



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

BRIEF DESCRIPTION OF REQUEST

APPLICATION INFORMATION		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: Tract A & C: 101605950603640205 Tract B: 101605950106140215
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

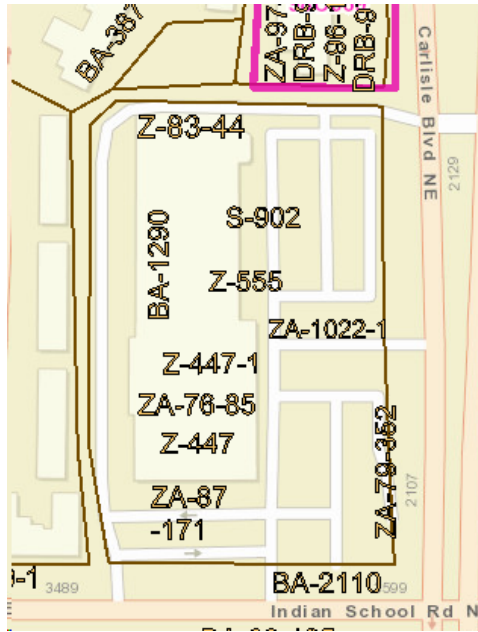
LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

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

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

From GIS Map:



FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

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) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) Proposed Amended Infrastructure List
- 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)
EXTENSION**

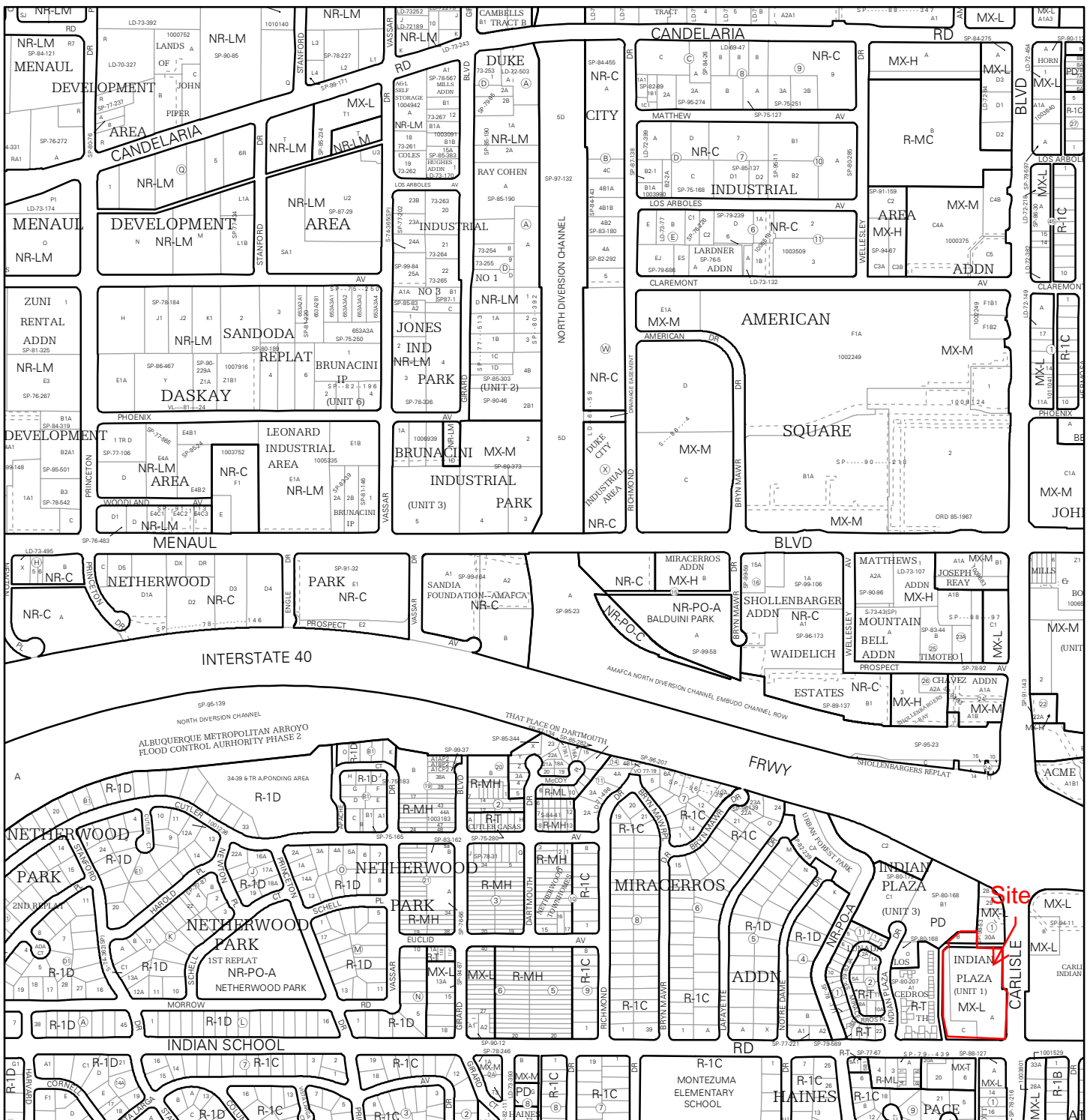
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter describing, explaining, and justifying the request
- ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



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

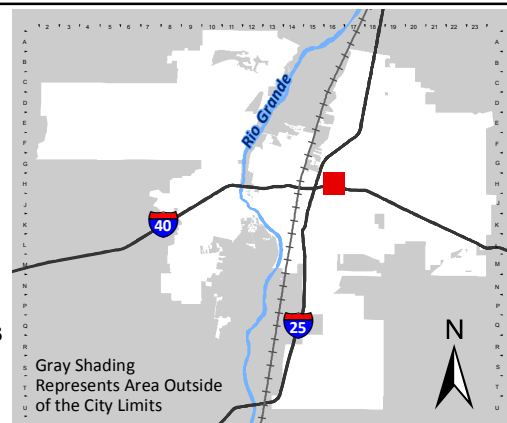
IDO Zone Atlas









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:
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

Gray Shading
Represents Area Outside
of the City Limits

N

Feet
0 250 500 1,000

March 5, 2024

City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

RE: 2101 Carlisle Blvd. NE Sketch Plat and Sketch Plan Review

The purpose of this letter is to outline the proposal for the Sketch Plat and Sketch Plan application for 2101 Carlisle Blvd. NE. Our proposed scope for this project is to:

- Renovate the existing building, including new exterior façade features & materials and interior renovations to create multiple tenant suites.
- Repair & reconfigure the existing parking field between the building and adjacent streets along with adding additional parking on Tract B.
- Adjust the existing lot line between Tract A & C to create a pad site along Indian School.
- Obtain approval for a new Quick Service Restaurant/Kiosk on the pad site on Indian School (Tract C).

Our goal is to obtain feedback from staff on the proposed plan and the processes required for approval. Additionally, we have a few specific questions that we hope can be discussed further during the meeting.

1. The property is zoned MX-L and located in an Area of Change. The property located to the west of the alley on the west side of the property is zoned R-T and is an Area of Consistency. At the time of the original development, these designations and requirements for buffering did not appear to exist. Given the existing infrastructure and improvements serving the existing building and the redevelopment nature of this project, can this existing non-conforming condition remain?
2. The existing building has an antiquated basement. We do not intend to occupy or utilize the basement area of the building. There will also likely be areas of the main floor of the building that we do not occupy due to the existing depths of the building. The main floor of the building totals ~42,000 square feet. The base of the building totals ~11,700 square feet, bringing the total area for the existing building to 53,700 square feet, along with ~800 additional square feet for the QSR/kiosk. Given that we do not plan to occupy in excess of 50,000 square feet, how will that be interpreted regarding approval processes we will need to go through?

Sincerely,

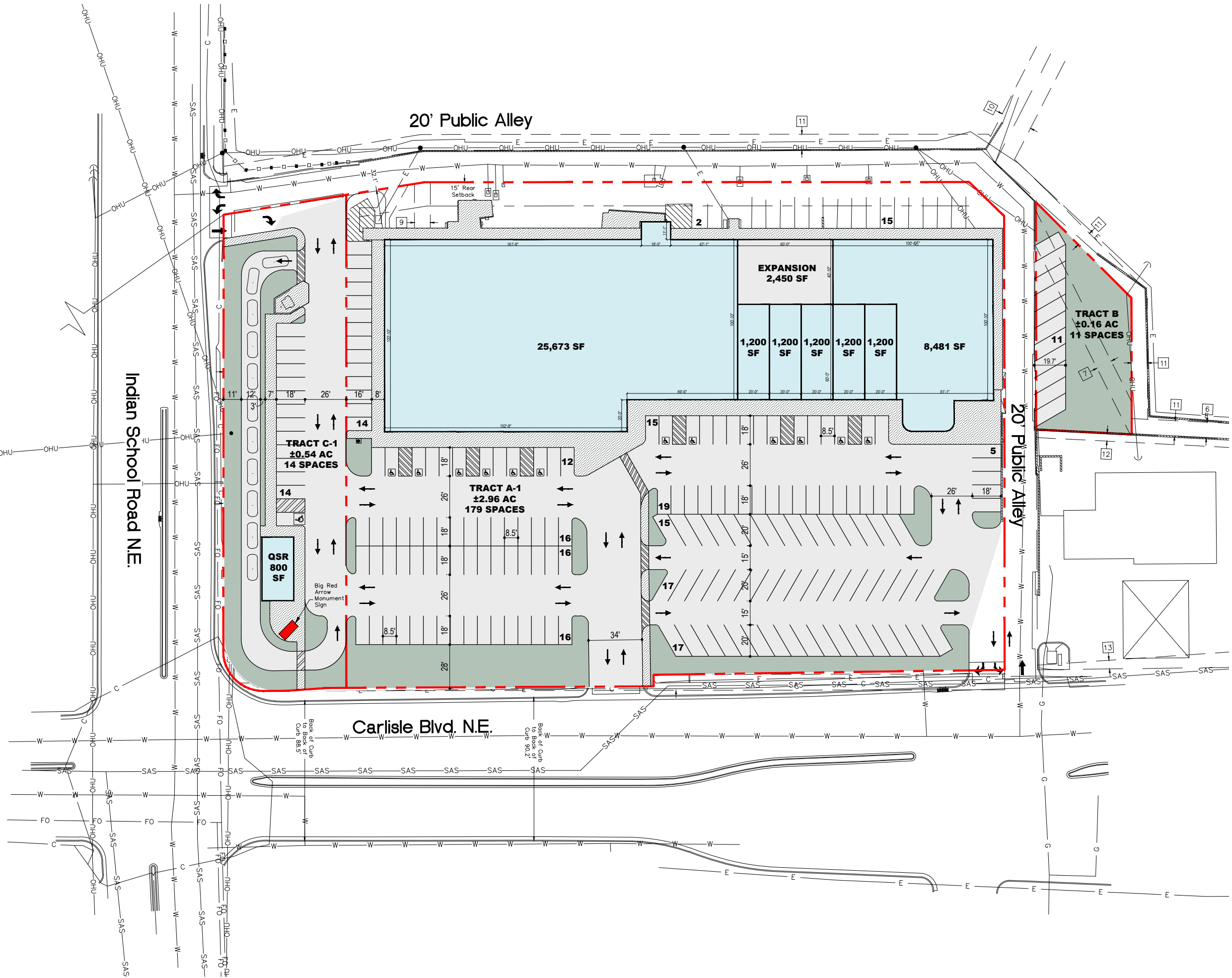
Vanessa Cantu

DEVELOPER

MAESTAS DEVELOPMENT GROUP
 7620 JEFFERSON NE
 ALBUQUERQUE, NM 87109
 505-858-0001

SITE DATA

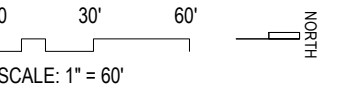
TRACT A-1 SITE AREA	±2.96 AC
EXISTING BUILDING MULTI-TENANT	40,154 SF
EXPANSION AREA MAIN FLOOR	2,450 SF
UNOCCUPIED BASEMENT	11,700 SF
OVERALL TOTAL	54,304 SF
PARKING	179 SPACES
TRACT B SITE AREA	±0.16 AC
PARKING	11 SPACES
TRACT C-1 SITE AREA	±0.54 AC
QSR	800 SF
PARKING	14 SPACES
OVERALL TOTALS SITE AREA	±3.66 AC
BUILDING AREA OCCUPIED	40,954 SF
EXPANSION & UNOCCUPIED TOTAL	14,150 SF
	55,194 SF
PARKING RATIO	204 SPACES 204 SPA / 40,954 SF = 5.0 / 1,000



NOTES

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.



**ALBUQUERQUE,
 NEW MEXICO**
 CARLISLE & I-40

**PROPOSED
 SITE PLAN**

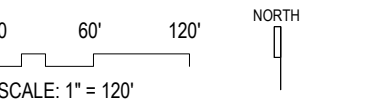
02.28.2024 **1.9E**

DEVELOPER
MAESTAS DEVELOPMENT GROUP
7620 JEFFERSON NE
ALBUQUERQUE, NM 87109
505-858-0001



NOTES
SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.

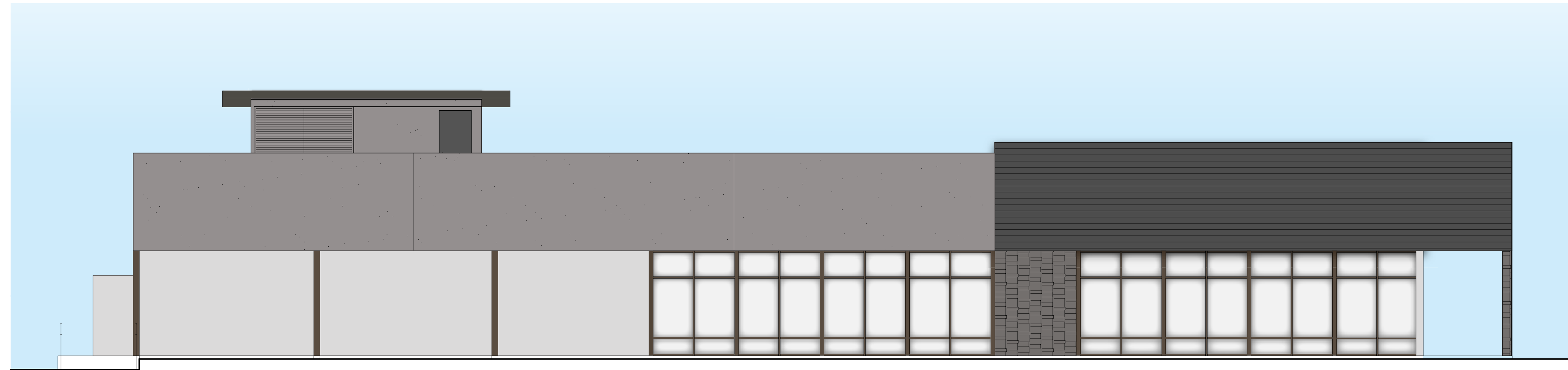


**ALBUQUERQUE,
NEW MEXICO**
CARLISLE & I-40

**PROPOSED OVERALL
SITE PLAN**

02.28.2024 **1.9D**

Commercial Site Plan, LLC - v1.9H-NM-ALB, 2103 Carlisle NE.dwg



SOUTH ELEVATION

1/8" = 1'-0"



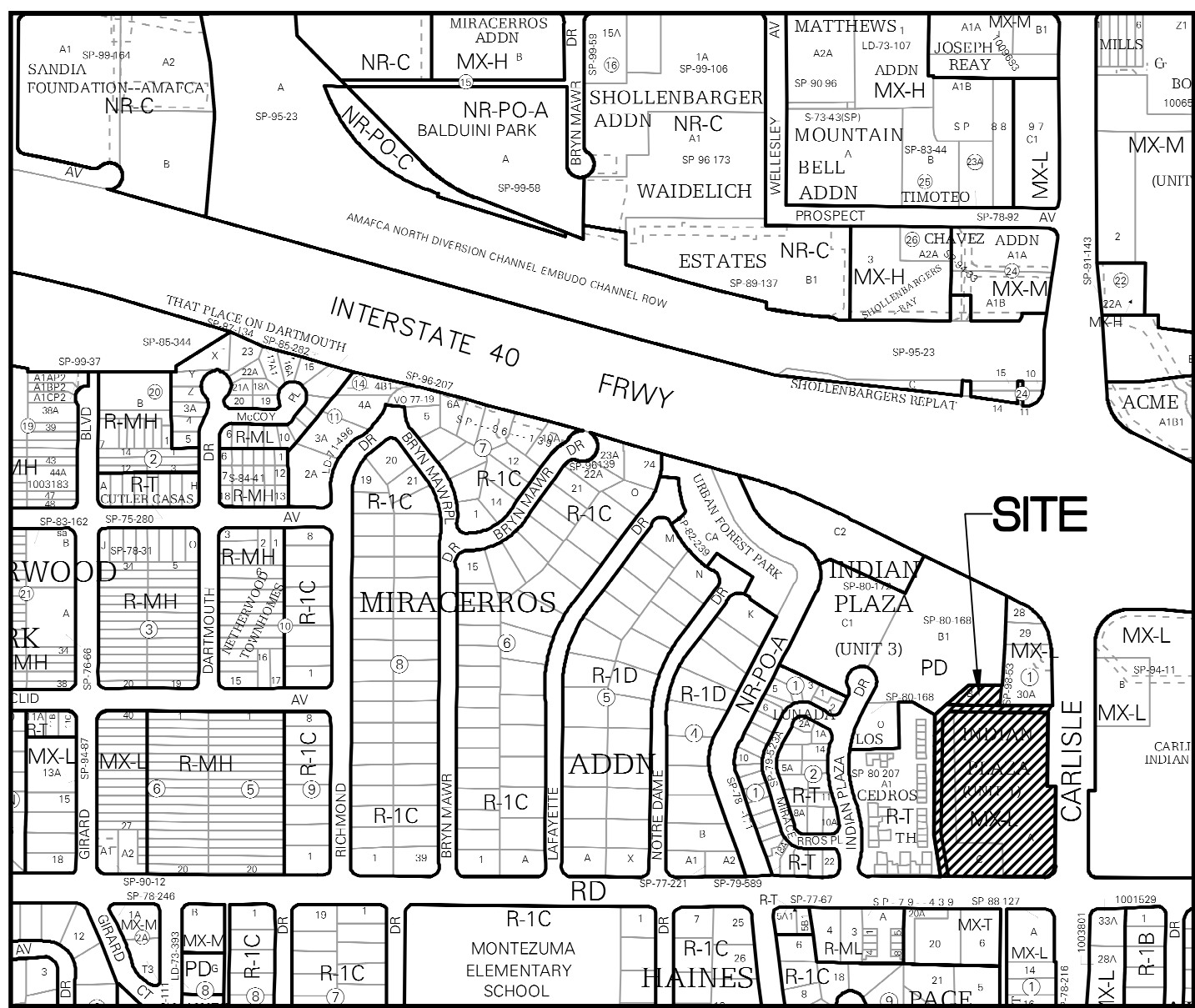
EAST ELEVATION - SOUTHERN PORTION

1/8" = 1'-0"



EAST ELEVATION - NORTHERN PORTION

1/8" = 1'-0"



Vicinity Map - Zone Atlas H-16-Z

N.T.S.

Exceptions 9-20

- 9 RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA, RECORDED JUNE 7 1897 IN BOOK 20, PAGE 515, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE**
- 10 EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED NOVEMBER 23, 1959 IN VOLUME C4, FOLIO 148, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 9**
- 11 EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AND RIGHTS INCIDENT THERETO, RECORDED MAY 13, 1960 IN BOOK D 542, PAGE 211, AS DOCUMENT NO. 69791, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 11**
- 12 EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED MAY 2, 1969 IN BOOK MISC. 136, PAGE 694 AS DOCUMENT NO. 34913, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 12**
- 13 EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED MAY 2, 1969 IN BOOK MISC. 136, PAGE 695 AS DOCUMENT NO. 34914, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 13**
- 14 EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED MAY 24, 1977 IN BOOK MISC. 537, PAGE 908 AS DOCUMENT NO. 77-30021, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 14**
- 15 EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF THE CITY OF ALBUQUERQUE, NEW MEXICO, A MUNICIPAL CORPORATION, RECORDED NOVEMBER 5, 1979 IN BOOK MISC. 730, PAGE 95 AS DOCUMENT NO. 79-83322, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 15**
- 16 TERMS, PROVISIONS, CONDITIONS AND EASEMENTS AS SET FORTH IN THE EASEMENT AGREEMENT BY AND BETWEEN CARLO INC, A NEW MEXICO CORPORATION, AND PEARLH PROPERTIES, A NEW MEXICO LIMITED PARTNERSHIP, RECORDED MARCH 13, 1986 IN BOOK MISC. 330-A, PAGE 818 AS DOCUMENT NO. 86-22125, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 16**
- 17 EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED APRIL 2, 1986 IN BOOK MISC. 337-A, PAGE 736 AS DOCUMENT NO. 86-28522, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 17**
- 18 UNDERGROUND EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., RECORDED JUNE 10, 1999 IN BOOK 9908, PAGE 6382 AS DOCUMENT NO. 1999076569, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 18**
- 19 TERMS, PROVISIONS AND CONDITIONS AS SET FORTH IN THE LEASE DATED AUGUST 24, 1998, BETWEEN GARGOYLE INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS LANDLORD, AND WILD OATS MARKETS, INC, AS TENANT, AS EVIDENCED BY THE LANDLORD CONSENT AND MEMORANDUM OF LEASE RECORDED APRIL 9, 2002 IN BOOK A34, PAGE 5519 AS DOCUMENT NO. 2002045633, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **NOT SURVEY RELATED**
- 20 TENANCY RIGHTS OF PERSONS NOW IN POSSESSION OF ALL OR PART OF THE LAND. **NOT SURVEY RELATED**

Indexing Information

Section 10, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Indian Plaza, Unit 1
 Owner: Gargoyle Investments, LLC, FKA Randy's Investments LLC
 UPC #: 101605950603640205 (Tracts A & C)
 UPC #: 101605950106140215 (tract B)

Record Legal Description

TRACTS LETTERED "A", "B" AND "C", OF UNIT ONE OF INDIAN PLAZA, (A REPLAT OF PORTION OF BLOCK 1 OF MIRACERROS), AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 23, 1959 IN PLAT BOOK C4, FOLIO 148,

LESS AND EXCEPT THAT PORTION OF TRACT "A" CONVEYED TO THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT BY WARRANTY DEED RECORDED JANUARY 31, 2000 IN BOOK A1, PAGE 9402 AS DOCUMENT NO. 200009453, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

Measured Legal Description

TRACTS LETTERED "A", "B" AND "C", OF UNIT ONE OF INDIAN PLAZA, (A REPLAT OF PORTION OF BLOCK 1 OF MIRACERROS), AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 23, 1959 IN PLAT BOOK C4, FOLIO 148,

LESS AND EXCEPT THAT PORTION OF TRACT "A" CONVEYED TO THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT BY WARRANTY DEED RECORDED JANUARY 31, 2000 IN BOOK A1, PAGE 9402 AS DOCUMENT NO. 200009453, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

SAID TRACT "C" AND THE REMAINING PORTION OF TRACT "A" BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT C, LYING ON THE NORTHERLY RIGHT OF WAY OF INDIAN SCHOOL ROAD NE AND THE EASTERLY RIGHT-OF-WAY OF A 20' PUBLIC ALLEY, BEING MARKED BY A PK NAIL "LS 13200", WHENCE A TIE TO ACS MONUMENT "12_J16" BEARS S 34°43'57" E, A DISTANCE OF 548.99 FEET;

LEAVING SAID INDIAN SCHOOL RD NE RIGHT-OF-WAY, AND COINCIDING SAID 20' ALLEY THE FOLLOWING FOUR COURSES;

N 08°41'14" W, A DISTANCE OF 128.30 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

N 00°27'54" E, A DISTANCE OF 342.40 FEET TO AN ANGLE POINT, MARKED BY A PK NAIL;

N 44°43'52" E, A DISTANCE OF 30.83 FEET TO AN ANGLE POINT, MARKED BY A PK NAIL "LS 6446"

S 89°34'29" E, A DISTANCE OF 285.36 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE WESTERLY RIGHT-OF-WAY OF CARLISLE BLVD NE, BEING MARKED BY A PK NAIL;

THENCE, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING SIX COURSES;

S 00°19'32" E, A DISTANCE OF 220.92 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

S 89°36'22" E, A DISTANCE OF 7.32 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X" IN CONCRETE;

S 00°12'37" W, A DISTANCE OF 205.19 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X" IN CONCRETE;

S 03°34'56 E, A DISTANCE OF 26.14 FEET TO AN ANGLE POINT, MARKED BY A PK NAIL;

S 00°23'26" W, A DISTANCE OF 14.49 FEET TO A POINT OF CURVATURE, MARKED BY A CHISELED "X" IN CONCRETE;

39.33 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 90°08'27", AND A CHORD BEARING S 45°27'49" W, A DISTANCE OF 35.40 FEET TO A POINT OF TANGENCY, LYING ON THE NORTH RIGHT-OF-WAY OF INDIAN SCHOOL ROAD NE, BEING MARKED BY A CHISELED "X" IN CONCRETE;

THENCE, COINCIDING SAID RIGHT-OF-WAY, N 89°27'57" W, A DISTANCE OF 274.59 FEET TO THE POINT OF BEGINNING, CONTAINING 3.5017 ACRES (152,533 SQ. FT.) MORE OR LESS.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2102621 AND AN EFFECTIVE DATE OF DECEMBER 22, 2021 AND REVISION DATE OF DECEMBER 27, 2021.

Benchmark -NAVD 88

ACS MONUMENT "12_J16" HAVING AN ELEVATION OF 5160.901'.

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.

Documents

- 1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2102621 AND AN EFFECTIVE DATE OF DECEMBER 22, 2021 AND A REVISION DATE OF DECEMBER 27, 2021.
- 2. PLAT OF RECORD FOR UNIT ONE INDIAN PLAZA, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 23, 1959, IN PLAT BOOK C4, FOLIO 148.
- 3. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 24, 1998, IN BOOK 9814, PAGE 4544, DOCUMENT NO. 1998106314.
- 4. WARRANTY DEED FOR NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 31, 2000, IN BOOK A1, PAGE 9402, DOCUMENT NO. 200009453.
- 5. SUMMARY PLAT FOR LOS CEDROS TOWNHOMES, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 05, 1980, IN PLAT BOOK C16, FOLIO 179.
- 6. PLAT FOR LOT 30-A, BLOCK 1, MIRACERROS ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 13, 1998, IN PLAT BOOK 98C, FOLIO 69.
- 7. NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT-OF-WAY MAP HAVING NEW MEXICO PROJECT NO. "TPU-040-3(119)160", DATED OCTOBER 23, 1997.

Notes

- 1. FIELD SURVEY PERFORMED IN JANUARY AND FEBRUARY 2022.
- 2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- 4. PERTAINING TO TABLE A, OPTION 11, WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. (NMB11 TICKET NO. 21JA200505)
- 5. PERTAINING TO TABLE A, OPTION 10, PARTY WALL IS DEFINED AS A WALL ERRECTED ON A PROPERTY BOUNDARY AS A COMMON SUPPORT TO STRUCTURES ON BOTH SIDES, WHICH HAVE DIFFERENT OWNERSHIPS. THERE ARE NO PARTY WALLS ON THE SUBJECT PROPERTY OTHER THAN SHOWN HEREON.
- 6. THE REASON FOR THE MEASURED LEGAL DESCRIPTION IS TO DESCRIBE THE SUBJECT PROPERTY, LESS THE AREAS DEDICATED AS RIGHT-OF-WAY ALONG CARLISLE BLVD NE.
- 7. PERTAINING TO TABLE A, OPTION 16, NO EVIDENCE WAS OBSERVED INDICATING RECENT EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS.
- 8. PERTAINING TO TABLE A, OPTION 17, WHILE NO SPECIFIC INFORMATION IS AVAILABLE BY THE CONTROLLING JURISDICTION CONCERNING PLANNED STREET WIDENING, THE SURVEYOR REFERS TO THE FOLLOWING WEBSITE FOR LONG RANGE STREET CLASSIFICATION, THE STREET WIDTH AND RETURN REQUIREMENTS FOR THE DIFFERENT CLASSIFICATIONS AND EVEN SPECIAL PLANNED CORRIDOR AND MASTER PLANS: HTTP://WWW.CABO.GOV/GIS
- 9. PERTAINING TO TABLE A OPTION 18, REGARDING OFFSITE EASEMENTS AND SERVITUDES, NO ADDITIONAL EASEMENTS OR SERVITUDES WERE OBSERVED IN THE FIELD EITHER BURDENING NOR BENEFITING THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN HEREON.
- 10. BUILDING SQUARE FOOTAGE BASED UPON EXTERIOR FOOTPRINT DIMENSIONS AT GROUND LEVEL.
- 11. AS PER THE ALTA/NSPS STANDARDS FOR TABLE A OPTION 6(B) (SETBACK REQUIREMENTS), "AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THE BUILDING SETBACK REQUIREMENTS." CERTAIN SETBACK REQUIREMENTS FOR THE SUBJECT PROPERTY DO REQUIRE INTERPRETATION, THEREFORE ARE NOT SHOWN HEREON.

Zoning Notes

A ZONING REPORT WAS NOT PROVIDED BY THE CLIENT, HOWEVER ACCORDING TO THE CITY OF ALBUQUERQUE OFFICIAL IDO WEBSITE, HTTP://CABO.MAPS.ARCGIS.COM, ON FEBRUARY 16, 2022, THE SUBJECT PROPERTY IS ZONED "MX-L" (MIXED USE-LOW INTENSITY ZONE DISTRICT), THE SUBJECT PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS:

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

REQUIRED PARKING: 4 SPACES / 1,000 SQ. FT. GFA

EXISTING PARKING:
 REGULAR: 188 SPACES
 HANDICAPPED: 9 SPACES
 TOTAL PARKING: 197 SPACES

**Boundary Survey,
 ALTA/NSPS Land Title Survey
 and
 Topographic Map
 for
 Tracts B & C and A
 Portion of Tract A
 Indian Plaza, Unit 1
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2022**

Surveyor's Certificate for ALTA Survey

To: Old Republic National Title Insurance Company, Prime Properties, LLC, a New Mexico limited liability, Gargoyle Investments, LLC, a Colorado limited liability company, formerly known as Randy's Investments LLC, a Colorado limited liability 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 1-5, 6(a), 6(b), 7(a) 7(b) 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, and 16-20 of Table A thereof. The Field Work was completed on February 16, 2022

Will Plotner Jr. 2/22/2022
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271

Revisions: 02/22/22 - Original

Surveyor's Certificate for Boundary Survey

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Will Plotner Jr. 2/22/2022
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271

Surveyor's Certificate for Topographic Map

I, Will Plotner Jr., a New Mexico registered professional land surveyor do hereby certify that the topographic map shown hereon is true and correct to the best of my knowledge and belief.

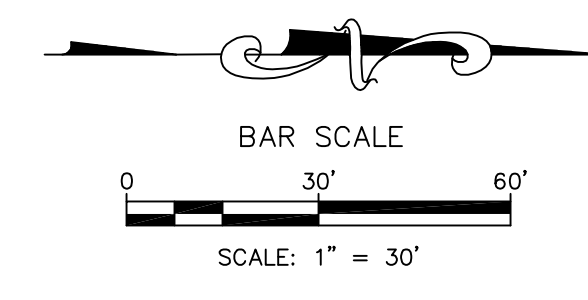
Will Plotner Jr. 2/22/2022
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

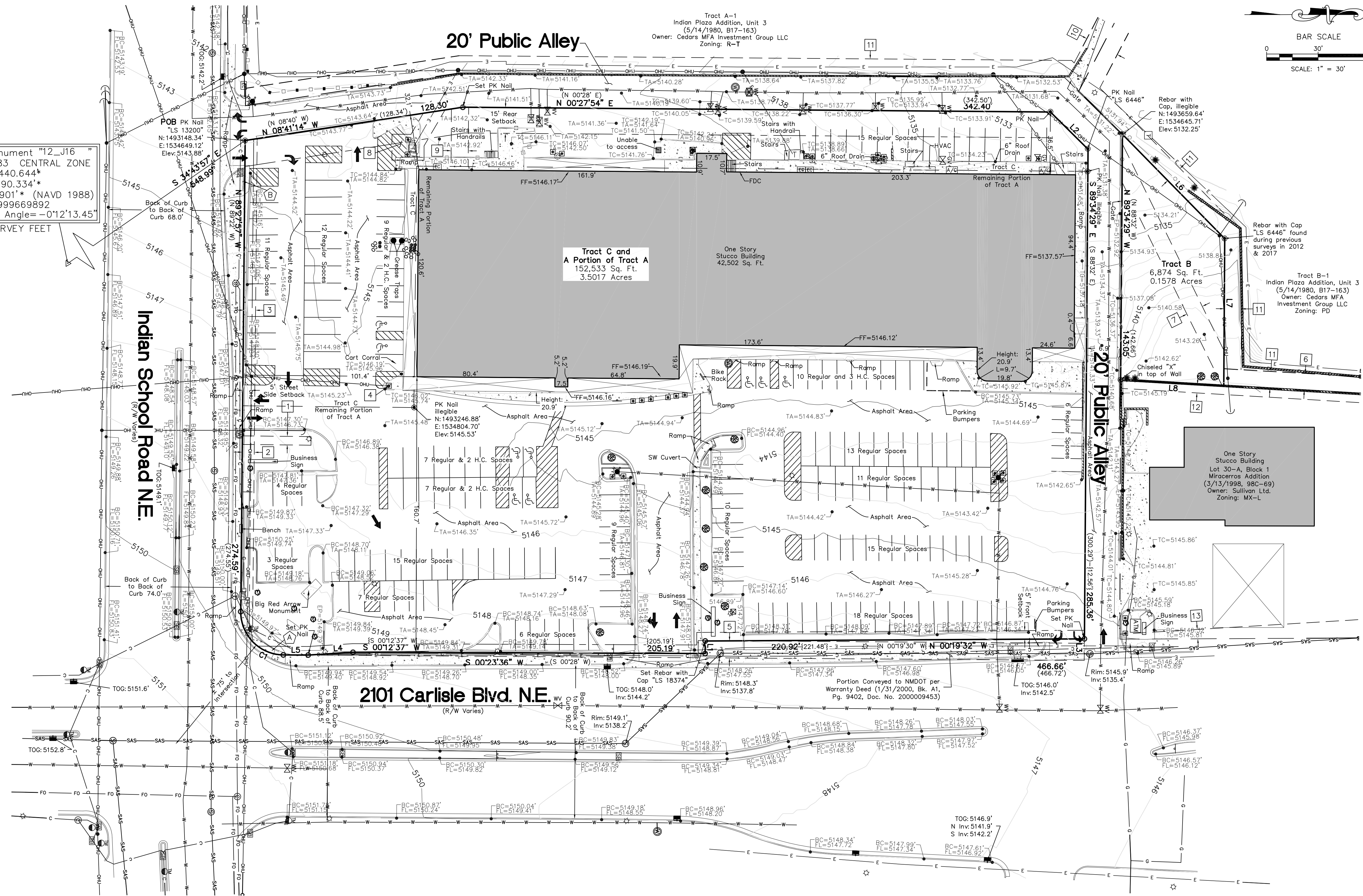
P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896 - 3050 Fax (505) 891 - 0244
 wplotnerjr@gmail.com



**Boundary Survey,
ALTA/NSPS Land Title Survey
and
Topographic Map
for
Tracts B & C and A
Portion of Tract A
Indian Plaza, Unit 1
City of Albuquerque
Bernalillo County, New Mexico
February 2022**



ACS Monument "12_J16"
NAD 1983 CENTRAL ZONE
X=1534440.644*
Y=1492190.334*
Z=5160.901'* (NAVD 1988)
G-G=0.999669892
Mapping Angle=-0°12'13.45"
*U.S. SURVEY FEET



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (11/23/1959, C4-148)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER R-O-W MAP DATED 10/23/1997 (PROJECT NO. TPU-040-3(119)160)
○	FOUND MONUMENT AS INDICATED
○	SET CHISELED "X" IN CONCRETE UNLESS OTHERWISE NOTED
▭	COVERED AREA
▭	CONCRETE
▭	METAL FENCE
▭	BLOCK WALL
▭	CHAINLINK FENCE
▭	BOLLARD
—OU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
—	ANCHOR
—	UTILITY PEDESTAL
☆	LIGHT POLE
⊕	ELECTRIC METER
⊕	TRANSFORMER
⊕	ELECTRIC CABINET
⊕	A/C UNIT
⊕	SIGNAL BOX
⊕	TRAFFIC MAST
⊕	GAS METER
⊕	GAS VALVE
⊕	CABLE MANHOLE
⊕	WATER VALVE
⊕	WATER METER
⊕	FIRE HYDRANT
⊕	SANITARY SEWER MANHOLE
⊕	SAS CLEANOUT
⊕	IRRIGATION BOX
⊕	TELEPHONE MANHOLE
⊕	STORM DRAIN MANHOLE
⊕	STORM DRAIN INLET
⊕	SIGN
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
↔	FIRE DEPARTMENT CONNECTION
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TC 5075.50	TOP OF CONCRETE ELEVATION
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—T—	UNDERGROUND TELEPHONE UTILITY LINE
—FO—	UNDERGROUND FIBER OPTIC UTILITY LINE
—SO—	UNDERGROUND STORM DRAIN UTILITY LINE
—C—	UNDERGROUND CABLE UTILITY LINE
●	CONIFEROUS TREE
○	DECIDUOUS TREE
○	SHRUB

Easement Notes

- 11 EXISTING 5' X 40' STUB, DOWN GUY AND ANCHOR EASEMENT (5/13/1960, BK. D542, PG. 211, DOC. NO. 69791)
- 12 EXISTING 7' PNM EASEMENT WITHIN TRACT A (5/2/1969, BK. MISC. 136, PG. 694, DOC. NO. 34913)
- 13 EXISTING 7' PNM EASEMENT WITHIN TRACT C (5/2/1969, BK. MISC. 136, PG. 695, DOC. NO. 34914)
- 14 EXISTING 3' X 3' PNM AND MST&T EASEMENT (5/24/1977, BK. MISC. 537, PG. 908, DOC. NO. 7730021)
- 15 EXISTING 10' X 225' EASEMENT TO THE CITY OF ALBUQUERQUE (11/5/1979, BK. MISC. 730, PG. 95, DOC. NO. 7983322)
- 16 EXISTING PRIVATE 10' X 264.98' UTILITY EASEMENT BENEFITING TRACTS A, B & C, INDIAN PLAZA (3/13/1986, BK. 330-A, PG. 818, DOC. NO. 8622125)
- 17 EXISTING 10' PNM AND MST&T EASEMENT (4/2/1986, BK. MISC. 337-A, PG. 736, DOC. NO. 8628522)
- 18 EXISTING 10' PNM AND US WEST COMMUNICATIONS EASEMENT (6/10/1999, BK. 9908, PG. 6382, DOC. NO. 1999076569)
- 19 EXISTING 10' X 30' UTILITY ANCHOR EASEMENT, SCALED FROM PLAT (11/23/1959, C4-148)
- 20 EXISTING 20' SURFACE DRAINAGE EASEMENT (5/14/1980, B17-163)

Easement Notes

- 11 EXISTING 10' P.U.E. (5/14/1980, B17-163)
- 12 EXISTING 5' UTILITY EASEMENT (8/3/1950, D-93)
- 13 EXISTING PUBLIC SANITARY SEWER EASEMENT (3/13/1998, 98C-69)

Surveyor's Observations

- A SIDEWALK AND CURBING ANGLES INTO SUBJECT PROPERTY BY AS MUCH AS 4.5 FEET.
- B SIDEWALK INTO SUBJECT PROPERTY BY AS MUCH AS 2.8 FEET.

Line #	Direction	Length (ft)
L1	S 89°36'22" E [S 89°36'22" E]	7.32' [7.32']
L2	N 44°43'52" E [N 45°28' E]	30.83' [30.70']
L3	S 89°34'29" E [S 89°35'29" E]	12.56' [12.56']
L4	S 03°34'56" E [S 03°34'06" E]	26.14' [26.14']
L5	S 00°23'36" W [S 00°23'39" W]	14.49' [13.99']
L6	N 45°34'48" E [N 45°28' E]	85.14' [84.88']
L7	S 89°37'25" E [S 89°32' E]	85.82' [85.93']
L8	S 03°25'05" W [S 03°38' W]	60.20' [60.11']

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.33' (39.34')	25.00' (25.00')	90°08'27"	35.40'	S 45°27'49" W