapleton
RESPEC
7770 Jefferson Street NE, Suite #200
Albuquerque NM, 87109

RE: Water and Sanitary Sewer Availability Statement #230306R

Project Name: Modwash Eubank

Project Address: 113 Eubank Blvd NE, Albuquerque, NM 87123

Legal Description: Lots G-1, and Remaining Portion of Lot H, Block 8, Buena Ventura, Albuquerque, Bernalillo County, New Mexico

UPC: 102005751801040804

Zone Atlas Map: K-20-Z

Dear Mr. Stapleton:

Project Description: The subject site is located Eubank Boulevard NE, north of Central Ave, within the City of Albuquerque. The proposed development consists of approximately 1.1 acres and the property is currently zoned MX-H for mixed use. The property lies within the Pressure Zone 4ER in the Ridgecrest Trunk. The request for availability indicates plans to develop a new car wash.

Revision: Revision at the request of the developer addressing a revised Fire One Plan. The original Fire One plan, dated March 2, 2023, indicated that only one hydrant was required, but that both hydrant #109 as well as hydrant #400 were both acceptable hydrants. The revised Fire One Plan, dated April 5, 2023, removes hydrant #109 from the available hydrants for use. This change in acceptable hydrants removes the previous requirement to upsize the existing six-inch water line from the intersection of Central Avenue to the existing Hydrant #109 along Glorieta Street.

Existing Conditions: Water infrastructure in the area consists of the following:

- 16-inch Ductile Iron distribution main (5E Ridgecrest; project #26-2964-88) along Eubank Boulevard NE
- 16-inch Cast Iron distribution main (5E Ridgecrest; project #09-137-66) along Eubank Boulevard NE.
- Six-inch Cast Iron distribution main (4ER Ridgecrest; project #09-001-62) along Glorieta Street.

Sanitary sewer infrastructure in the area consists of the following:

- 15-inch Vitrified Clay sanitary sewer collector line (project #07-026-59) along Eubank Boulevard NE.
- Eight-inch Vitrified Clay sanitary sewer collector line (project # 07-006-62) along Glorieta Street.

Water Service: New metered water service to the property can be provided via routine connection to the existing six-inch distribution main along Glorieta Street. The engineer is responsible for determining pressure losses and sizing of the service line(s)

downstream of the public water line to serve the proposed development. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property. Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and collar removed.

Non-Potable Water Service: Currently, there is no non-potable infrastructure available to serve the subject property.

Sanitary Sewer Service: New sanitary sewer service can be provided via routine connection to the existing eight-inch collector along Glorieta Street. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

Fire Protection: From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 1750 gallons-per-minute. One fire hydrant is required. There is one existing hydrant available and no new hydrants are proposed with this project. As modeled using InfoWater™ computer software, the fire flow can be met by applying the required fire flow to the system as shown in the information provided by the requestor. Analysis was performed by simulating the required fire flow at the existing Hydrant #400 along Eubank Boulevard.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

Cross Connection Prevention: Per the Cross Connection Prevention and Control Ordinance, all new non-residential premises must have a reduced pressure principal backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the reduced principal backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker or a reduced pressure principal backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection. All non-residential customers

connected via piping to an alternative water source or an auxiliary water supply and the public water system shall install a containment reduced pressure principal backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceeds ANSI/NSF Standard 60.61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority recommends that all backflow (containment) devices be located above ground just outside the easement or road right-of-way, the containment backflow device can be installed within the building if there are no tees, branches or possible connection fittings or openings between the reduced principal backflow prevention assembly and the service connection unless protected by another reduced pressure backflow prevention assembly device. Contact Cross Connection at (505) 289-3465 for more information.

Pretreatment – Fats, Oils and Greases: The development is for commercial use and has the potential to discharge Fats, Oils, Grease and/or Solids (FOGS) to the sanitary sewer and/or falls under one of the applicable users in the SUO:

FOGS Applicability SUO Section 3-3-2 A.:

Users "...such as food service establishments, commercial food processors, automotive shops, auto wash racks, car washes, vehicle fueling stations, septic tank pumpers, grease rendering facilities, breweries/distilleries, bottling plants, commercial and industrial laundries, slaughterhouses & meat packing establishments (fish, fowl, meat, curing, hide curing), oil tank farms and transporters..."

Such Users must comply with all FOGS discharge requirements defined in SUO Section 3-3-2 and FOGS Policy including but not limited to:

1. Installation of an adequately sized Grease Interceptor (GI) approved by the appropriate code enforcement authority (City of Albuquerque, and/or Bernalillo County)
 - a. Interceptors and/or Separators are required for dumpster pads and outdoor washdown areas that have the potential to discharge grease, sand, solids, flammable liquids to the sanitary sewer. Pad shall be installed at an elevation higher than surrounding grade. It is not required for dumpster pads to have a sewer connection.
 - b. Placement of Interceptors in drive-thru or traffic lanes is not allowed.

2. All FOGS source within the facility are plumbed to the GI as required by the appropriate plumbing code.
3. Long term Best Management Practices (BMP), and GI maintenance such as pumping and manifest requirements.
4. Unobstructed access to inspections of the facility and records.

A copy of the Sewer Use and Wastewater Control Ordinance and FOGS Policy can be found on the Pretreatment page of the Water Authority Website:

<https://www.abcwua.org/sewer-system-industrial-pretreatment-overview/>

Contact the Industrial Pretreatment Engineer, Travis Peacock, at (505) 289-3439 or pretreatment@abcwua.org for coordination or clarification of any of the above requirements.

Easements and Property: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated Rights-of-Way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service. A Warranty Deed shall be required when a property will be transferred to the Water Authority for the installation of Water Authority owned facilities such as pump stations, reservoirs, wells, lift stations, or any other facility.

Pro Rata: Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction: Design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority Connection Permit process. Construction must be performed by a licensed and bonded public utility contractor.

Utility Expansion Charge (UEC): In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding UECs.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed

development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'MS', with a stylized flourish at the end.

Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps

f/ **Availability Statement #230306R**



230306R - Water



0 212.5 425 Feet

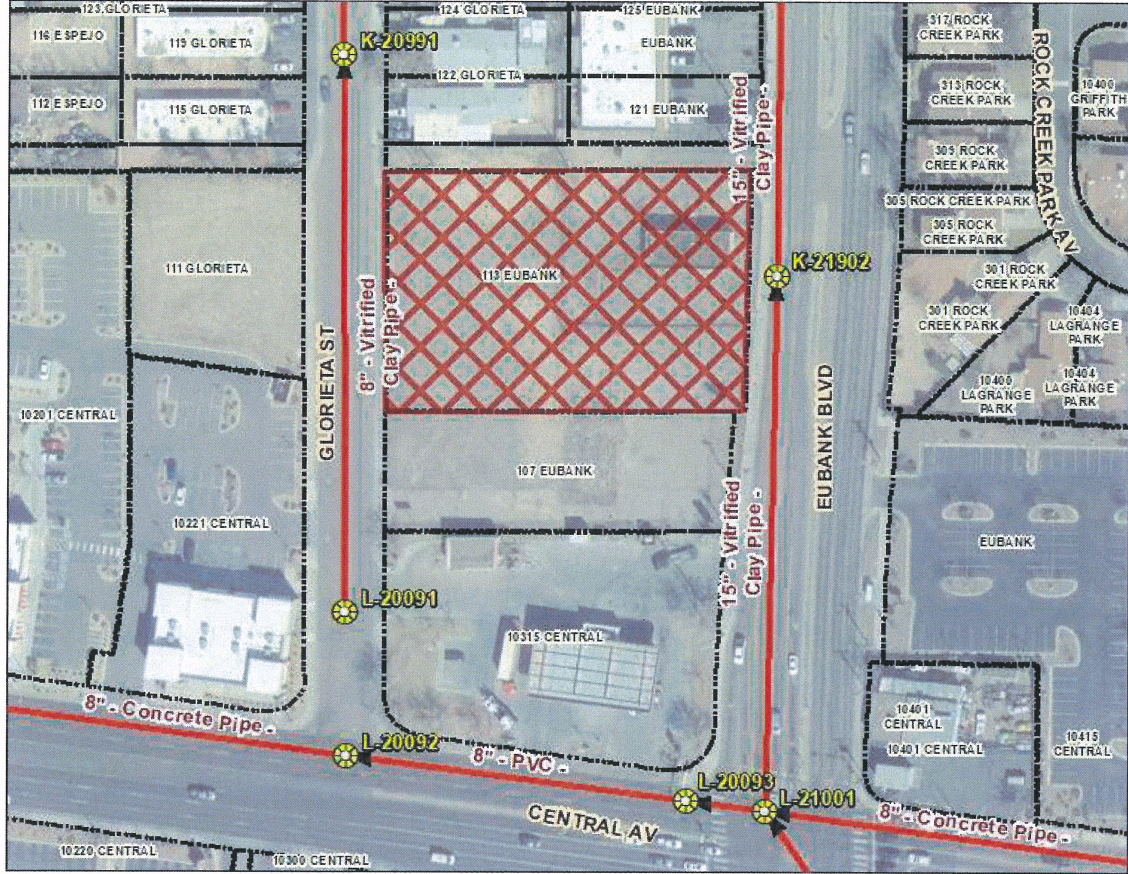


Legend

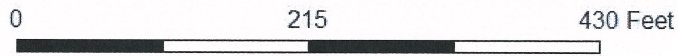
- | | |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
|  Hydrant |  Base Map City |
| Water Pipe |  Project Location |
| Subtype | Fire Flow Analysis Points |
|  Distribution Line |  Analysis Point - Existing Hydrant (1) |
|  Hydrant Leg | |
|  Abandoned | |



230306 - Sanitary Sewer



1 inch = 110 feet



Legend

Sewer Manhole

Sewer Pipe

Subtype

COLLECTOR

Base Map City

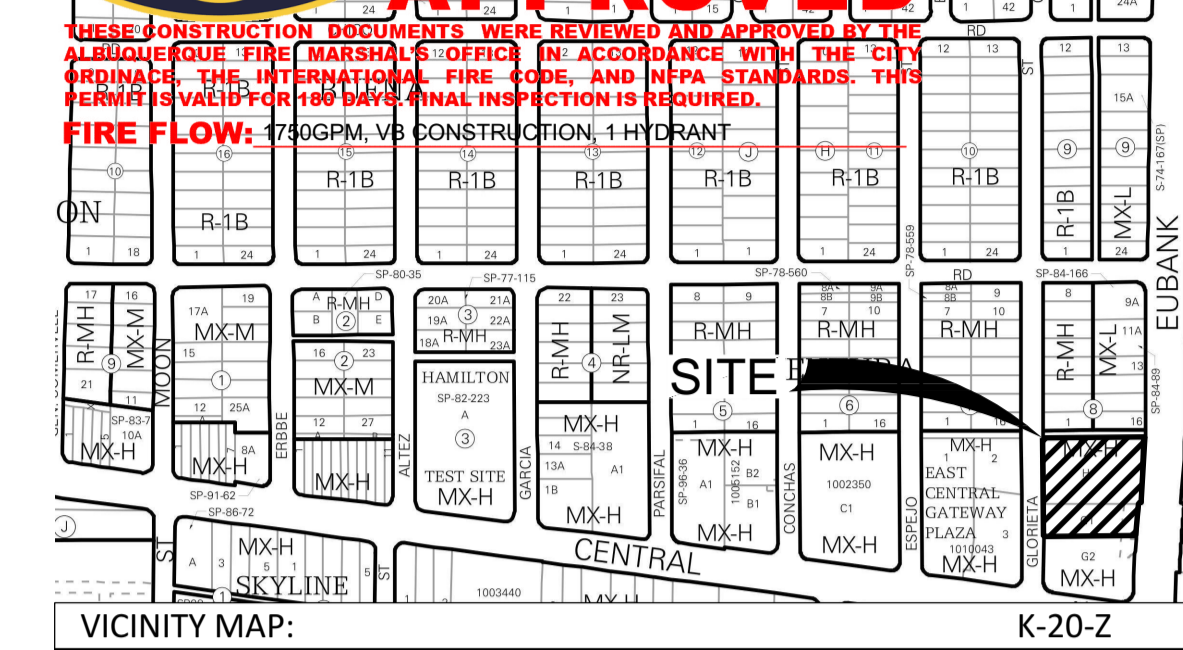
Project Location





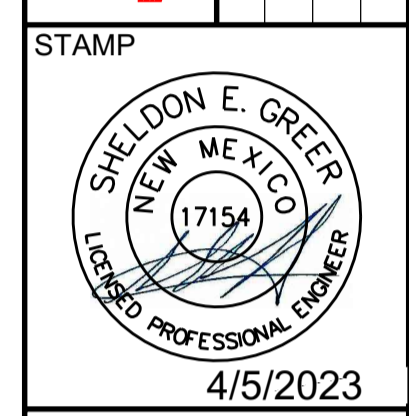
ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION

PERMIT
PERMIT NUMBER: 23-018045
APPROVED DATE: 04/05/23
APPROVED



DESIGNED: JMS	CHECKED: JMS	DATE: 4.05.2023
DRAWN: JAB	CHECKED: JMS	

RESPEC COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET, SUITE 200
ALBUQUERQUE, NM 87117
WWW.RESPEC.COM | PHONE: (505) 253-9718



THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.

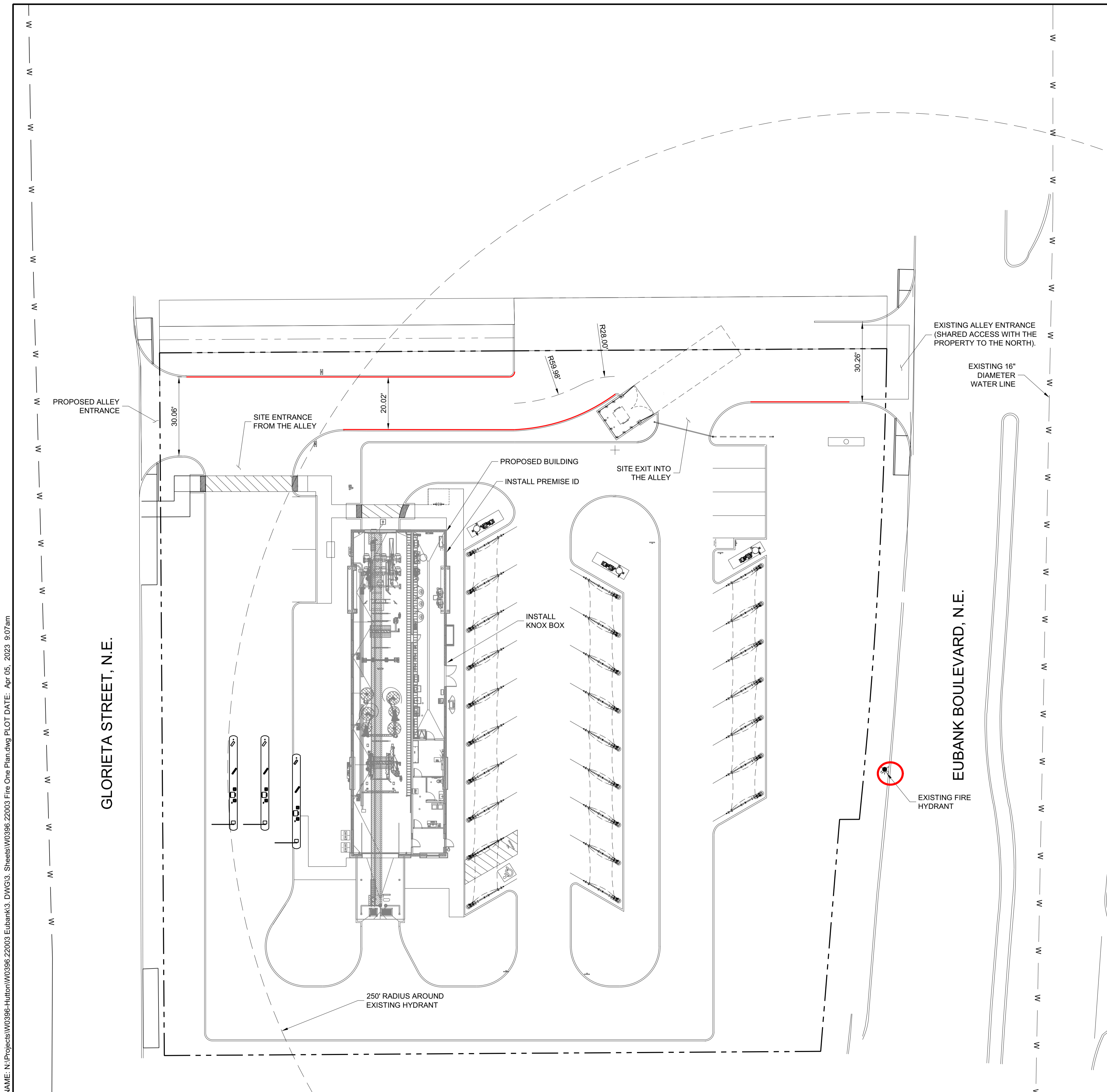


PROJECT NAME: MODWASH EUBANK

SHEET TITLE: FIRE ONE PLAN

SUBMITTED FOR: BUILDING PERMIT

SHEET NUMBER: F-100

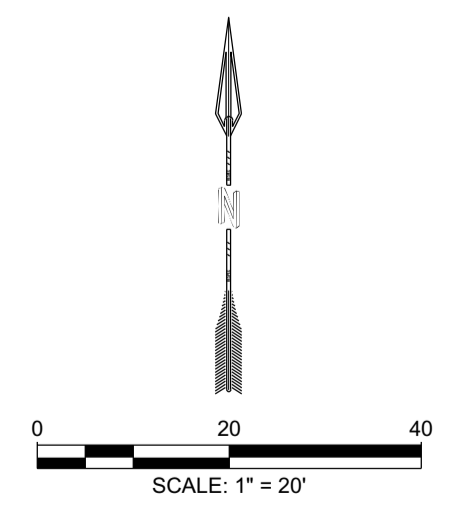


LEGEND

	PROPERTY BOUNDARY
	EXISTING WATERLINE
	PROPOSED MARKED FIRE LANE
	EXISTING FIRE HYDRANT

FIRE ONE NOTES:

1. THE TOTAL HEIGHT OF THE PROPOSED BUILDINGS SHALL BE 30' OR LESS
2. SQUARE FOOTAGE OF BUILDING = 4530 SF
3. BUILDINGS AREA TYPE V-B.
4. THE PROPOSED BUILDING SHALL NOT BE SPRINKLED.
5. THE PARKING LOT SURFACE SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
6. THE MINIMUM DRIVE AISLE WIDTH SHALL 24' UNLESS OTHERWISE SPECIFIED.
7. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET.
8. ALL DRIVING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.
9. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED WITHIN 100' OF A HYDRANT AND BE UNOBSTRUCTED FROM ANY OBJECT FOR A MINIMUM DISTANCE OF 3'. THE INLET SHALL BE BETWEEN 18" AND 48" ABOVE GRADE.
10. INDICATOR VALVES SHALL BE PROVIDED PER NFPA 13.
11. ALL FIRE HYDRANT SUPPLY LINES THAT BRANCH OFF FROM THE WATER MAINS SHALL BE 6" DIA. UNLESS OTHERWISE NOTED ON THE PLANS
12. WORK SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. APPROVED WET STAMPED SHOP DRAWING SHALL BE ON SITE FOR INSPECTIONS.
13. KNOX BOX SHALL BE PROVIDED FOR BUILDING DOORS.



NAME: N:\Projects\W0396-Hutton\W0396.22003 Fire One Plan.dwg PLOT DATE: Apr 05, 2023 9:07am

EXHIBIT 1



City of Albuquerque

City of Albuquerque
Government Center
One Civic Plaza
Albuquerque, NM 87102

Action Summary

City Council

Council President, Pat Davis, District 6
Council Vice-President, Renée Grout, District 9

Louie Sanchez, District 1; Isaac Benton, District 2
Klarissa J. Peña, District 3; Brook Bassan, District 4
Dan Lewis, District 5; Tammy Fiebelkorn, District 7
Trudy E. Jones, District 8

Wednesday, January 18, 2023

5:00 PM

Vincent E. Griego Chambers
One Civic Plaza NW
City of Albuquerque Government Center

TWENTY-FIFTH COUNCIL - TWENTY- THIRD MEETING

1. ROLL CALL

Present 9 - Brook Bassan, Isaac Benton, Pat Davis, Tammy Fiebelkorn, Renee Grout, Trudy Jones, Dan Lewis, Klarissa Peña, and Louie Sanchez

2. MOMENT OF SILENCE

Councilor Sanchez led the Pledge of Allegiance in English.
Councilor Bassan led the Pledge of Allegiance in Spanish.

3. PROCLAMATIONS & PRESENTATIONS

4. ECONOMIC DEVELOPMENT DISCUSSION

5. ADMINISTRATION QUESTION & ANSWER PERIOD

6. APPROVAL OF JOURNAL

January 4, 2023

7. COMMUNICATIONS AND INTRODUCTIONS

8. REPORTS OF COMMITTEES

9. CONSENT AGENDA: {Items may be removed at the request of any Councilor}

- a. [EC-22-167](#) First Amendment to Lease Agreement between City of Albuquerque and Zia Community Cares, LLC

A motion was made by Vice-President Grout that this matter be Approved. The motion carried by the following vote:

For: 9 - Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis, Peña, and Sanchez

- b. [EC-22-175](#) Early Head Start Quarterly Report for July, August and September 2022

A motion was made by Vice-President Grout that this matter be Receipt Be Noted. The motion carried by the following vote:

For: 9 - Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis, Peña, and Sanchez

- c. [EC-22-186](#) Communications Antennae Facility Lease and Operating Agreement Between the City of Albuquerque And EIP Holdings II, LLC ("EIP")

A motion was made by Vice-President Grout that this matter be Approved. The motion carried by the following vote:

For: 9 - Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis, Peña, and Sanchez

- d. [EC-22-188](#) Approval of the Risk First Supplemental Agreement to add funds for Outside Counsel Legal Services between Peifer, Hanson, Mullins & Baker P.A. and the City of Albuquerque

A motion was made by Vice-President Grout that this matter be Approved. The motion carried by the following vote:

For: 9 - Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis, Peña, and Sanchez

- e. [EC-22-189](#) Lease Agreement between A-Com Technologies, LLC, and the City of Albuquerque for Parking Spaces located at San Diego Blvd. NE & Jefferson NE

A motion was made by Vice-President Grout that this matter be Approved. The motion carried by the following vote:

For: 9 - Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis, Peña, and Sanchez

- f. [EC-22-190](#) Legal Department's Quarterly Litigation Report for the 1st Quarter of FY 2023 (Greater than 10,000)

A motion was made by Vice-President Grout that this matter be Receipt Be Noted. The motion carried by the following vote:

For: 9 - Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis, Peña, and Sanchez

- g.** [EC-22-196](#) Approving an Agreement with HROD Inc to provide federal legislative and lobbying services for the City of Albuquerque

A motion was made by Vice-President Grout that this matter be Approved. The motion carried by the following vote:

For: 9 - Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis, Peña, and Sanchez

- h.** [EC-22-204](#) Mayor's appointment of Dr. Thomas Quirk IV to the Albuquerque Energy Council

A motion was made by Vice-President Grout that this matter be Confirmed. The motion carried by the following vote:

For: 9 - Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis, Peña, and Sanchez

- i.** [EC-22-205](#) Mayor's reappointment of Mr. Michael V. Marcotte to the Cable, Internet and PEG Advisory Board

A motion was made by Vice-President Grout that this matter be Confirmed. The motion carried by the following vote:

For: 9 - Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis, Peña, and Sanchez

- j.** [EC-22-206](#) Approval of the CDBG Social Service Agreement, with the New Mexico Veterans Integration Center for land acquisition to develop a new transitional living facility which will provide temporary housing and services to homeless persons

A motion was made by Vice-President Grout that this matter be Approved. The motion carried by the following vote:

For: 9 - Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis, Peña, and Sanchez

- k.** [EC-22-207](#) Report On Working Group To Study The Effects Of Remote Meetings Of Public Boards, Commissions, And Committees

A motion was made by Vice-President Grout that this matter be Receipt Be Noted. The motion carried by the following vote:

For: 9 - Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis, Peña, and Sanchez

- l.** [EC-22-209](#) Mayor's appointment of Mr. Adam Harper to the Albuquerque Energy Council

A motion was made by Vice-President Grout that this matter be Confirmed. The motion carried by the following vote:

For: 9 - Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis, Peña, and Sanchez

- m. [EC-22-210](#) Mayor's appointment of Mrs. Lisa M. McCulloch to the Small Business Regulatory Committee

A motion was made by Vice-President Grout that this matter be Confirmed. The motion carried by the following vote:

For: 9 - Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis, Peña, and Sanchez

- n. [EC-22-211](#) Mayor's re-appointment of Ms. Julie Radoslovich to the Metropolitan Parks and Recreation Advisory Board

A motion was made by Vice-President Grout that this matter be Confirmed. The motion carried by the following vote:

For: 9 - Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis, Peña, and Sanchez

- o. [EC-22-213](#) Mayor's Recommendation of Award for "Bond Underwriter Services"

A motion was made by Vice-President Grout that this matter be Approved. The motion carried by the following vote:

For: 9 - Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis, Peña, and Sanchez

- p. [EC-22-215](#) Project# PR-2022-007416, SD-2022-00154 Pollman Dean Trustee Pollman Family RVT Requests Right Of Way Vacation Located At 113 Eubank Blvd NE

A motion was made by Vice-President Grout that this matter be Approved. The motion carried by the following vote:

For: 9 - Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis, Peña, and Sanchez

- *q. [EC-23-222](#) Approval of a contract with Tyler Technologies, Inc. for professional technical services to implement new Enterprise Licensing and Permitting software

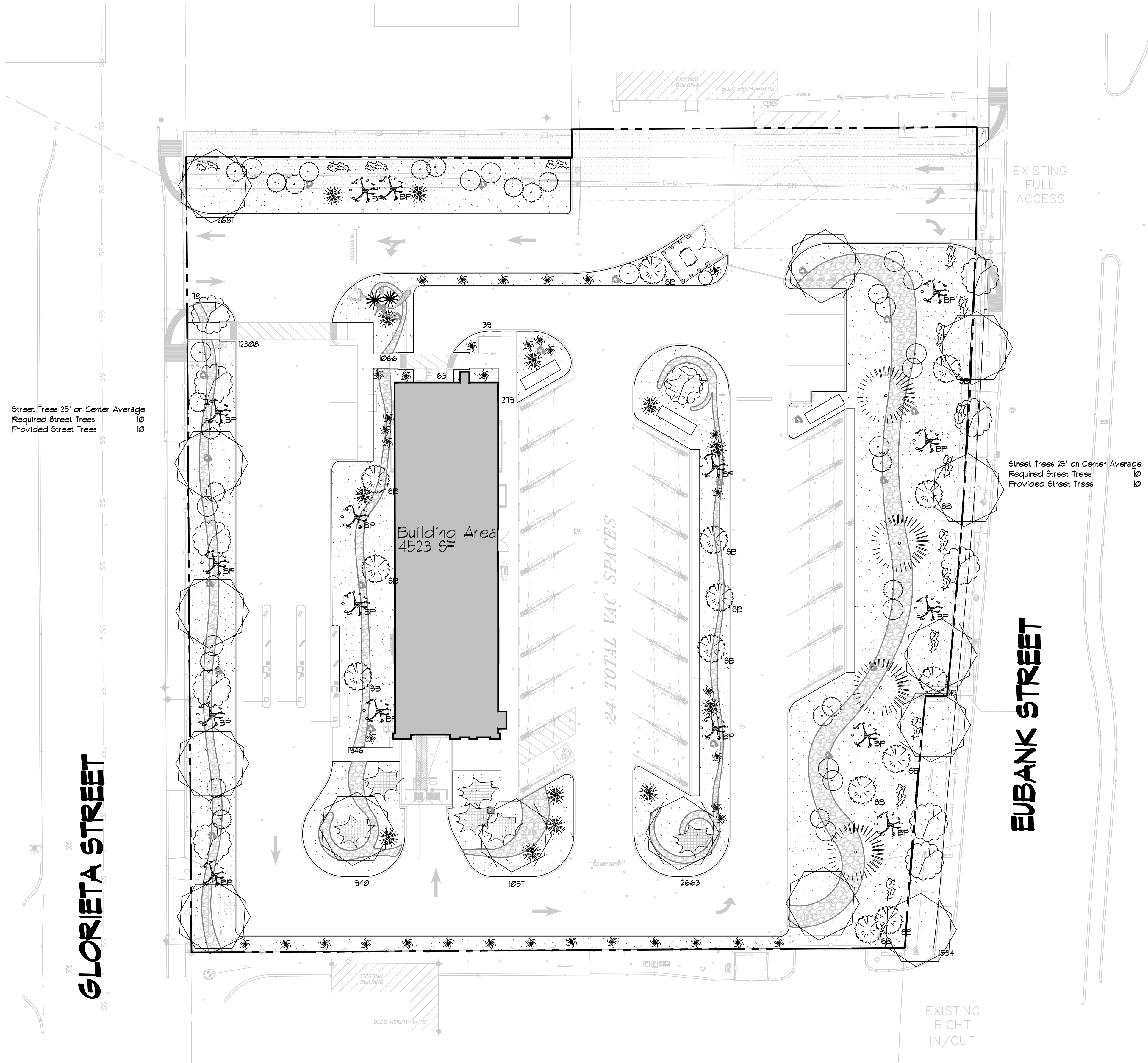
A motion was made by Vice-President Grout that this matter be Approved. The motion carried by the following vote:

For: 9 - Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis, Peña, and Sanchez

- r. [OC-22-24](#) Appointment of Mrs. Natalie Pascoe to the Anderson/Abruzzo Albuquerque International Balloon Museum Board of Trustees

A motion was made by Vice-President Grout that this matter be Confirmed. The motion carried by the following vote:

EXHIBIT 2



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
4	6 - 8'	Pinon <i>Pinus edulis</i>	30x20 400 1600 M
15	2" Cal. 6-8'	Desert Willow <i>Chilopsis linearis</i>	20x25 675 9375 M
11	2" Cal. 6-8'	Oklahoma Redbud <i>Cercis reniformis</i>	15x12 144 1584 M
TOTAL TREES	30	TOTAL TREE COVERAGE	12559

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Shrubs & Groundcovers			
2	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	12x6 36 72 L
22	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	4x7 49 1078 L
10	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x7 49 882 L
14	5 Gal	Spanish Broom <i>Caryopteris x clandonensis</i>	10x10 100 1400 M
16	5 Gal	Yellow Bird of Paradise <i>Caesalpinia gilliesii</i>	10x10 100 1600 L
13	5 Gal	Sotol Yucca <i>Dasyliirion wheeleri</i>	5x7 49 637 L
15	5 Gal	Prickly Pear <i>Opuntia engelmannii</i>	5x10 100 1500 L
1	5 Gal	Buffalo Juniper <i>Juniperus sabina "Buffalo"</i>	1x12 144 1008 M
31	5 Gal	Beargrass <i>Nolina texana</i>	4x4 16 592 L
TOTAL SHRUBS	148	TOTAL SHRUB COVERAGE	8769
25	2-3cf	Boulders <i>Bury 1/3, Moss Rock or Equal</i>	

24654	Landscape Gravel / Filter Fabric 3/4" Crushed Grey
4063	Oversize Landscape Gravel / Filter Fabric 2-4" Blue Saiz

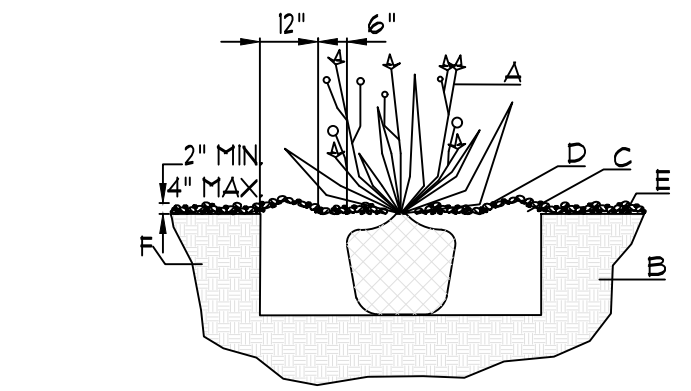
LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	75355
TOTAL BUILDING AREA (sf)	-4523
TOTAL LOT AREA (sf)	70832
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED	10625
TOTAL ON-SITE LANDSCAPE PROVIDED	27103
TOTAL GROUND COVER REQUIRED	8155
TOTAL GROUND COVER PROVIDED	8769
TOTAL LIVE PLANTS REQUIRED	20387
TOTAL LIVE PLANTS PROVIDED	21328

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.
Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.
Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas, unless otherwise specified.
IRRIGATION NOTES:
It shall be the owners responsibility to ensure that fugitive water does not leave the site due to overwatering.
Landscape shall be hand watered. Any dead or dying plant material due to non water, shall be replaced by the owner within 60 days.

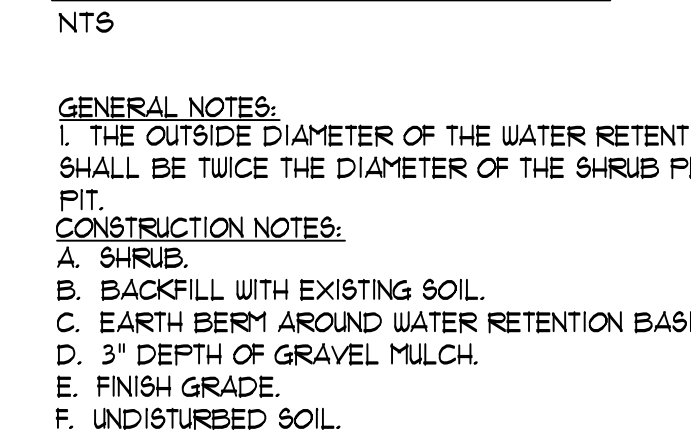
TREE PLANTING DETAIL

GENERAL NOTES:
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
CONSTRUCTION NOTES:
A. TREE
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH OF GRAVEL MULCH.
D. UNDISTURBED SOIL.



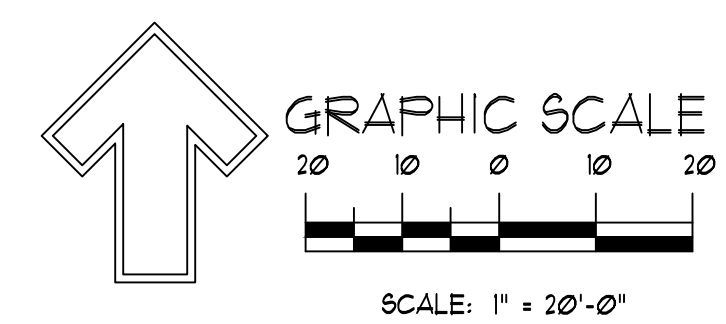
SHRUB PLANTING DETAIL

GENERAL NOTES:
THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
CONSTRUCTION NOTES:
A. SHRUB
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERRY AROUND WATER RETENTION BASIN.
D. 3" DEPTH OF GRAVEL MULCH.
E. FINISH GRADE.
F. UNDISTURBED SOIL.



GLORIETA STREET

EUBANK STREET



Mitchell Associates, inc
Landscape Architecture
Danny Mitchell
danny@mitchellassociatesinc.com 505.639.9583

MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

Landscape Architect
April 04, 2023
STATE OF NEW MEXICO
DANNY B. MITCHELL
2339
REGISTERED
LANDSCAPE ARCHITECT

PROJECT TITLE
MOD WASH
107 & 133 EUBANK BLD.
ALBUQUERQUE, NEW MEXICO 87123
PROJECT MANAGER
DEVIN NGUYEN
JOB NO.
Modwash - Eubank
DRAWN BY:
PP
SHEET TITLE
LANDSCAPE PLAN

DATE
12 Jun 2023
SCALE
AS NOTED
SHEET NO.
LS-101

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			