

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 6/5/25

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

- ☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☒ Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 3535 MENAUL BLVD NE ALBUQUERQUE NM 87107
Location Description Between Carlisle Blvd and Menaul Blvd
2. Property Owner* VISTA ORIENTE LTD CO
3. Agent/Applicant* [if applicable] Agent - Bohannon Huston, Inc.
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☒ Subdivision Preliminary Plat (Minor or Major or Bulk Land)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*:

Platting Action - Subdividing Lot 2B of American Square into 6 separate lots

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

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: June 25, 20225

Location*⁴: Zoom Link

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 and select the option for “Boards, Commissions, and ZHE Signs.”

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

Preferred project contact information:

Name: Kelly Klein

Email: kklein@bhinc.com

Phone: (505)823-1000

☐

Attachments:

☐

Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*

☐

Others: _____

☐

Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ H-16-Z

2. Project Illustrations, as relevant*⁶

☐

Architectural drawings

☐

Elevations of the proposed building(s)

☒

Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

☐

Deviation(s)

☐

Variance(s)

☐

Waiver(s)

Explanation*:

N/A

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

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:

On January 10, 2024, a Facilitated meeting was held between BelAir NA, the applicant, and the agent.

1. Participants viewed this as a productive discussion 2. Participants indicated that the agents and developer were receptive and responsive to participant comments and questions.

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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 from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 9.8252
- 2. IDO Zone District MX-M
- 3. Overlay Zone(s) [if applicable]
- 4. Center or Corridor Area [if applicable] American Square Activity Center, Menaul (Multi-Modal) & Carlisle (Major) Corridor
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §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 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

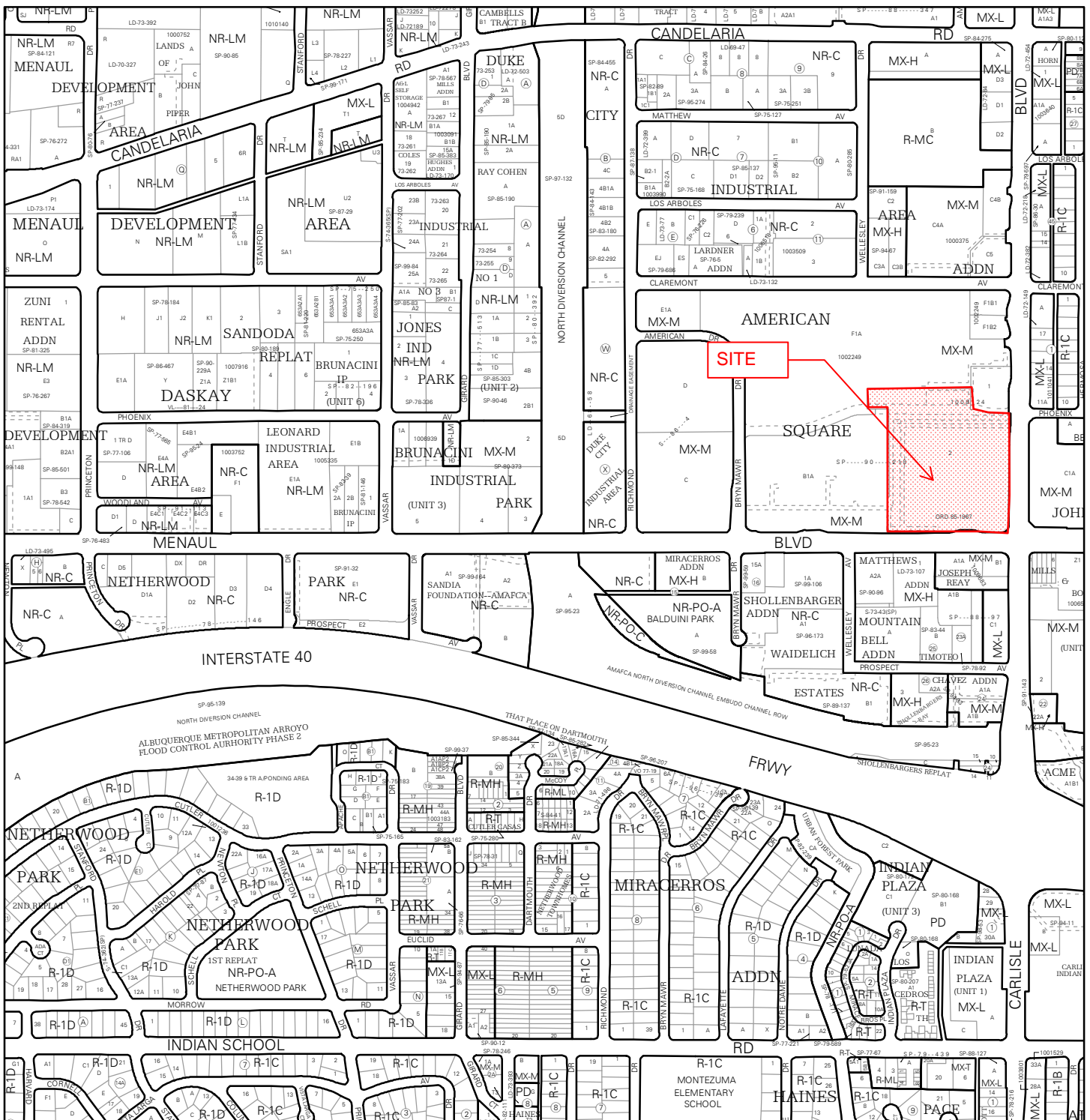
Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

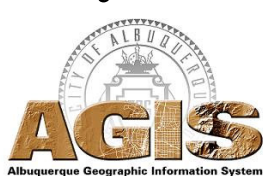
Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

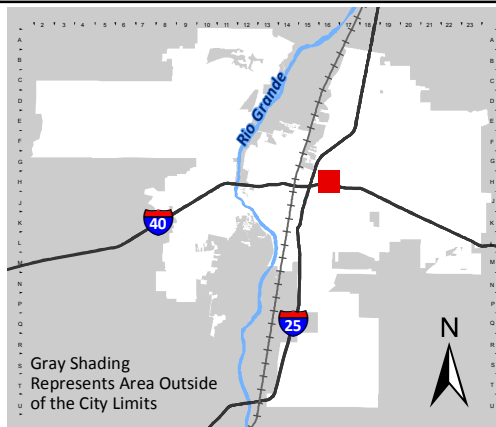


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

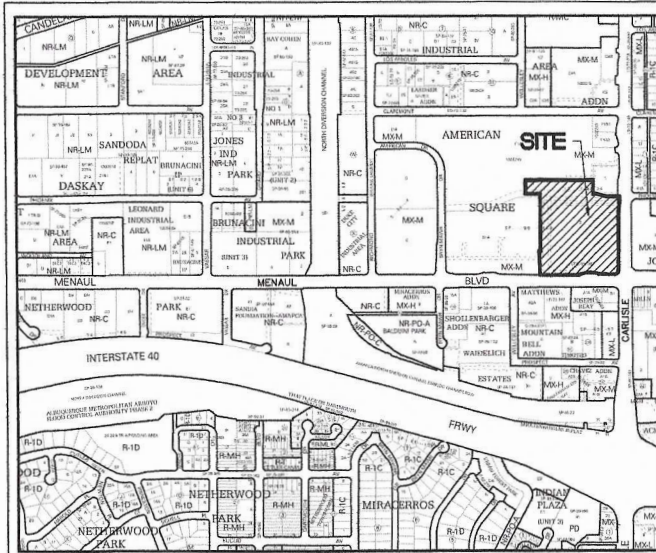


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-16-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



Vicinity Map - Zone Atlas H-16-Z

Indexing Information

Section 10, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: American Square
 Owner: 2020 Tawl Properties, LLC (Lot 2-A)
 Owner: Vista Oriente Ltd. Co. (Lot 2-B)
 UPC #: 101605951727710917 (Lot 2-A)
 UPC #: 101605949630810915 (Lot 2-B)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE 10.9059 ACRES
 ZONE ATLAS PAGE NO. H-16-Z
 NUMBER OF EXISTING LOTS 2
 NUMBER OF LOTS CREATED 7
 MILES OF FULL-WIDTH STREETS 0.0000 MILES
 MILES OF HALF-WIDTH STREETS 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.0950 ACRES
 DATE OF SURVEY SEPTEMBER 2024

Notes

- FIELD SURVEY PERFORMED IN AUGUST AND SEPTEMBER 2024.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD. (12/10/2019, 2019C-124)
- THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Legal Description

LOTS NUMBERED TWO-A (2-A) AND TWO-B (2-B) OF AMERICAN SQUARE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT FOR LOTS 2-A AND 2-B, AMERICAN SQUARE, BEING COMPRISED OF LOT 2, AMERICAN SQUARE, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 10, 2019, IN BOOK 2019C, PAGE 124.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0351H, DATED AUGUST 16, 2012.

Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

NAME, TITLE
 2020 TAWL PROPERTIES, LLC

STATE OF NEW MEXICO }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
 BY: NAME, TITLE, 2020 TAWL PROPERTIES, LLC (OWNER LOT 2-A)

By: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101605951727710917

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

Loren N. Risenhoover P.S. 6/5/2025
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez 5/29/25
 BRIAN J. MARTINEZ Date
 N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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



Sheet 1 of 5
 190921

Note: This sheet shows pre plat conditions, vacated and existing easements

Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
● PK	FOUND MONUMENT AS INDICATED
● PK2	FOUND PK NAIL
● RWC	FOUND PK NAIL WITH TAG "LS 11993"
● RWC2	FOUND REBAR WITH CAP "LS 11993"
● X	FOUND REBAR WITH CAP "LS 8478"
○	FOUND CHISELED "X"
	SET 1/2" REBAR WITH CAP "LS 18374"
	UNLESS OTHERWISE NOTED

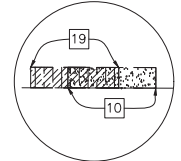
ACS Monument "140_12"
NAD 1983 CENTRAL ZONE
X=1532017.843*
Y=1495236.843*
Z=5117.289* (NAVD 1988)
G-G=0.999672575
Mapping Angle=-0°12'30.45"
*U.S. SURVEY FEET

Lot 2-B
427,987 Sq. Ft.
9.8252 Acres
[6 7 8]
[26 27 30 31]

Lot 2-A
29,809 Sq. Ft.
0.6843 Acres
[6 7 8]
[26 27 30 31]

ACS Monument "10_H_17"
NAD 1983 CENTRAL ZONE
X=1535835.595*
Y=1495224.388*
Z=5166.734* (NAVD 1988)
G-G=0.999669275
Mapping Angle=-0°12'04.02"
*U.S. SURVEY FEET

Detail "A"
n.t.s.



Carlisle Boulevard NE
(106' R/W)

Menaul Boulevard NE
(100' R/W)

CSI-CARTESIAN SURVEYS INC.

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cartesianbrian@gmail.com

Sheet 2 of 5
190291

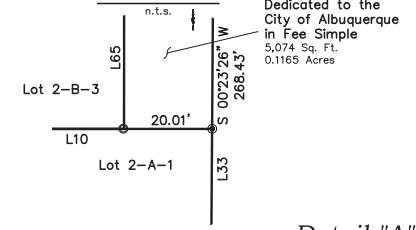
Note: This sheet shows post plat conditions, easements granted by this plat and remaining easements

**Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
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May 2025**

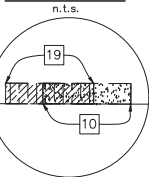
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
● PK	FOUND MONUMENT AS INDICATED
● PK2	FOUND PK NAIL
● PK2	FOUND PK NAIL WITH TAG "LS 11993"
● RWC	FOUND REBAR WITH CAP "LS 11993"
● RWC2	FOUND REBAR WITH CAP "LS 8478"
● X	FOUND CHISELED "X"
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

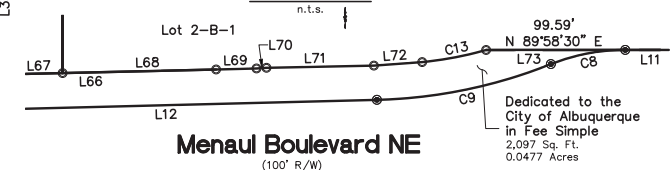
Detail "B"



Detail "A"



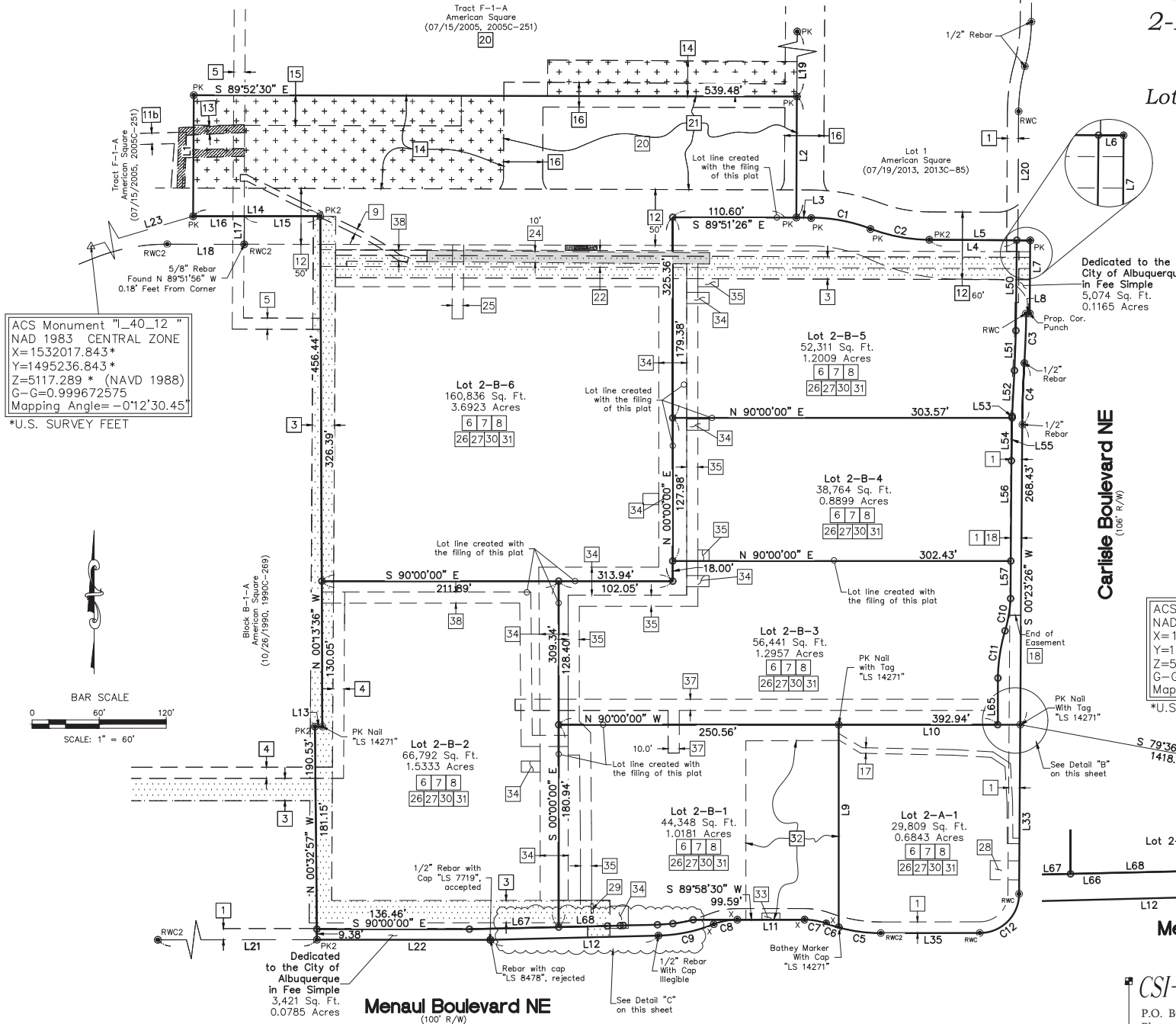
Detail "C"



CSI-CARTESIAN SURVEYS INC.

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Sheet 3 of 5
190291



CSI-CARTESIAN SURVEYS INC.

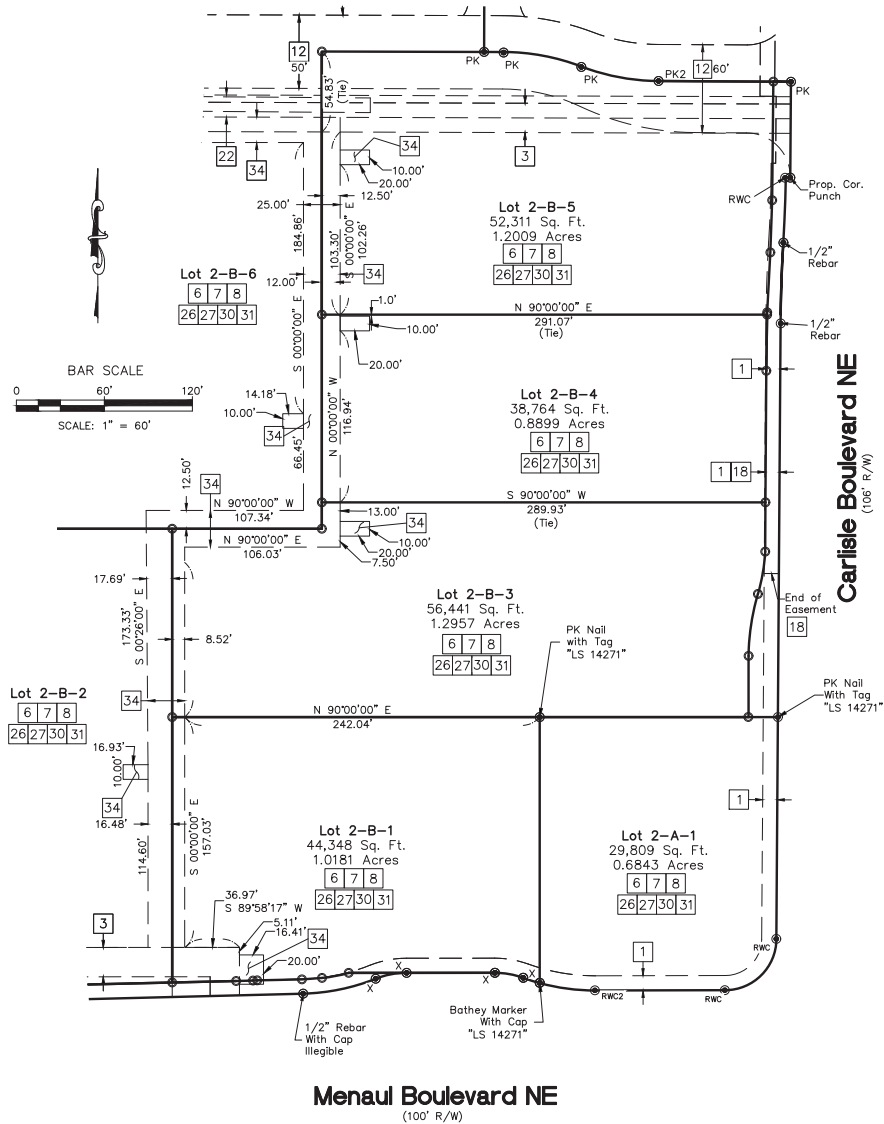
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Legend

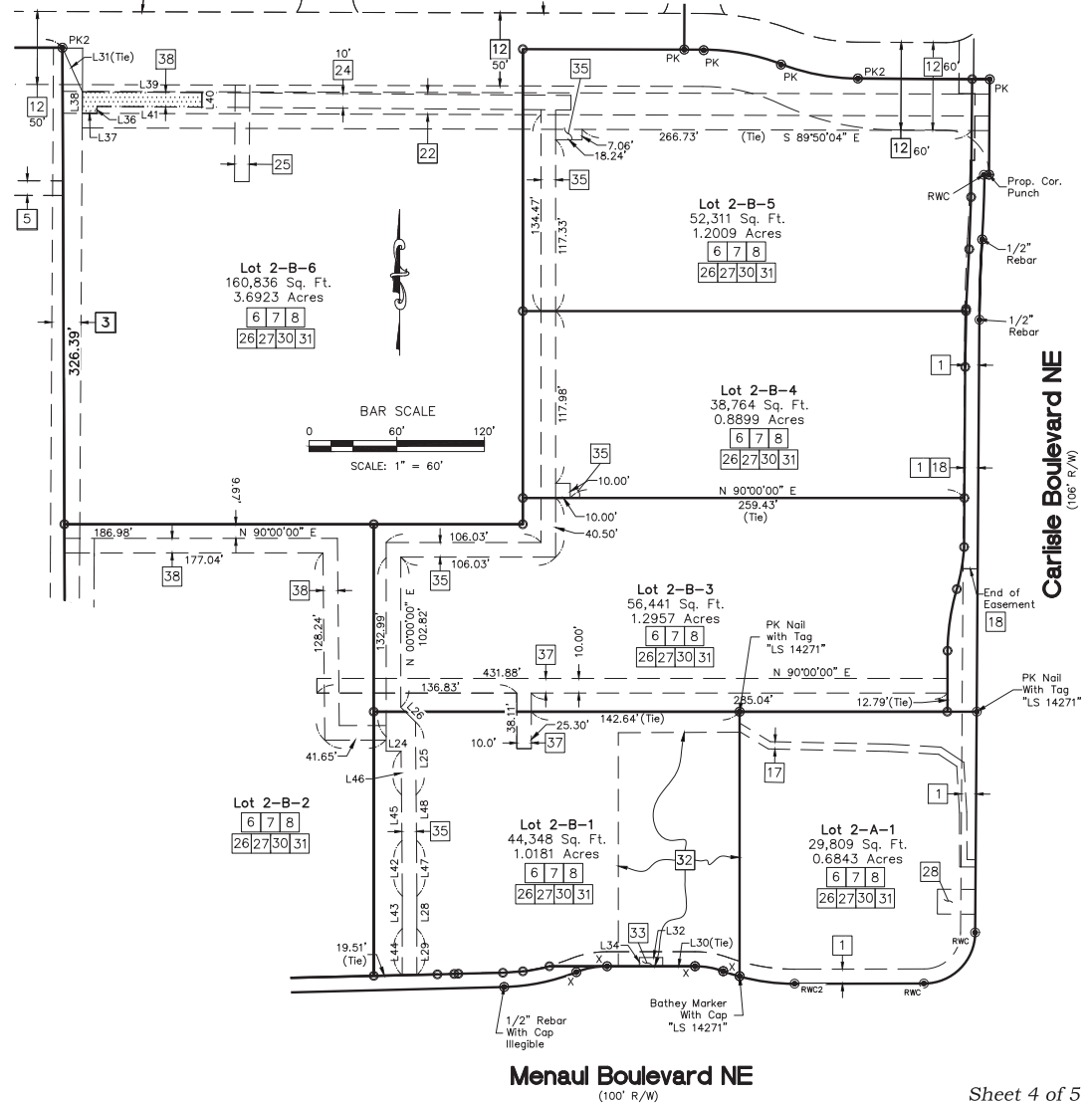
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
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● PK	FOUND PK NAIL
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2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025*

Detail for Easement 33 & 34



Detail for Easement 33 35 & 38



Easement Notes

- [1] EXISTING 10' P.U.E. (3/25/1988, C36-33) [REDACTED]
- [2] EXISTING 20' P.U.E. (4/12/1968, BK. MISC. 100, PG. 103, DOC. NO. 89532) VACATED WITH THE FOLLOWING OF THIS PLAT, SHOWN HEREON AS [REDACTED]
- [3] EXISTING 20' WATER LINE EASEMENT (3/25/1988, C36-33) SHOWN HEREON AS [REDACTED]
- [4] EXISTING 10' POWER AND COMMUNICATIONS EASEMENT (3/25/1988, C36-33) PORTION VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [REDACTED]
- [5] REMAINING PORTION OF EXISTING 10' P.U.E. (4/15/1968, D3-196)
- [6] EXISTING NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE, OPERATION AND SERVICING OF ANY COMMON AREA IMPROVEMENTS, BLANKET IN NATURE OVER ALL OF LOTS 2-A AND 2-B (9/30/2020, DOC. NO. 2020095520)
- [7] EXISTING TEMPORARY NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO AND FROM CONSTRUCTION SITE(S) (9/30/2020, DOC. NO. 2020095520)
- [8] EXISTING NON-EXCLUSIVE EASEMENT FOR PLACEMENT, REPAIR, REPLACEMENT, OR EXTENSION OF ELECTRIC, GAS, CABLE, WATER, AND SANITARY SEWER, STORM AND SURFACE WATER DRAINAGE AND DETENTION FACILITIES, BLANKET IN NATURE OVER LOTS 2-A AND 2-B, EXCLUDING NON-BUILDABLE AREAS (9/30/2020, DOC. NO. 2020095520)
- [9] EXISTING 5' MST&T RIGHT OF WAY EASEMENT (5/4/1987, BK. MISC. 482-A, PG. 589, DOC. NO. 8745989)
- [10] EXISTING 20' X 4.71' PUBLIC PERMANENT UNDERGROUND EASEMENT FOR WATER LINE (1/20/1994, BK. 94-2, PG. 9979, DOC. NO. 94008921) SHOWN HEREON AS [REDACTED] SEE DETAIL "A", ON SHEETS 2 & 3 OF 5
- [11a] EXISTING U.S. WEST COMMUNICATIONS AND PNM UNDERGROUND EASEMENT (1/6/1994, BK. 94-1, PG. 4556, DOC. NO. 94002199) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [REDACTED]
- [11b] EXISTING 10' U.S. WEST COMMUNICATIONS AND PNM UNDERGROUND EASEMENT (1/6/1994, BK. 94-1, PG. 4556, DOC. NO. 94002199)
- [12] EXISTING PRIVATE DRAINAGE, ACCESS, PUBLIC WATER, POWER COMMUNICATIONS AND GAS LINE EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A, B, E AND F (3/25/1988, C36-33)
- [13] EXISTING 7' POWER AND COMMUNICATIONS EASEMENT (3/25/1988, C36-33) SHOWN HEREON AS [REDACTED]
- [14] EXISTING PERMANENT JOINT USE AREA, BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2-B AND TRACT F-1-A (7/14/1993, BK. 9318, PG. 8728, DOC. NO. 93075439) SHOWN HEREON AS [REDACTED]
- [15] EXISTING 27' X 278' SETBACK COVENANT (NO PERMANENT STRUCTURES) (6/15/1990, BK. 90-10, PG. 1901-1904, DOC. NO. 9046436) (6/22/1990, BK. 90-10, PG. 5663-5669, DOC. NO. 9048256)
- [16] EXISTING PERMANENT DRIVE AISLES USED FOR JOINT USE AREAS (6/15/1990, BK. 90-10, PG. 1883, DOC. NO. 9046435)
- [17] EXISTING 5' SANITARY SEWER EASEMENT (9/2/2020, DOC. NO. 2020084932)
- [18] EXISTING 10' POWER & COMMUNICATIONS EASEMENT (3/19/1990, 90C-80)
- [19] EXISTING 20' X 4.71' PUBLIC WATERLINE EASEMENT (3/19/1990, 90C-80) SHOWN HEREON AS [REDACTED] SEE DETAIL "A", ON SHEETS 2 & 3 OF 5
- [20] EXISTING NON-EXCLUSIVE INGRESS/EGRESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER DRIVE AREAS BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2-B AND TRACT F-1-A (6/15/1990, BK. 90-10, PG. 1883, DOC. NO. 9046435) AFFECTS THAT AREA WITHIN LOT 2-B, NORTH OF ROADWAY EASEMENT [REDACTED]
- [21] EXISTING JOINT USE AREA BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2-B AND TRACT F-1-A (7/14/1993, BK. 93-18, PG. 8728-8738, DOC. NO. 93075439)
- [22] EXISTING 15' MST&T EASEMENT (3/25/1988, C36-33)
- [23] EXISTING 10' P.U.E. (12/10/2019, 2019C-124) PORTIONS VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [REDACTED]
- [24] EXISTING P.U.E. (12/10/2019, 2019C-124) PORTION VACATED WITH THE FILING OF THIS PLAT PORTION TO REMAIN SHOWN HEREON AS [REDACTED]
- [25] EXISTING 10' TELEPHONE AND COMCAST EASEMENT (12/10/2019, 2019C-124)

Easement Notes, Continued

- [26] EXISTING CROSS PRIVATE CROSS LOT ACCESS AND PARKING EASEMENT OVER THAT PORTION SOUTH OF EASEMENT [REDACTED] FOR LOT 2-A AND ALL OF LOT 2-B WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS, BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 2-A AND 2-B (12/10/2019, 2019C-124)
- [27] EXISTING CROSS DRAINAGE EASEMENT OVER THAT PORTION SOUTH OF EASEMENT [REDACTED] FOR LOT 2-A AND ALL OF LOT 2-B WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS, BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 2-A AND 2-B (12/10/2019, 2019C-124)
- [28] EXISTING PNM EASEMENT (6/25/2020, DOC. NO. 2020057146)
- [29] EXISTING MONUMENT SIGN EASEMENT (9/30/2020, DOC. NO. 2020095520)
- [30] EXISTING PERPETUAL, NON-EXCLUSIVE EASEMENT INGRESS/EGRESS ACCESS FOR ALL ACCESS POINTS, DRIVEWAYS, VEHICULAR TRAFFIC, PARKING AREAS, PEDESTRIAN TRAFFIC EASEMENT, BLANKET IN NATURE OVER ALL OF LOTS 2-A AND 2-B, WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS (9/30/2020, DOC. NO. 2020095520) AND AS SHOWN ON PLAT (12/10/2019, 2019C-124)
- [31] EXISTING CROSS LOT DRAINAGE EASEMENT BLANKET IN NATURE OVER ALL OF LOTS 2-A AND 2-B, WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS (9/30/2020, DOC. NO. 2020095520) AND AS SHOWN ON PLAT (12/10/2019, 2019C-124)
- [32] EXISTING PERPETUAL, NON-EXCLUSIVE EASEMENT FOR PARKING BENEFITING LOT 2-A (9/30/2020, DOC. NO. 2020095520)
- [33] 6' X 16' EASEMENT FOR BUS SHELTER, GRANTED WITH THE FILING OF THIS PLAT SEE DETAIL ON SHEET 4 OF 5
- [34] 25' PUBLIC WATER AND PUBLIC SEWER EASEMENT GRANTED TO ABCWUA, WITH THE FILING OF THIS PLAT, SEE DETAIL ON SHEET 4 OF 5
- [35] 10' JOINT DRY UTILITY TRENCH EASEMENT, GRANTED WITH THE FILING OF THIS PLAT, SEE DETAIL ON SHEET 4 OF 5
- [37] 10' PUBLIC GAS EASEMENT, GRANTED WITH THE FILING OF THIS PLAT
- [38] 10' PUBLIC ELECTRIC EASEMENT, GRANTED WITH THE FILING OF THIS PLAT

EASEMENT [36] INTENTIONALLY OMITTED

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, 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 any 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 this 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

*Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025*

Line Table		
Line #	Direction	Length (ft)
L1	N 00°19'02" E	108.23'
L2	S 00°14'41" W	108.26'
L3	S 89°50'09" E	13.12'
L4	S 89°40'18" E	78.24'
L5	S 89°40'18" E	90.23'
L6	S 89°40'18" E	11.99'
L7	S 00°23'36" W	65.39'
L8	S 89°11'01" W	3.04'
L9	S 00°00'00" E	181.32'
L10	N 90°00'00" W	162.39'
L11	S 89°58'30" W	60.17'
L12	S 88°33'07" W	150.68'
L13	N 89°46'42" E	6.67'
L14	S 89°56'53" W	113.79'
L15	S 89°56'53" W	67.97'
L16	S 89°56'53" W	45.81'
L17	S 00°03'07" E	25.18'
L18	N 89°51'56" W	69.08'
L19	N 00°19'28" E	116.01'
L20	N 00°19'15" E	115.30'
L21	S 89°56'44" W	301.86'
L22	N 89°56'27" W	154.89'
L23	S 67°28'45" W	1822.85'
L24	N 90°00'00" W	10.19'
L25	N 00°28'47" W	49.76'
L26	N 45°00'00" W	14.26'
L28	N 00°11'07" E	22.49'
L29	S 00°00'00" E	31.54'
L30	N 89°58'30" E	21.97'
L31	N 24°20'46" W	33.15'
L32	S 89°58'30" W	16.00'
L33	S 00°23'26" W	151.43'
L34	N 00°01'30" W	6.00'
L35	S 89°53'26" W	88.51'
L36	S 00°20'57" W	4.71'
L37	N 89°39'03" W	10.00'
L38	S 00°20'57" W	14.71'
L39	S 89°39'35" E	81.84'
L40	N 00°20'25" E	10.01'
L41	N 89°39'03" W	71.84'

Line Table		
Line #	Direction	Length (ft)
L42	N 00°20'55" W	37.98'
L43	N 00°11'07" E	22.46'
L44	S 00°00'00" E	31.79'
L45	N 00°35'37" W	31.38'
L46	N 00°36'05" W	29.78'
L47	S 00°20'55" E	38.05'
L48	N 00°35'37" W	31.40'
L50	S 00°33'15" W	80.81'
L51	S 02°04'56" W	35.63'
L52	S 02°59'54" W	40.91'
L53	S 00°51'32" W	1.56'
L54	S 00°51'32" W	38.29'
L55	S 00°51'32" W	39.85'
L56	S 00°21'47" W	89.70'
L57	S 00°18'12" W	33.60'
L65	S 00°01'41" W	41.71'
L66	N 88°39'23" E	123.48'
L67	N 88°39'23" E	79.87'
L68	N 88°39'23" E	43.61'
L69	N 88°34'43" E	11.50'
L70	N 86°23'49" E	2.83'
L71	N 88°48'53" E	30.51'
L72	N 85°48'15" E	13.75'
L73	N 89°58'30" E	39.42'

*L27 & L49 INTENTIONALLY OMITTED

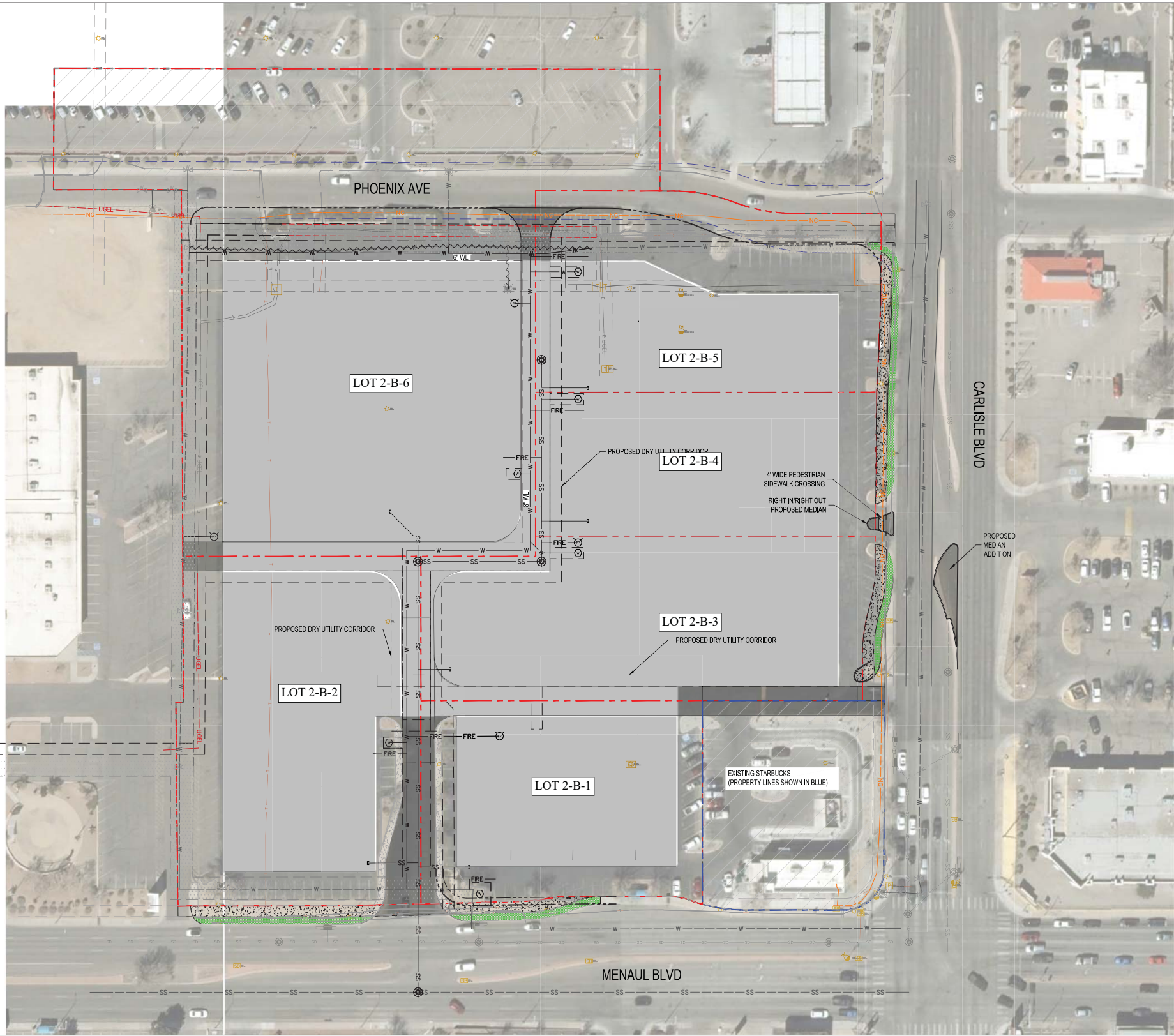
Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	54.35'	150.00'	20°45'37"	54.05'
C2	53.92'	150.00'	20°35'45"	53.63'
C3	44.29'	999.63'	2°32'19"	44.29'
C4	55.07'	1007.00'	3°08'00"	55.06'
C5	38.36'	143.00'	15°22'13"	38.25'
C6	11.73'	143.00'	4°42'00"	11.73'
C7	19.88'	57.00'	19°59'07"	19.78'
C8	21.60'	57.00'	21°42'42"	21.47'
C9	50.64'	143.00'	20°17'19"	50.37'
C10	29.35'	133.30'	12°36'50"	29.29'
C11	42.84'	159.18'	15°25'17"	42.71'
C12	54.67'	35.00'	89°30'00"	49.28'
C13	18.51'	104.40'	10°09'37"	18.49'

 **CSI-CARTESIAN SURVEYS INC.**

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

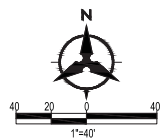
Sheet 5 of 5
190291

NOT TO SCALE - 11X17 VERSION



LEGEND

- | | | | |
|--|---------------------------|--|-------------------------|
| | PROPOSED LANDSCAPE BUFFER | | EXISTING WATER LINE |
| | PROPOSED SIDEWALK | | EXISTING SANITARY SEWER |
| | PROPOSED MEDIAN | | EXISTING STORM DRAIN |
| | REMOVAL | | PROPOSED WATER LINE |
| | EXISTING GAS LINE | | PROPOSED SANITARY SEWER |
| | EXISTING TELECOM LINE | | PROPOSED FIRE LINE |
| | EXISTING LIGHTING POLE | | PROPOSED WATER METER |
| | EXISTING PROPERTY LINE | | PROPOSED CAP |
| | PROPOSED PROPERTY LINE | | PROPOSED MANHOLE |
| | | | PROPOSED FIRE HYDRANT |



SITE PLAN EXHIBIT

CARLISLE AND MENAUL

DRAWN BY:	JR	DATE:	06/04/2025
CHECKED BY:	KK	BH PROJECT NO:	20240281
		SHEET NO.	—

NOT TO SCALE - 11X17 VERSION

Bohannon ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



FP  **US POSTAGE**
\$001.25⁰
First-Class - IMI
ZIP 87109
06/05/2025
036B 0011828881

WAL-MART STORES INC C/O WAL-MART
PROP TAX DEPT MS 0555
PO BOX 8050
BENTONVILLE AR 72716-8055

Bohannon ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



FP  **US POSTAGE**
\$001.25⁰
First-Class - IMI
ZIP 87109
06/05/2025
036B 0011828881

DLDSWD LP
4709 ROSINANTE RD
EL PASO TX 79922-2123

Bohannan ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

3621 MENAUL BLVD LLC & NEF GROUP LLC
& AUSTIN SAN LEON LLC
500 E 4TH ST SUITE 351
AUSTIN TX 78701-3720



FP  **US POSTAGE**
\$001.25⁰
First-Class - IMI
ZIP 87109
06/05/2025
036B 0011828881

Bohannan ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

2020 TAWIL PROPERTIES LLC
PO BOX 1205
REDONDO BEACH CA 90278-0205



FP  **US POSTAGE**
\$001.25⁰
First-Class - IMI
ZIP 87109
06/05/2025
036B 0011828881

Bohannon ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



FP  **US POSTAGE**
\$001.25⁰

First-Class - IMI
ZIP 87109

06/05/2025
036B 0011828881

BLUE GROUND LLC & ETAL
ATTN: COLLIERS INTERNATIONAL
5051 JOURNAL CENTER BLVD NE SUITE 200
ALBUQUERQUE NM 87109-5914

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

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 6/5/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to the Neighborhood Representatives on the attached list from the City of Albuquerque's Office of Neighborhood Coordination.

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

1. Subject Property Address* 3535 MENAUL BLVD NE ALBUQUERQUE NM 87107
Location Description Between Carlisle Blvd NE and Menaul Blvd NE
2. Property Owner* VISTA ORIENTE LTD CO
3. Agent/Contractor [if other than the property owner] Agent - Bohannon Huston, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#)

- ☐ Historic Certificate of Appropriateness – Minor
- ☐ Sign Permit
- ☐ Alternative Signage Plan
- ☐ Wall/Fence Permit
- ☒ Site Plan – Administrative

Summary of project/request*:

Platting Action - Subdividing Lot 2B of American Square into 6 separate lots.

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select option for Development Review Services.

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

Preferred project contact information:

Name: Kelly Klein - Bohannon Huston, Inc.

Email: kklein@bhinc.com

Phone: (505)823-1000

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

- ☒ Attachments:
- ☒ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*
 - ☐ Others: _____
- ☐ Online website or project page: N/A

Project Information Required for Email Notice by IDO §14-16-6-4(K)(1)(b):

1. Zone Atlas Page(s)*¹ H-16-Z
2. Project Illustrations, as relevant*²

- ☐ Architectural drawings
- ☐ Elevations of the proposed building(s)
- ☒ Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above

3. The following exceptions to IDO standards have been requested for this project*:

- ☐ Deviation(s) ☐ Variance(s)³ ☐ Waiver(s)⁴

Explanation*: _____

N/A - No Deviations, Variances, or Waivers.

4. **For Site Plan – Administrative Applications only***,

Attach the proposed 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.

¹ Available online here: <http://data.cabq.gov/business/zoneatlas/>

² While not required, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project.

³ Separate notice is required for Variance Applications.

⁴ Separate notice is required for Waiver Applications.

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

Pre-submittal Neighborhood Meeting date, if it occurred: January 10, 2024

Brief Meeting Summary:

BelAir NA, the applicant, and the agent were in attendance at the above-dated facilitated meeting.

1. Participants viewed this as a productive discussion 2. Participants indicated that the agents and developer were receptive and responsive to participant comments and questions.

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] 9.8252
2. IDO Zone District(s) MX-M
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] American Square Activity Center, Menaul (Multi-Modal) & Carlisle (Major) Corridor
5. Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice for a Site Plan – Administrative application that proposes more than 100 multi-family dwelling units or more than 50,000 s.f. of nonresidential development. To request a facilitated meeting, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Development Review Services”.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map:

<https://tinyurl.com/idozoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Wednesday, June 4, 2025 3:40 PM
To: Jennifer Restrepo <jrestrepo@bhinc.com>
Subject: 3535 MENAUL BLVD NE _ Public Notice Inquiry Sheet Submission

You don't often get email from suzannaflores@cabq.gov. [Learn why this is important](#)

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today’s 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	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
BelAir NA	board@bananm.org	Barb	Johnson	flops2@juno.com	2700 Hermosa Drive NE	Albuquerque	NM	87110	5053796187	
BelAir NA	board@bananm.org	Seth	Arseneau	ions82@hotmail.com	2838 Manzano Street NE	Albuquerque	NM	87110	5059078314	
District 7 Coalition of Neighborhood Associations		Michael	Kious	mikekious@aol.com	7901 Palo Duro Avenue NE	Albuquerque	NM	87110	5059778967	
District 7 Coalition of Neighborhood Associations		Janice	Arnold-Jones	jearnoldjones70@gmail.com	7713 Sierra Azul Avenue NE	Albuquerque	NM	87110		5053790902

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, 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 you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- 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 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>

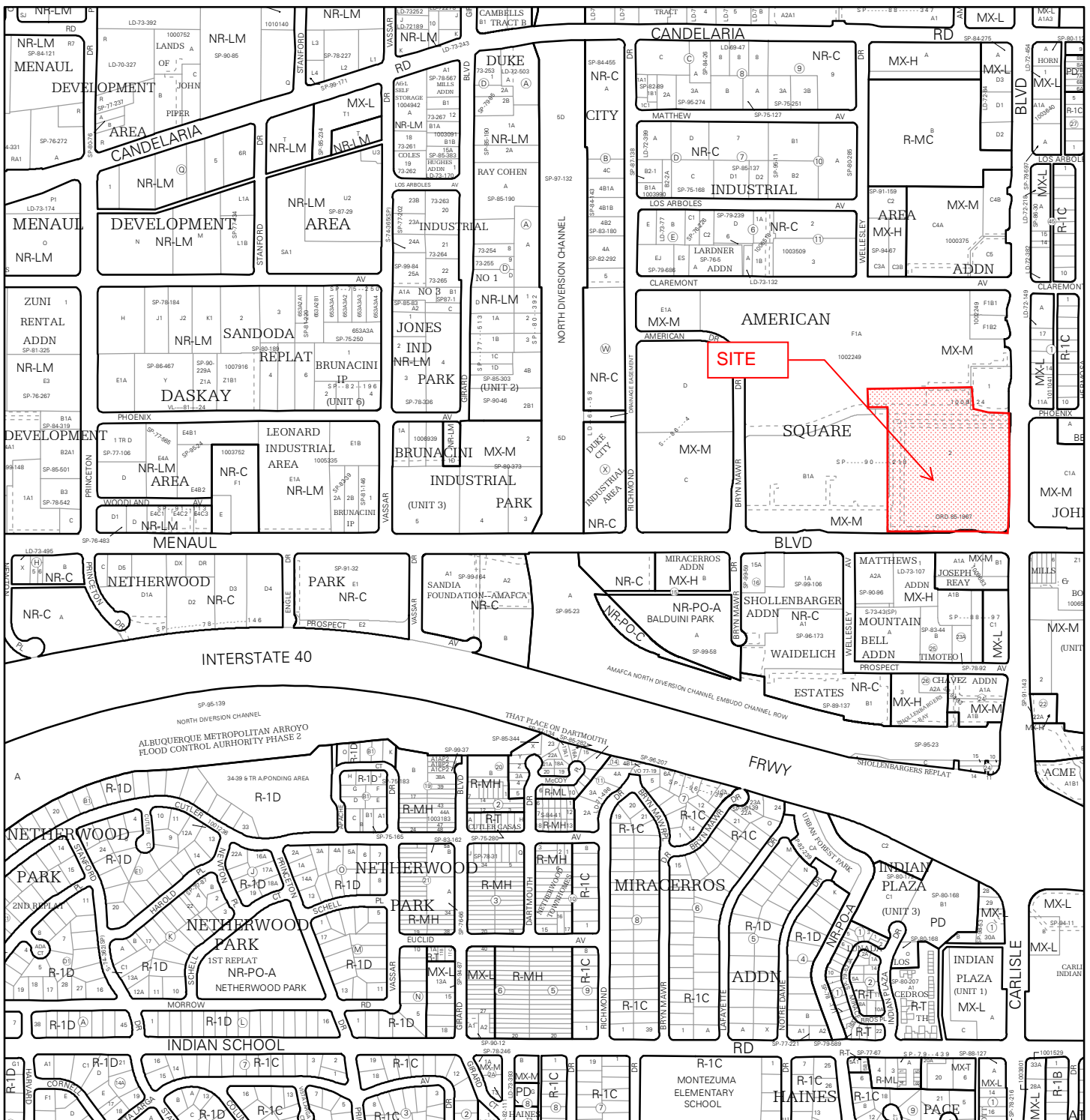
Thank you,

Suzie



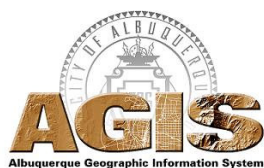
Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

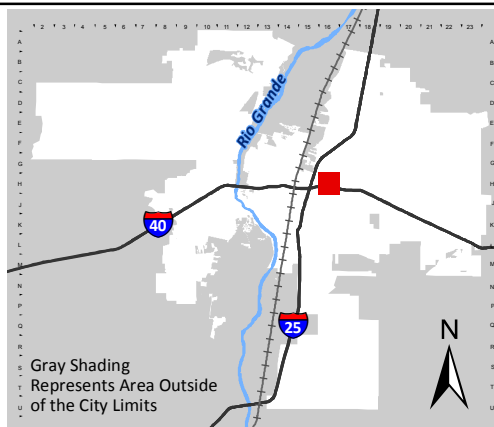


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



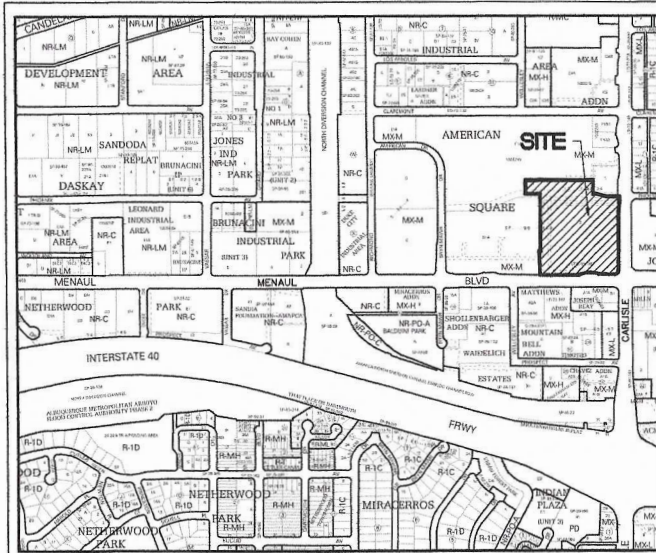
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-16-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



Vicinity Map - Zone Atlas H-16-Z

Indexing Information

Section 10, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: American Square
 Owner: 2020 Tawl Properties, LLC (Lot 2-A)
 Owner: Vista Oriente Ltd. Co. (Lot 2-B)
 UPC #: 101605951727710917 (Lot 2-A)
 UPC #: 101605949630810915 (Lot 2-B)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE 10.9059 ACRES
 ZONE ATLAS PAGE NO. H-16-Z
 NUMBER OF EXISTING LOTS 2
 NUMBER OF LOTS CREATED 7
 MILES OF FULL-WIDTH STREETS 0.0000 MILES
 MILES OF HALF-WIDTH STREETS 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.0950 ACRES
 DATE OF SURVEY SEPTEMBER 2024

Notes

- FIELD SURVEY PERFORMED IN AUGUST AND SEPTEMBER 2024.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD. (12/10/2019, 2019C-124)
- THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Legal Description

LOTS NUMBERED TWO-A (2-A) AND TWO-B (2-B) OF AMERICAN SQUARE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT FOR LOTS 2-A AND 2-B, AMERICAN SQUARE, BEING COMPRISED OF LOT 2, AMERICAN SQUARE, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 10, 2019, IN BOOK 2019C, PAGE 124.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0351H, DATED AUGUST 16, 2012.

Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

NAME, TITLE
 2020 TAWL PROPERTIES, LLC

STATE OF NEW MEXICO }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
 BY: NAME, TITLE, 2020 TAWL PROPERTIES, LLC (OWNER LOT 2-A)

By: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: _____
 101605951727710917

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

Loren N. Risenhoover P.S. 6/5/2025
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

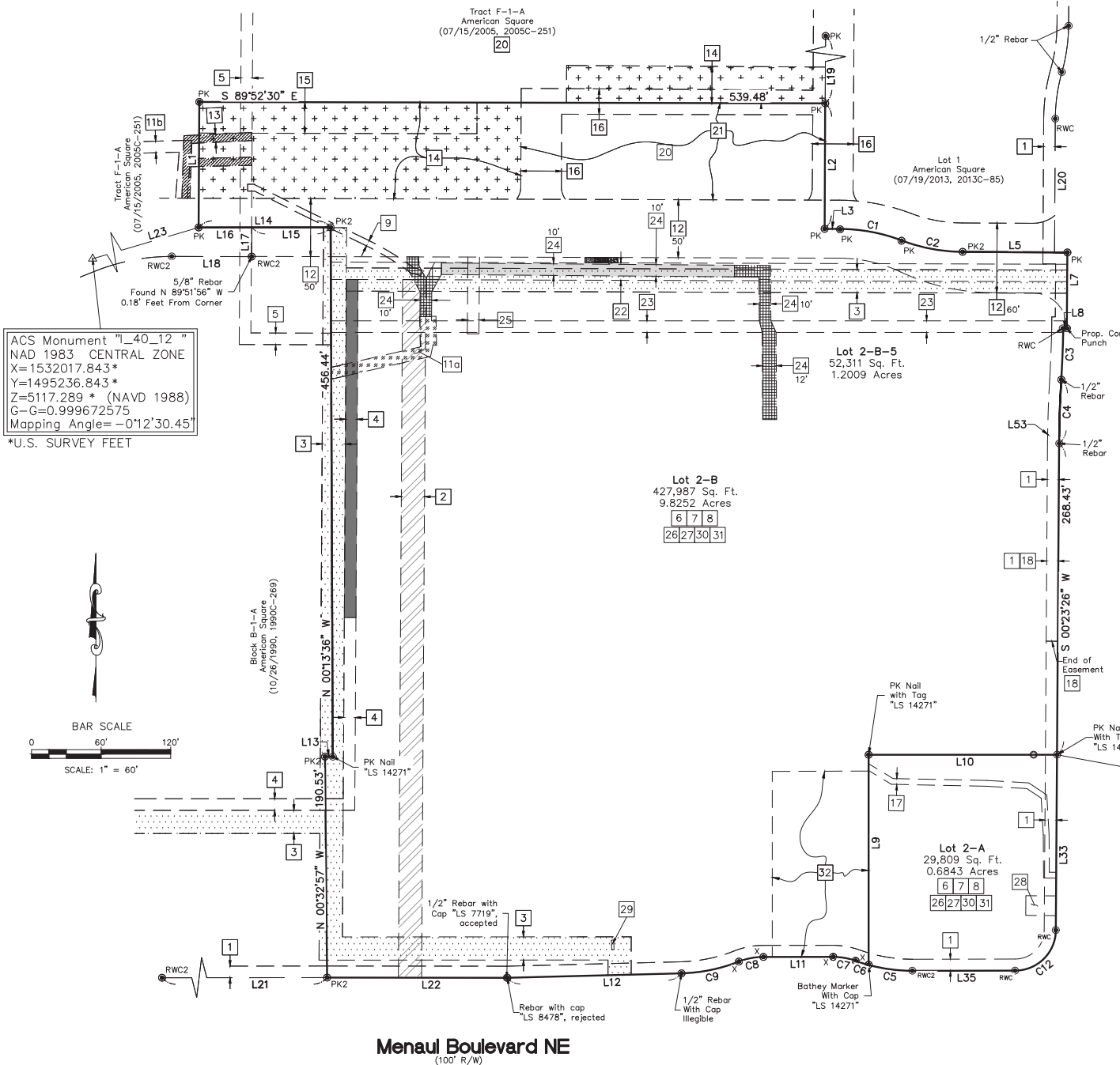
Brian J. Martinez 5/29/25
 BRIAN J. MARTINEZ Date
 N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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



Sheet 1 of 5
 190921



*Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025*

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
● PK	FOUND PK NAIL
● PK2	FOUND PK NAIL WITH TAG "LS 11993"
● RWC	FOUND REBAR WITH CAP "LS 11993"
● RWC2	FOUND REBAR WITH CAP "LS 8478"
● X	FOUND CHISELED "X"
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Lot 2-B-3

Lot 2-A-1

L65

L10

L33

n.t.s.

S 00°23'26" W

268.43'

5,074 Sq. Ft.

0.1165 Acres

Dedicated to the City of Albuquerque in Fee Simple

Lot 2-B-1

n.s.

L67 L66 L68 L69 L70 L71 L72 C13 C9 L73 C8 L11

N 89°58'30" E

Dedicated to the City of Albuquerque in Fee Simple

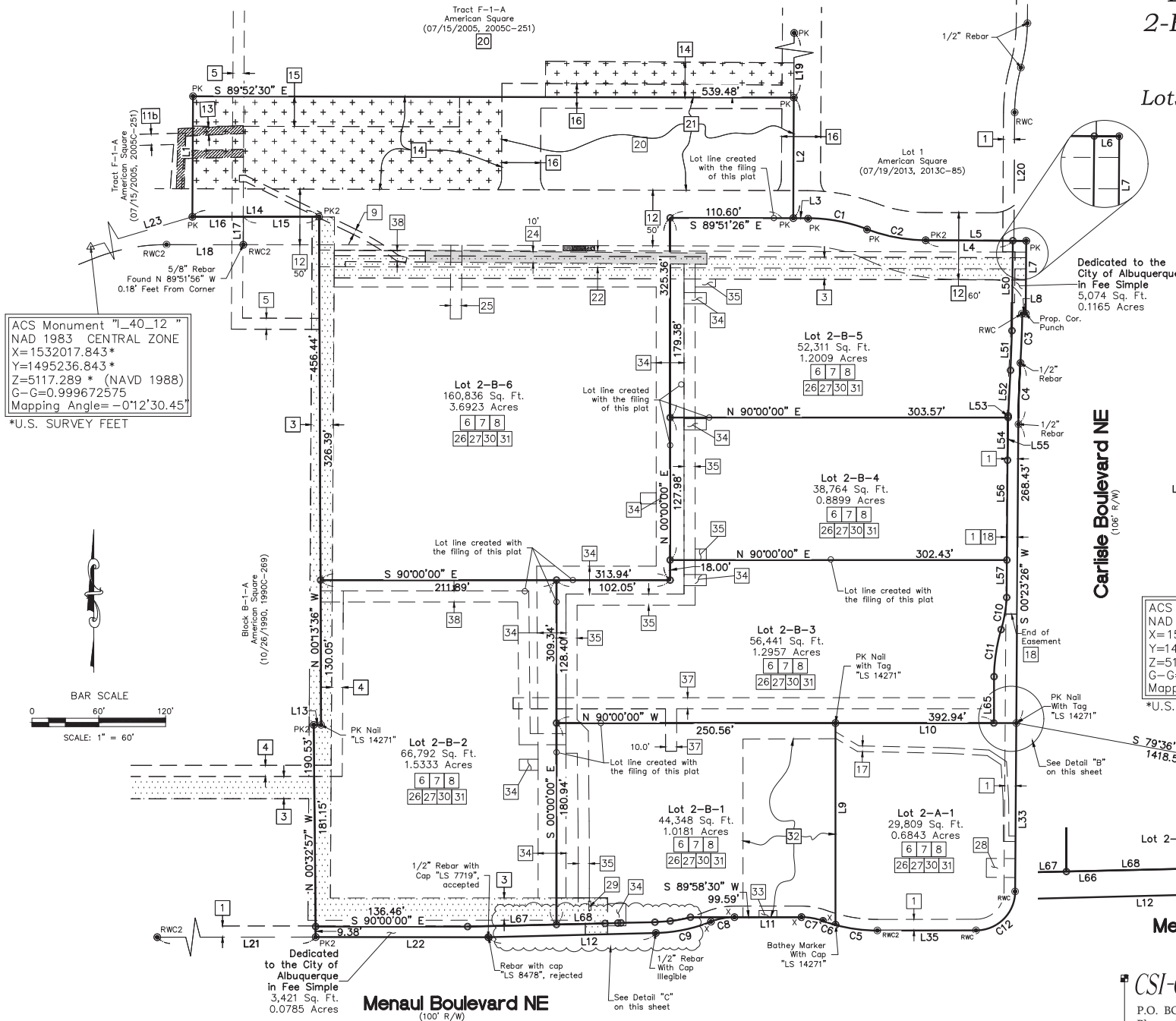
2,097 Sq. Ft.
0.0477 Acres

Menaul Boulevard NE

(100' R/W)

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

Sheet 3 of 5
190291



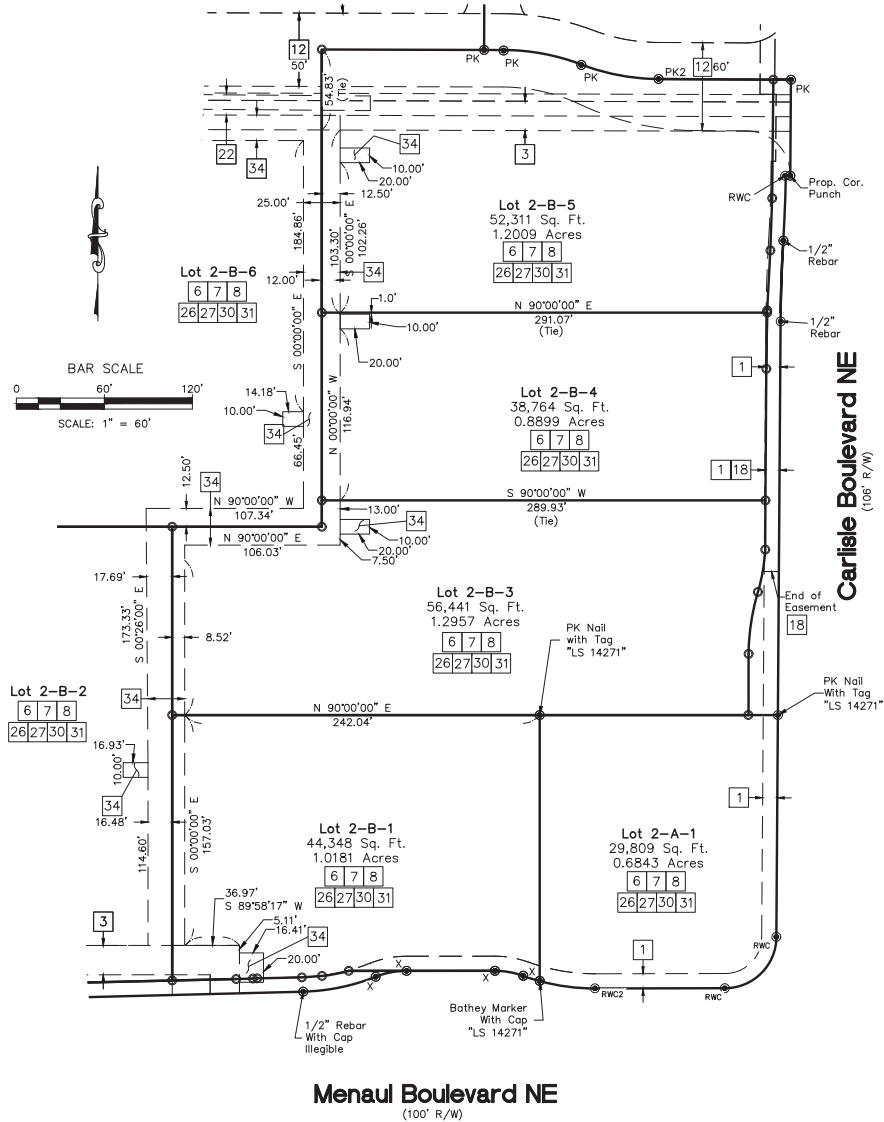
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Legend

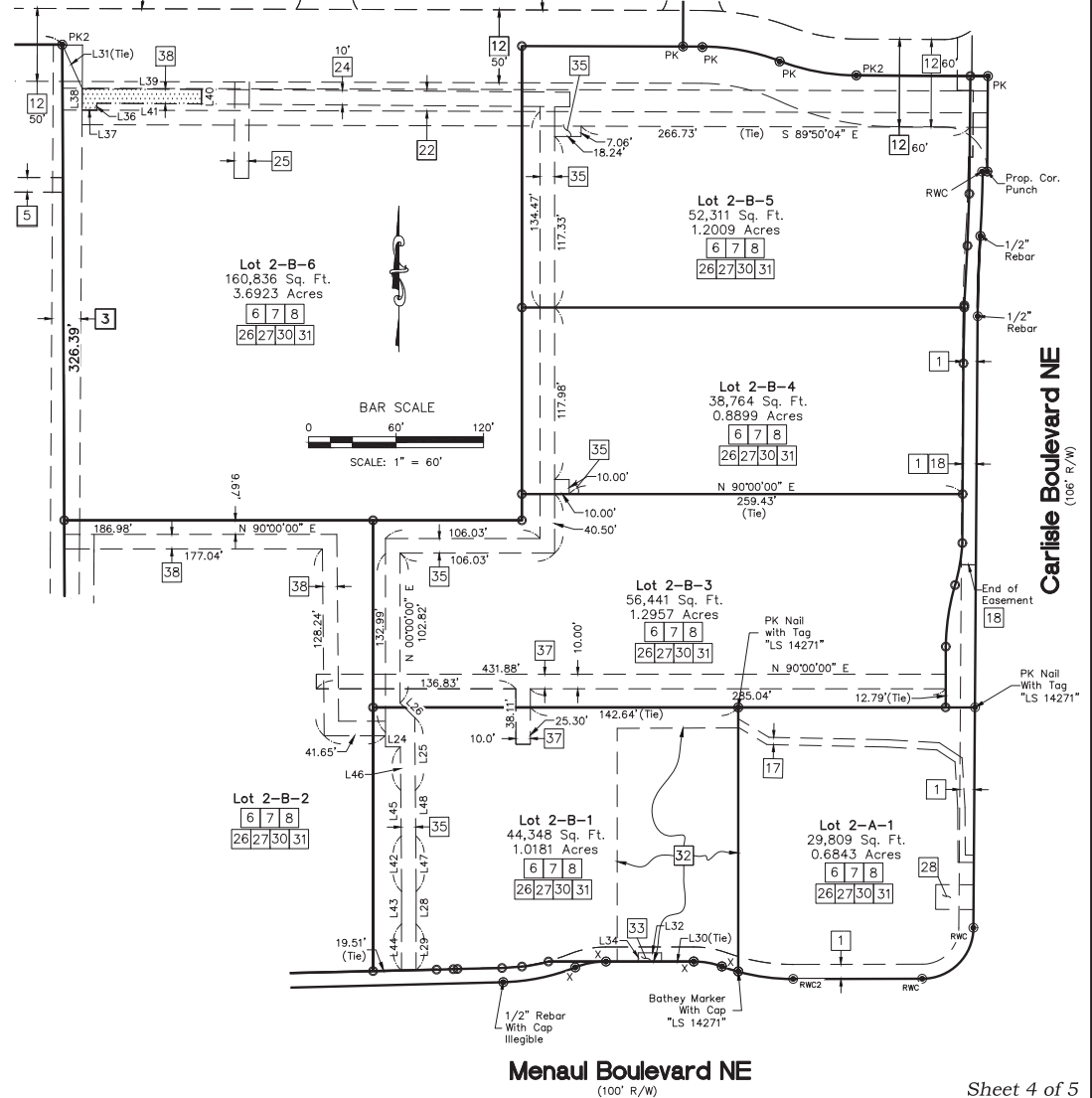
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
● PK	FOUND PK NAIL
● PK2	FOUND PK NAIL WITH TAG "LS 11993"
● RWC	FOUND REBAR WITH CAP "LS 11993"
● RWC2	FOUND REBAR WITH CAP "LS 8478"
● X	FOUND CHISELED "X"
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

*Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025*

Detail for Easement 33 & 34



Detail for Easement 33 35 & 38



Easement Notes

- [1] EXISTING 10' P.U.E. (3/25/1988, C36-33) [REDACTED]
- [2] EXISTING 20' P.U.E. (4/12/1968, BK. MISC. 100, PG. 103, DOC. NO. 89532) VACATED WITH THE FOLLOWING OF THIS PLAT, SHOWN HEREON AS [REDACTED]
- [3] EXISTING 20' WATER LINE EASEMENT (3/25/1988, C36-33) SHOWN HEREON AS [REDACTED]
- [4] EXISTING 10' POWER AND COMMUNICATIONS EASEMENT (3/25/1988, C36-33) PORTION VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [REDACTED]
- [5] REMAINING PORTION OF EXISTING 10' P.U.E. (4/15/1968, D3-196)
- [6] EXISTING NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE, OPERATION AND SERVICING OF ANY COMMON AREA IMPROVEMENTS, BLANKET IN NATURE OVER ALL OF LOTS 2-A AND 2-B (9/30/2020, DOC. NO. 2020095520)
- [7] EXISTING TEMPORARY NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO AND FROM CONSTRUCTION SITE(S) (9/30/2020, DOC. NO. 2020095520)
- [8] EXISTING NON-EXCLUSIVE EASEMENT FOR PLACEMENT, REPAIR, REPLACEMENT, OR EXTENSION OF ELECTRIC, GAS, CABLE, WATER, AND SANITARY SEWER, STORM AND SURFACE WATER DRAINAGE AND DETENTION FACILITIES, BLANKET IN NATURE OVER LOTS 2-A AND 2-B, EXCLUDING NON-BUILDABLE AREAS (9/30/2020, DOC. NO. 2020095520)
- [9] EXISTING 5' MST&T RIGHT OF WAY EASEMENT (5/4/1987, BK. MISC. 482-A, PG. 589, DOC. NO. 8745989)
- [10] EXISTING 20' X 4.71' PUBLIC PERMANENT UNDERGROUND EASEMENT FOR WATER LINE (1/20/1994, BK. 94-2, PG. 9979, DOC. NO. 94008921) SHOWN HEREON AS [REDACTED] SEE DETAIL "A", ON SHEETS 2 & 3 OF 5
- [10a] EXISTING U.S. WEST COMMUNICATIONS AND PNM UNDERGROUND EASEMENT (1/6/1994, BK. 94-1, PG. 4556, DOC. NO. 94002199) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [REDACTED]
- [10b] EXISTING 10' U.S. WEST COMMUNICATIONS AND PNM UNDERGROUND EASEMENT (1/6/1994, BK. 94-1, PG. 4556, DOC. NO. 94002199)
- [12] EXISTING PRIVATE DRAINAGE, ACCESS, PUBLIC WATER, POWER COMMUNICATIONS AND GAS LINE EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A, B, E AND F (3/25/1988, C36-33)
- [13] EXISTING 7' POWER AND COMMUNICATIONS EASEMENT (3/25/1988, C36-33) SHOWN HEREON AS [REDACTED]
- [14] EXISTING PERMANENT JOINT USE AREA, BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2-B AND TRACT F-1-A (7/14/1993, BK. 9318, PG. 8728, DOC. NO. 93075439) SHOWN HEREON AS [REDACTED]
- [15] EXISTING 27' X 278' SETBACK COVENANT (NO PERMANENT STRUCTURES) (6/15/1990, BK. 90-10, PG. 1901-1904, DOC. NO. 9046436) (6/22/1990, BK. 90-10, PG. 5663-5669, DOC. NO. 9048256)
- [16] EXISTING PERMANENT DRIVE AISLES USED FOR JOINT USE AREAS (6/15/1990, BK. 90-10, PG. 1883, DOC. NO. 9046435)
- [17] EXISTING 5' SANITARY SEWER EASEMENT (9/2/2020, DOC. NO. 2020084932)
- [18] EXISTING 10' POWER & COMMUNICATIONS EASEMENT (3/19/1990, 90C-80)
- [19] EXISTING 20' X 4.71' PUBLIC WATERLINE EASEMENT (3/19/1990, 90C-80) SHOWN HEREON AS [REDACTED] SEE DETAIL "A", ON SHEETS 2 & 3 OF 5
- [20] EXISTING NON-EXCLUSIVE INGRESS/EGRESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER DRIVE AREAS BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2-B AND TRACT F-1-A (6/15/1990, BK. 90-10, PG. 1883, DOC. NO. 9046435) AFFECTS THAT AREA WITHIN LOT 2-B, NORTH OF ROADWAY EASEMENT [12]
- [21] EXISTING JOINT USE AREA BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2-B AND TRACT F-1-A (7/14/1993, BK. 93-18, PG. 8728-8738, DOC. NO. 93075439)
- [22] EXISTING 15' MST&T EASEMENT (3/25/1988, C36-33)
- [23] EXISTING 10' P.U.E. (12/10/2019, 2019C-124) PORTIONS VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [REDACTED]
- [24] EXISTING P.U.E. (12/10/2019, 2019C-124) PORTION VACATED WITH THE FILING OF THIS PLAT PORTION TO REMAIN SHOWN HEREON AS [REDACTED]
- [25] EXISTING 10' TELEPHONE AND COMCAST EASEMENT (12/10/2019, 2019C-124)

Easement Notes, Continued

- [26] EXISTING CROSS PRIVATE CROSS LOT ACCESS AND PARKING EASEMENT OVER THAT PORTION SOUTH OF EASEMENT [12] FOR LOT 2-A AND ALL OF LOT 2-B WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS, BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 2-A AND 2-B (12/10/2019, 2019C-124)
- [27] EXISTING CROSS DRAINAGE EASEMENT OVER THAT PORTION SOUTH OF EASEMENT [12] FOR LOT 2-A AND ALL OF LOT 2-B WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS, BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 2-A AND 2-B (12/10/2019, 2019C-124)
- [28] EXISTING PNM EASEMENT (6/25/2020, DOC. NO. 2020057146)
- [29] EXISTING MONUMENT SIGN EASEMENT (9/30/2020, DOC. NO. 2020095520)
- [30] EXISTING PERPETUAL, NON-EXCLUSIVE EASEMENT INGRESS/EGRESS ACCESS FOR ALL ACCESS POINTS, DRIVEWAYS, VEHICULAR TRAFFIC, PARKING AREAS, PEDESTRIAN TRAFFIC EASEMENT, BLANKET IN NATURE OVER ALL OF LOTS 2-A AND 2-B, WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS (9/30/2020, DOC. NO. 2020095520) AND AS SHOWN ON PLAT (12/10/2019, 2019C-124)
- [31] EXISTING CROSS LOT DRAINAGE EASEMENT BLANKET IN NATURE OVER ALL OF LOTS 2-A AND 2-B, WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS (9/30/2020, DOC. NO. 2020095520) AND AS SHOWN ON PLAT (12/10/2019, 2019C-124)
- [32] EXISTING PERPETUAL, NON-EXCLUSIVE EASEMENT FOR PARKING BENEFITING LOT 2-A (9/30/2020, DOC. NO. 2020095520)
- [33] 6' X 16' EASEMENT FOR BUS SHELTER, GRANTED WITH THE FILING OF THIS PLAT SEE DETAIL ON SHEET 4 OF 5
- [34] 25' PUBLIC WATER AND PUBLIC SEWER EASEMENT GRANTED TO ABCWUA, WITH THE FILING OF THIS PLAT, SEE DETAIL ON SHEET 4 OF 5
- [35] 10' JOINT DRY UTILITY TRENCH EASEMENT, GRANTED WITH THE FILING OF THIS PLAT, SEE DETAIL ON SHEET 4 OF 5
- [37] 10' PUBLIC GAS EASEMENT, GRANTED WITH THE FILING OF THIS PLAT
- [38] 10' PUBLIC ELECTRIC EASEMENT, GRANTED WITH THE FILING OF THIS PLAT

EASEMENT [36] INTENTIONALLY OMITTED

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, 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 any 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 this 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

*Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025*

Line Table		
Line #	Direction	Length (ft)
L1	N 00°19'02" E	108.23'
L2	S 00°14'41" W	108.26'
L3	S 89°50'09" E	13.12'
L4	S 89°40'18" E	78.24'
L5	S 89°40'18" E	90.23'
L6	S 89°40'18" E	11.99'
L7	S 00°23'36" W	65.39'
L8	S 89°11'01" W	3.04'
L9	S 00°00'00" E	181.32'
L10	N 90°00'00" W	162.39'
L11	S 89°58'30" W	60.17'
L12	S 88°33'07" W	150.68'
L13	N 89°46'42" E	6.67'
L14	S 89°56'53" W	113.79'
L15	S 89°56'53" W	67.97'
L16	S 89°56'53" W	45.81'
L17	S 00°03'07" E	25.18'
L18	N 89°51'56" W	69.08'
L19	N 00°19'28" E	116.01'
L20	N 00°19'15" E	115.30'
L21	S 89°56'44" W	301.86'
L22	N 89°56'27" W	154.89'
L23	S 67°28'45" W	1822.85'
L24	N 90°00'00" W	10.19'
L25	N 00°28'47" W	49.76'
L26	N 45°00'00" W	14.26'
L28	N 00°11'07" E	22.49'
L29	S 00°00'00" E	31.54'
L30	N 89°58'30" E	21.97'
L31	N 24°20'46" W	33.15'
L32	S 89°58'30" W	16.00'
L33	S 00°23'26" W	151.43'
L34	N 00°01'30" W	6.00'
L35	S 89°53'26" W	88.51'
L36	S 00°20'57" W	4.71'
L37	N 89°39'03" W	10.00'
L38	S 00°20'57" W	14.71'
L39	S 89°39'35" E	81.84'
L40	N 00°20'25" E	10.01'
L41	N 89°39'03" W	71.84'

Line Table		
Line #	Direction	Length (ft)
L42	N 00°20'55" W	37.98'
L43	N 00°11'07" E	22.46'
L44	S 00°00'00" E	31.79'
L45	N 00°35'37" W	31.38'
L46	N 00°36'05" W	29.78'
L47	S 00°20'55" E	38.05'
L48	N 00°35'37" W	31.40'
L50	S 00°33'15" W	80.81'
L51	S 02°04'56" W	35.63'
L52	S 02°59'54" W	40.91'
L53	S 00°51'32" W	1.56'
L54	S 00°51'32" W	38.29'
L55	S 00°51'32" W	39.85'
L56	S 00°21'47" W	89.70'
L57	S 00°18'12" W	33.60'
L65	S 00°01'41" W	41.71'
L66	N 88°39'23" E	123.48'
L67	N 88°39'23" E	79.87'
L68	N 88°39'23" E	43.61'
L69	N 88°34'43" E	11.50'
L70	N 86°23'49" E	2.83'
L71	N 88°48'53" E	30.51'
L72	N 85°48'15" E	13.75'
L73	N 89°58'30" E	39.42'

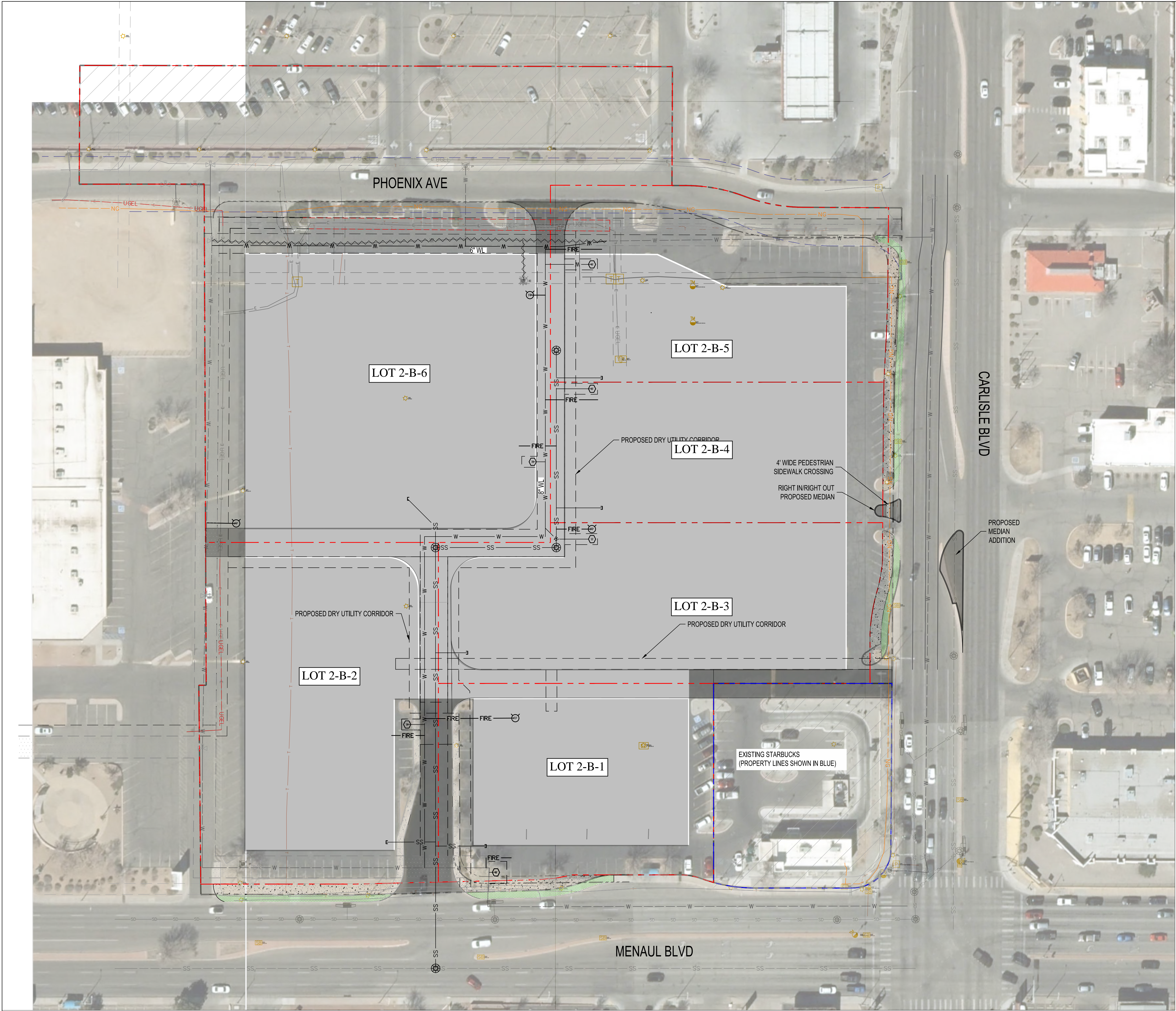
*L27 & L49 INTENTIONALLY OMITTED

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	54.35'	150.00'	20°45'37"	54.05'
C2	53.92'	150.00'	20°35'45"	53.63'
C3	44.29'	999.63'	2°32'19"	44.29'
C4	55.07'	1007.00'	3°08'00"	55.06'
C5	38.36'	143.00'	15°22'13"	38.25'
C6	11.73'	143.00'	4°42'00"	11.73'
C7	19.88'	57.00'	19°59'07"	19.78'
C8	21.60'	57.00'	21°42'42"	21.47'
C9	50.64'	143.00'	20°17'19"	50.37'
C10	29.35'	133.30'	12°36'50"	29.29'
C11	42.84'	159.18'	15°25'17"	42.71'
C12	54.67'	35.00'	89°30'00"	49.28'
C13	18.51'	104.40'	10°09'37"	18.49'

 **CSI-CARTESIAN SURVEYS INC.**

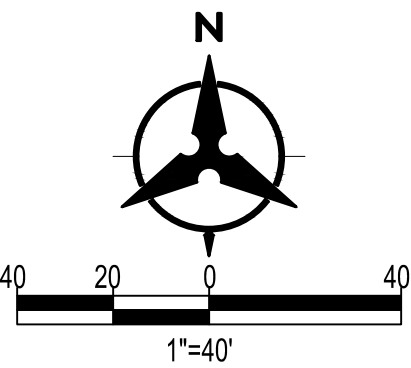
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Sheet 5 of 5
190291



LEGEND

- | | | | |
|--|---------------------------|--|-------------------------|
| | PROPOSED LANDSCAPE BUFFER | | EXISTING WATER LINE |
| | PROPOSED SIDEWALK | | EXISTING SANITARY SEWER |
| | PROPOSED MEDIAN | | EXISTING STORM DRAIN |
| | REMOVAL | | PROPOSED WATER LINE |
| | EXISTING GAS LINE | | PROPOSED SANITARY SEWER |
| | EXISTING TELECOM LINE | | PROPOSED FIRE LINE |
| | EXISTING LIGHTING POLE | | PROPOSED WATER METER |
| | EXISTING PROPERTY LINE | | PROPOSED CAP |
| | PROPOSED PROPERTY LINE | | PROPOSED MANHOLE |
| | | | PROPOSED FIRE HYDRANT |



SITE PLAN EXHIBIT

CARLISLE AND MENAUL

DRAWN BY:	JR	DATE:	06/04/2025
CHECKED BY:	KK	BHI PROJECT NO:	20240281
		SHEET NO.	---

Kimberly Legan

From: Kimberly Legan
Sent: Thursday, June 5, 2025 9:11 AM
To: board@bananm.org
Cc: flops2@juno.com; ions82@hotmail.com
Subject: Updated ONC Information - Neighborhood Association Notifications

Good morning Barb and Seth,

Apologies for sending another email but an update has been made to our notification to your Neighborhood Association. A plat has been included and the description of the request has been updated.

Kimberly Legan has shared files with you, please use the following link:

<https://sfspublic.bhinc.com/?tk=TKkleganD5620259741>

-Link Expires: 7/5/2025

Files being shared:

- \Updated ONC information\Neighborhood Association Notifications_Emailed-Notice-Administrative-Print&Fill (F).pdf

Thank you,

Kimberly Legan

Administrative Professional [Community Development and Planning](#)

Bohannon Huston

p. 505.823.1000 | d. 505.798.7954

bhinc.com



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Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: flops2@juno.com
Sent: Thursday, June 5, 2025 9:12 AM
Subject: Relayed: Updated ONC Information - Neighborhood Association Notifications

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

flops2@juno.com (flops2@juno.com)

Subject: Updated ONC Information - Neighborhood Association Notifications

Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: board@bananm.org
Sent: Thursday, June 5, 2025 9:12 AM
Subject: Relayed: Updated ONC Information - Neighborhood Association Notifications

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

board@bananm.org (board@bananm.org)

Subject: Updated ONC Information - Neighborhood Association Notifications

Kimberly Legan

From: postmaster@outlook.com
To: ions82@hotmail.com
Sent: Thursday, June 5, 2025 9:12 AM
Subject: Delivered: Updated ONC Information - Neighborhood Association Notifications

You don't often get email from postmaster@outlook.com. [Learn why this is important](#)

Your message has been delivered to the following recipients:

ions82@hotmail.com (ions82@hotmail.com)

Subject: Updated ONC Information - Neighborhood Association Notifications

Kimberly Legan

From: Barb Johnson <flops2@juno.com>
Sent: Thursday, June 5, 2025 9:18 AM
To: Kimberly Legan
Cc: board@bananm.org; ions82@hotmail.com
Subject: Re: Updated ONC Information - Neighborhood Association Notifications
Attachments: Updated ONC Information - Neighborhood Association Notifications

Thank you. This clarifies things. I was preparing to contact them!!

Please note: message attached

From: Kimberly Legan <KLegan@bhinc.com>
To: "board@bananm.org" <board@bananm.org>
Cc: "flops2@juno.com" <flops2@juno.com>, "ions82@hotmail.com" <ions82@hotmail.com>
Subject: Updated ONC Information - Neighborhood Association Notifications
Date: Thu, 5 Jun 2025 15:11:25 +0000

Kimberly Legan

From: Kimberly Legan
Sent: Thursday, June 5, 2025 9:13 AM
To: mikekious@aol.com; jearnoldjones70@gmail.com
Subject: Updated ONC Information - Neighborhood Association Notifications

Good morning Janice and Michael -

Apologies for sending another email but an update has been made to our notification to your Neighborhood Association. A plat has been included and the description of the request has been updated.

Kimberly Legan has shared files with you, please use the following link:

<https://sfspublic.bhinc.com/?tk=TKkleganD5620259741>

-Link Expires: 7/5/2025

Files being shared:

- \Updated ONC information\Neighborhood Association Notifications_Emailed-Notice-Administrative-Print&Fill (F).pdf

Thank you,

Kimberly Legan

Administrative Professional [Community Development and Planning](#)

Bohannon Huston

p. 505.823.1000 | d. 505.798.7954

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Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: jearnoldjones70@gmail.com
Sent: Thursday, June 5, 2025 9:13 AM
Subject: Relayed: Updated ONC Information - Neighborhood Association Notifications

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jearnoldjones70@gmail.com (jearnoldjones70@gmail.com)

Subject: Updated ONC Information - Neighborhood Association Notifications

Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: miekious@aol.com
Sent: Thursday, June 5, 2025 9:13 AM
Subject: Relayed: Updated ONC Information - Neighborhood Association Notifications

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

miekious@aol.com (miekious@aol.com)

Subject: Updated ONC Information - Neighborhood Association Notifications