

Fw: West Mesa Ridge Minor Plat Subdivision Request Updated Notice

From Enrico Gradi < Enrico. Gradi@yeshousing.org>

Date Fri 8/8/2025 9:53 AM

To dave@jeebsandzuzu.com <dave@jeebsandzuzu.com>; edgar@jeebsandzuzu.com <edgar@jeebsandzuzu.com>

5 attachments (8 MB)

PublicMeetingHearing-Print&Fill_DHO.pdf; WMR A Zoning Atlas & Maps.pdf; 24012_West Mesa Ridge_Replat_250724_PRELIM.pdf; WMR Masterplan - Presentation Sheets.pdf; Updated Neighborhood List.png;

Get Outlook for iOS

From: Enrico Gradi

Sent: Thursday, August 7, 2025 4:39:01 PM

To: Lorenzo Otero /House <housealbchrome@gmail.com>; Ted Trujillo <nedcarla@live.com>; gerulibarri1@gmail.com <gerulibarri1@gmail.com>; westmesa63@gmail.com <westmesa63@gmail.com>; jgallegoswccdg@gmail.com>; benjsandoval@q.com <benjsandoval@q.com>

Cc: Michelle DenBleyker < MDenBleyker@yeshousing.org>; Chris Baca < ACBaca@yeshousing.org>

Subject: West Mesa Ridge Minor Plat Subdivision Request Updated Notice

Good afternoon, Neighborhood Association and Coalition Members,

My name is Enrico Gradi and on Behalf of Yes Housing and Chris Baca, we are providing you with some information regarding the most recent steps in the city development process requirements for the West Mesa Ridge affordable housing project. Around this time last year, we made application for the appropriate zoning that would allow this project to move forward, and we were approved for the requested zone change.

We are now moving forward with the next steps with this development and there have not been any changes in the plans that have been presented to the Coalition or the Neighborhoods previously. At this juncture, we are requesting a minor subdivision in order to reposition the existing lots on the property in a manner that facilitates the proposed development plan. At this juncture we are working on phase A of the master plan.

The City will be reviewing the proposed platting action on August 27th at 9:00 AM in front of the Development Hearing Officer (DHO). The meetings are virtual and any interested parties can arrange to participate by contacting DHO Planner Robert Webb 505 924 3910 or rwebb@cabq.gov and/or DHO Hearing Monitor Angela Gomez at 505 924 3946 or agomez@cabq.gov.

If you have any questions, please feel free to contact Chris Baca at 505-270-8192 or me at 505-280-6735

Thank you for your time,

Best

Enrico Gradi





From: Enrico Gradi

Sent: Friday, August 1, 2025 2:13 PM

To: Lorenzo Otero /House <housealbchrome@gmail.com>; Ted Trujillo <nedcarla@live.com>; gerulibarri1@gmail.com; 'westmesa63@gmail.com' <westmesa63@gmail.com>; 'jgallegoswccdg@gmail.com' <jgallegoswccdg@gmail.com>; 'benjsandoval@q.com' <benjsandoval@q.com>

Cc: Michelle DenBleyker < MDenBleyker@yeshousing.org>; Chris Baca < ACBaca@yeshousing.org>

Subject: West Mesa Ridge Minor Plat Subdivision Request

Good afternoon, Neighborhood Association and Coalition Members,

My name is Enrico Gradi and on Behalf of Yes Housing and Chris Baca, we are providing you with some information regarding the most recent steps in the city development process requirements for the West Mesa Ridge affordable housing project. Around this time last year, we made application for the appropriate zoning that would allow this project to move forward, and we were approved for the requested zone change.

We are now moving forward with the next steps with this development and there have not been any changes in the plans that have been presented to the Coalition or the Neighborhoods previously. At this juncture, we are requesting a minor subdivision in order to reposition the existing lots on the property in a manner that facilitates the proposed development plan. At this juncture we are working on phase A of the master plan.

If you have any questions, please feel free to contact Chris Baca at 505-270-8192 or me at 505-280-6735

Thank you for your time,

Best

Enrico Gradi





From: Chris Baca < <u>ACBaca@yeshousing.org</u>> Sent: Wednesday, July 31, 2024 3:25 PM

To: Lorenzo Otero /House < housealbchrome@gmail.com; Ted Trujillo < nedcarla@live.com;

gerulibarri1@gmail.com

Cc: Michelle DenBleyker < MDenBleyker@yeshousing.org>; Enrico Gradi < Enrico.Gradi@yeshousing.org>; David

Potter < dpotter@chelseainvestco.com >

Subject: West Mesa Ridge

Good afternoon Lorenzo, Ted, and Geraldine:

I wanted to share with you the latest update on the site plan for West Mesa Ridge. We will appear before the Environmental Planning Commission on August 17th for Phase 1 of the development. Nothing has substantially changed since I met with you a couple of months ago. We've added a lot more trees and landscaping to surround the development and added community rooms, playgrounds and drainage ponds. You'll also notice there is a YDI Head Start Center in Phase 2. This will serve all members of the surrounding neighborhoods.

As per usual, I am available to answer any questions you may have.

Warmest regards,

Chris



Chris Baca

Founder President/CEO YES Housing, Inc. 901 Pennsylvania St NE Albuquerque, NM 87110 acbaca@yeshousing.org 505.254.1373

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724 64TH ST NW _ Public Notice Inquiry Sheet Submission



Office of Neighborhood Coordination <onc@cabq.gov>
To 'diana@ieebsandzuzu.com'



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.

	First	Last						Mobile	
Association Name	Name	Name	Email	Address Line 1	City	State	Zip	Phone	Phone
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW	Albuquerque	NM	87121	5058508375	
Los Volcanes NA	Ben	Sandoval	benjsandoval@q.com	6516 Honeylocust Avenue NW	Albuquerque	NM	87121		5058364419
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251
West Mesa NA	Michael	Quintana	westmesa63@gmail.com	301 63rd Street NW	Albuquerque	NM	87105	5059330277	
West Mesa NA	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood 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.cabo.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

Thu 7/17/2025 3:44 PM

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

Date o	f Notice*: 8/7/2025	
This no	otice of an application for a proposed project is pro	vided as required by Integrated Development
Ordina	nce (IDO) Subsection 14-16-6-4(K) Public Notice to):
Neighh	oorhood Association (NA)*: Los Volcanas N/A, South	nwest Alliance of Neighborhoods, West Mesa NA
	of NA Representative*: Ted Trujillo, Ben Sandoval, I	
Email <i>i</i>	Address* or Mailing Address* of NA Representative	1.
Inform	nation Required by <u>IDO Subsection 14-16-6-4(K)(1)</u>	(<u>a)</u>
1.	Subject Property Address* 701 COORS B	
	Location Description West of Coors Boulvard	between Glenrio Rd and Fortuna Road
2.	Property Owner* Grevy/Chelsea	
3.	Agent/Applicant* [if applicable] YES Hous	ing Inc
4.	Application(s) Type* per IDO <u>Table 6-1-1</u> [mark al	l that apply]
	□ Conditional Use Approval	
	□ Permit □ Site Plan	(Carport or Wall/Fence – Major)
	Site PlanSubdivisionMinor Subdivision	(Minor or Major)
	Vacation	(Easement/Private Way or Public Right-of-way)
	 Variance 	
	□ Waiver	
	Other:	
	Summary of project/request ^{2*} : We are requesting a Preliminary Plat review for the consolidation and realignment of four existing lots located west of Coor	s South of Glanrin and north of Entrusa on Alburusarnus's west side. The lots will be reconfigured to include a total of the
	TO ME REQUESTING A FEMALISM IN THE STREET OF THE CONSORIDATION AND THE STREET, THE STREET OF THE STR	, soom or soom struttor i oriuna ui nuuquarqua a mast side. Tile tus mii de recurrigured to filodole a total of

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

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

[Note:	Items with an asterisk (*) are required	.]	
5.	This application will be decided at a p	oublic mee	eting or hearing by*:
	☐ Zoning Hearing Examiner (ZHE)		Development Hearing Officer (DHO)
	☐ Landmarks Commission (LC)		☐ Environmental Planning Commission (EPC)
	Date/Time*: 9:00 am Augus	st 27th	า
	Location*3: On Line. Please	e see	guidence below
	Agenda/meeting materials: http://w	ww.cabq. <u>{</u>	gov/planning/boards-commissions
	To contact staff, email devhelp@cab	<u>q.gov</u> or ca	all the Planning Department at 505-924-3860.
6.	Where more information about the p	oroject car	n be found ^{*4} :
Inform	ation Required for Mail/Email Notice	by <u>IDO Su</u>	ubsection 6-4(K)(1)(b):
1.	Zone Atlas Page(s)*5 J-10 and	J-11	
2.	Architectural drawings, elevations of	the propo	osed building(s) or other illustrations of the
	proposed application, as relevant*:	Attached t	to notice or provided via website noted above
3.	The following exceptions to IDO stan	dards have	re been requested for this project*:
	□ Deviation(s) □ Variance(s	s)	□ Waiver(s)
	Explanation*:		
	None have been reque	ested	
4.	A Pre-submittal Neighborhood Meet	ing was re	equired by Table 6-1-1: □ Yes ■ No
	Summary of the Pre-submittal Neigh	· ·	
	•		several occasions regarding this project
	The most recent was held last sumr	ner prior t	the the zone change request for the subject site

³ Physical address or Zoom link

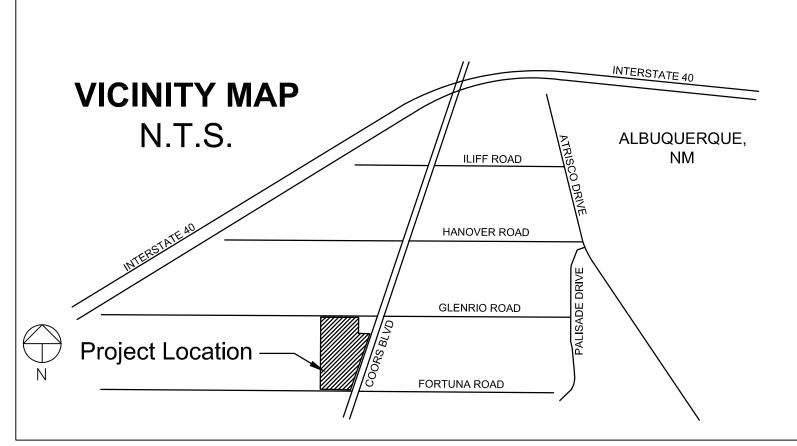
⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

[Note: It	ems with	an asterisk ('*) are rei	auired.1
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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.
Additi	ional Information [Optional]:
Fre	om the IDO Zoning Map ⁶ :
1	Area of Property [typically in acres] 13.35
	IDO Zone District MXM
3.	Overlay Zone(s) [if applicable] CPO-2
4.	Center or Corridor Area [if applicable] Coors Corridor Major Transit
Cu	rrent Land Use(s) [vacant, if none] Vacant
Associa calend require	Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood ations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 ar days before the public meeting/hearing date noted above, the facilitated meeting will be ed. To request a facilitated meeting regarding this project, contact the Planning Department at p@cabq.gov or 505-924-3955.
Useful	Links
	Integrated Development Ordinance (IDO):
	https://ido.abc-zone.com/
	IDO Interactive Map
	https://tinyurl.com/IDOzoningmap
Сс:	[Other Neighborhood Associations, if any]

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



ZONE ATLAS PAGES J-10 AND J-11

RECORD LEGAL DESCRIPTIONS

OCUMENT NO. # 20000020

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 14 AND 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS PORTIONS OF TRACTS 162 AND 163 AND ALL OF TRACTS 164 AND 165 IN THE AIRPORT UNIT OF THE TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SAID TRACTS ARE SHOWN AND DESIGNATED ON THE PARTICUL ARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GLENRIO ROAD, NW, BEING THE NORTHWEST CORNER OF TRACT A-1, HAYES REDIVSION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 14, 1981, IN VOLUME B18, FOLIO 166, FROM WHENCE THE ACS MONUMENT "18-J11" (X=363,156.30, Y=1,491,035.96, NAD 1927, NMSP CENTRAL ZONE BEARS N 78° 05' 41" E. 383.04 DISTANT:

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, AND ALONG THE WESTERN LINE OF SAID TRACT A-1, S 00° 38' 26" W, 230.00 FEET;

THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT A-1, S 89° 17' 36" E, 158.56 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COORS

THENCE LEAVING SAID SOUTHERLY LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, S 19° 01' 37" W, 847.36 FEET TO THE SOUTHEAST CORNER, THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FORTUNA ROAD, NW AND THE WESTERLY RIGHT OF WAY LINE OF COORS

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, N 89° 22' 38" W, 452.63 FEET TO THE SOUTHWEST CORNER OF THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF 64TH STREET. NW AND THE NORTHERLY RIGHT O

SOUTHWEST CORNER OF THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF 64TH STREET, NW AND THE NORTHERLY RIGHT OF WAY LINE OF FORTUNA ROAD, NW;

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG SAID EASTERLY RIGHT OF WAY LINE. N 00° 34' 41" E. 1032.54 FEET TO THE

OF 64TH STREET, NW;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S 89° 33' 06" E, 562.47 FEET TO THE POINT

NORTHWEST CORNER. THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF GLENRIO ROAD, NW AND THE EASTERLY RIGHT OF WAY LINE

OF BEGINNING AND CONTAINING 13.7909 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING RIGHT OF WAY TAKES:

BOOK 9425, PAGES 9252-9257 RIGHT-OF-WAY TAKE (COORS PEDESTRIAN BRIDGE)

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF A

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, IN PROJECTED SECTION 14, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING A PORTION OF TRACT 163, AIRPORT UNIT, TOWN OF ATRISCO GRANT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF ENTITLED "PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT IN SCHOOL DISTRICT 28", AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1944, AND BEING MORE PARTICULARLY DESCRIBED BY GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COORS BLVD. NW, BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, FROM WHENCE THE CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT "18-J11", A BRASS CAP SET IN CONCRETE, BEARS N 25° 54' 26" E A DISTANCE OF 879 07 FEFT:

THENCE FROM SAID POINT AND PLACE OF BEGINNING S 18° 59' 45" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 102.50 FEET TO A POINT BEING
THE SOUTHEASTERLY CORNER OF THE PARCEL HERFIN DESCRIBED:

THENCE LEAVING SAID RIGHT-OF-WAY LINE N 71° 00' 15" W A DISTANCE OF 50.50 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF THE

PARCEL HEREIN DESCRIBED;

THENCE N 18° 59' 45" E A DISTANCE OF 102.50 FEET TO A POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE S 71° 00' 15" E A DISTANCE OF 50.50 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 5176.25 SQUARE FEET (0.1188 AC.) MORE OR LESS.

BOOK D45-A, PAGE 460

RIGHT OF WAY TAKE (SOUTHWEST CORNER OF PARCEL ALSO BEING THE NORTHEAST CORNER OF FORTUNA AND 64TH)

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE CITY LIMITS OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS A SOUTHWESTERLY PORTION OF LOT NUMBERED 165 OF THE AIRPORT UNIT OF THE TOWN OF ATRISCO GRANT, AND BEING MORE

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID LOT 165 AND THE POINT OF INTERSECTION COMMON TO THE NORTHERLY RIGHT-OF-WAY OF FORTUNA ROAD, NW, WITH THE EASTERLY RIGHT-OF-WAY LINE OF 64TH

STREET, NW; THENCE,

N. 00DEG. 41' 00" E., 20.00 FEET DISTANCE ALONG THE <u>EXISTING</u> EASTERLY RIGHT-OF-WAY LINE OF 64TH STREET, NW, TO THE NORTHERLY CORNER OF

THE PARCEL HEREIN DESCRIBED, SAID CORNER BEING A POINT ON CURVE; THENCE,

SOUTHEASTERLY, 31.42 FEET A DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A RADIUS OF 20.00 FEET AND A

CHORD WHICH BEARS S. 44DEG. 19' 00" E., 28.28 FEET A DISTANCE TO THE EASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, SAID CORNER BEING A POINT ON A CURVE ON THE <u>EXISTING</u> NORTHERLY RIGHT-OF-WAY LINE FORTUNA ROAD, NW; THENCE,

N. 89DEG. 19' 00" W., 20.00 FEET DISTANCE ALONG THE <u>EXISTING</u> NORTHERLY RIGHT-OF-WAY LINE OF FORTUNA ROAD, NW, TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND PLACE OF BEGINNING AND CONTAINING 86 SQUARE FEET (0.0020 ACRES) MORE OR LESS.

OWNER	
By: Yes Housing, Inc., A New Mexico non-profit corporation	Date

ACKNOWLEDGEMENT			
STATE OF NEW MEXICO	00		
COUNTY OF BERNALILLO	SS		
The foregoing instrument was a	acknowledged before me this		
day of,	20, by		
Notary Public	My Commission expires		

General Notes:

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83)
- Distances are ground U.S. Survey Feet.
- 3. Record Warranty Deed Document No. 2009092991, bearings and distances, where they differ from those established by this field survey, are shown in (), document filing information can be found on sheet no. 2.
- All corners that were set are either a 5/8 Inch Rebar with Blue Plastic Cap Marked "BAKER NM PS 25773" unless otherwise noted.
- City of Albuquerque Zone Atlas Pages J-10 and J-11.

Sudivision Data:

- Total number of existing tracts: 4
- Total number of tracts created: 3
- Total mileage of full width streets created: 0 miles

4. Gross subdivision acreage: 13.673 acres.

Purpose of Plat: The purpose of this plat is to

Boundary plat for design purposes.

A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773

To create three new tracts out of four existing tracts.

OLAP NOTE:

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. the foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.

Public Utility Easements

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

- A. Public Service Company of New Mexico (PNM), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and undergound 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 Corportation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other relation equipment and facilities reasonably necessary to provide communication services.
- 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 for 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 which are not shown on this plat.

Plat Of Tracts A, B, and C Being a Replat of Tracts 164 and 165, and Portions of Tracts 162 and 163

Situate Within Sections 14 and 15, Township 10 North,
Range 2 East N.M.P.M., City of Albuquerque,
Bernalillo County, New Mexico.

DHO CASE NUMBER:		

PLAT APPROVAL	
AMAFCA	Date
Public Service Company of New Mexico (PNM)	Date
New Mexico Gas Company	Date
Qwest Corporation d/b/a CenturyLink QC	Date
Comcast Cable	Date
City Surveyor	Date
Hydrology Department	Date
Transportation Department	Date
ABCWUA	

TITE 1. 1	Landa C.D. C.	
This is to certify that taxes are current and pai	a on the following:	

TRACT "A" LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 14 AND 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS TRACT A, AS SHOWN ON "PLAT OF TRACTS A, B, C AND D, BEING A REPLAT OF TRACTS 164 AND TRACTS AND A PORTION OF TRACTS 162 AND 163" AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, AS SAID TRACTS ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, AS SAID TRACTS ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON XXXXX,XXXX, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GLENRIO ROAD, NW, BEING THE NORTHWEST CORNER OF TRACT A-1, HAYES REDIVSION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 14, 1981, IN VOLUME B18, FOLIO 166, ALSO BEING A FOUND 5/8" REBAR FROM WHENCE THE ACS MONUMENT "2-H11" (X=458,434.771, Y=455,106.252, NAD 1983, NMSP CENTRAL ZONE BEARS N 25° 50' 20" E, 2,342.84;

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, AND ALONG THE WESTERN LINE OF SAID TRACT A-1, S 00° 36' 47" W, 230.02 FEET TO

THENCE S 89° 26' 58" E, 9.59 FEET TO SET A 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE S 00° 33' 02" W, 175.10 FEET TO A CORNER BEING A POINT ON A CURVE, TO A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE SOUTHEASTERLY, 19.11 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A RADIUS OF 28 FEET, A DELTA ANGLE OF 39° 06' 02", A CHORD WHICH BEARS S 18° 59' 59" E, A DISTANCE OF 18.74 FEET TO A POINT OF REVERSE CURVATURE. TO SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773":

THENCE SOUTHWESTERLY, 112.46 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A RADIUS OF 64 FEET, A DELTA ANGLE OF 100° 40' 40", A CHORD WHICH BEARS S 11° 47' 21" W, A DISTANCE OF 98.54 FEET TO A POINT OF REVERSE

THENCE SOUTHWESTERLY, 18.12 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A RADIUS OF 28

FEET, A DELTA ANGLE OF 37° 04' 39", A CHORD WHICH BEARS S 43° 35' 21" W, A DISTANCE OF 18.12 FEET TO A POINT OF INTERSECTION ON THE NORTHERLY BOUNDARY TRACT B, TO A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE N 63° 42' 20" W, 48.47 FEET TO ALONG THE NORTHERLY BOUNDARY LINE OF TRACT B BEING COMMON TO THE SOUTHERLY

BOUNDARY LINE OF TRACT A, BEING A POINT ON A CURVE, TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773;

THENCE NORTHWESTERLY, 22.53 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT. SAID ARC HAVING A RADIUS OF

54.50 FEET, DELTA ANGLE OF 23° 41' 03", A CHORD WHICH BEARS N 49° 53' 23" W, A DISTANCE OF 22.37 FEET TO A SET 5/8" REBAR WITH BLUE

THENCE N 89° 26' 58" W, 392.20 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE N 00° 33' 02" E, 20 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE N 89° 26' 58" W, 74.51 FEET TO A POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY OF 64TH STREET, TO A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF 64TH STREET, N 00° 33' 02" W, 475.86 FEET TO THE NORTHWEST CORNER OF TRACT A, ALSO BEING ON THE SOUTHERLY RIGHT OF WAY OF GLENRIO ROAD TO A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GLENRIO ROAD, S 89° 34' 45" E, 562 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.387 ACRES, MORE OR LESS.

TRACT "B" LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 14 AND 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS TRACT A, AS SHOWN ON "PLAT OF TRACTS A, B, AND C, BEING A REPLAT OF TRACTS 164 AND TRACTS AND A PORTION OF TRACTS 162 AND 163" AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 5, 1944, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SAID TRACTS ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON XXXXX,XXXX, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 64TH STREET, BEING THE SOUTHWEST CORNER OF TRACT A, ALSO BEING A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773"; FROM WHENCE THE ACS MONUMENT "2-H11" (X=458,434.771, Y=455,106.252, NAD 1983, NMSP CENTRAL ZONE BEARS N 31° 36' 45" E, 3,029.93;

THENCE LEAVING SAID RIGHT OF WAY ALONG THE NORTHERLY BOUNDARY OF TRACT B, ALSO BEING COMMON TO THE SOUTHERLY BOUNDARY OF TRACT A, S 89° 26' 58" E, 74.51 FEET, TO A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE S 00° 33' 02" W, 20 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE SOUTHEASTERLY, 22.53 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A RADIUS OF 54.50 FEET, DELTA ANGLE OF 23° 41' 03", A CHORD WHICH BEARS S 49° 53' 23" E, A DISTANCE OF 22.37 FEET TO A SET 5/8" REBAR WITH BLUE PLASTIC

CAP MARKED "BAKER NMPS 25773";

THENCE S 71° 00' 02" E, 87.69 FEET TO A POINT INTERSECTING THE WESTERLY RIGHT OF WAY OF COORS BOULEVARD TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

I'HENCE ALONG THE WESTERLY RIGHT OF WAY OF COORS BOULEVARD S 18° 59' 58" W, A DISTANCE OF 160.01 FEET TO A TO A SET 5/8" REBAR

WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE N 71° 00' 02" W, 50.50 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE S 63° 42' 20" E, 48.47 TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE S 18° 59' 58" W, 102.50 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE S 71' 00' 02" E, 50.50 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE S 18° 59' 58" W, 237.28 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE N 89° 24' 17" W, 432.65 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE NORTHWESTERLY, 31.40 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A RADIUS OF 20 FEET, DELTA 89°57'19", A CHORD WHICH BEARS N 44°25'37" W, A DISTANCE OF 28.27 FEET TO A SET REBAR WITH PLASTIC CAP MARKED "BAKER

THENCE N 00° 33' 02'' E, 536.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.461 ACRES, MORE OR LESS.

TRACT "C" LEGAL DESCRIPTION

SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773".

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 14, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS TRACT A, AS SHOWN ON "PLAT OF TRACTS A, B, C AND D, BEING A REPLAT OF TRACTS 164 AND TRACTS AND A PORTION OF TRACTS 162 AND 163" AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 5, 1944, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SAID TRACTS ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON XXXXX,XXXX, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Free Consent and Dedication

The subdivision hereon described is with the free consent and in accordance with

the desires of the undersigned owner(s) and/or proprietor(s) thereof, and said

owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-way

shown hereon to the City (or county of Bernalillo) in fee simple with warranty

covenants and do hereby grant all utility easements shown hereon to the public

use forever, including the rights of ingress and egress (both surface and

subsurface). The undersigned owner(s) and/or proprietor(s) also grant to the City in

perpetuity all sanitary sewer, water line, and drainage easements shown hereon

including the right to construct, operate, inspect, and maintain sanitary sewers,

water lines, and drainage facilities therein. Unless specifically limited elsewhere on

this plat, all easements granted to the City may be used for any or all of the

purposes of sanitary sewer, water line, or drainage facility even though only one of

The undersigned owner(s) and/or proprietor(s) do hereby freely consent to all the

APPROVED on the condition that all rights of Middle Rio Grande Conservancy District in

easements, right of way, assessments and liens, are fully reserved to said District, and

that if provision for irrigation source and easements are not provided for by the

subdivider for subdivision, addition, or plat, said District is absolved of all obligations to

furnish irrigation waters and services to any portions thereof, other than from existing

foregoing and do hereby represent that I/we am/are authorized to so act.

these purposes is stated on the easement as drawn on the plat

for Yes Housing, Inc., A New Mexico non-profit corporation

BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COORS BOULEVARD NW, ALSO BEING THE NORTHEAST CORNER OF TRACT B BEING THE SAME AS SHOWN ON THE PLAT TITLED "PLAT OF TRACTS A AND B, BEING A REPLAT OF PORTIONS OF TRACTS 162 AND 163" FILED IN THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO, BOOK C14, PAGE 157, ALSO BEING A FOUND 1/2" REBAR FROM WHENCE THE ACS MONUMENT "2-H11" (X=458,434.771, Y=455,106.252, NAD 1983, NMSP CENTRAL ZONE BEARS N 20° 17' 03" E, 2,495.24;

THENCE S 18° 59' 58" W, 347.68 FEET ALONG THE WESTERLY RIGHT OF WAY OF COORS BOULEVARD TO THE SOUTHEAST CORNER OF TRACT D, COMMON TO THE NORTHEAST CORNER OF TRACT B TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE N 71° 00' 02" W, 87.69 FEET LEAVING THE WESTERLY RIGHT OF COORS BOULEVARD, ALONG THE SOUTHERLY BOUNDARY OF TRACT D.

COMMON TO THE NORTHERLY BOUNDARY OF TRACT B BEING A POINT ON A CURVE.TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED

THENCE NORTHEASTERLY, 18.12 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A RADIUS OF 28 FEET, A DELTA ANGLE OF 37° 04' 39", A CHORD WHICH BEARS N 43° 35' 21" E, A DISTANCE OF 18.12 FEET TO A POINT OF REVERSE CURVATURE

TO A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE NORTHEASTERLY, 112.46 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A RADIUS OF 64 FEET, A DELTA ANGLE OF 100° 40' 40", A CHORD WHICH BEARS N 11° 47' 21" E, A DISTANCE OF 98.54 FEET TO A POINT OF REVERSE CURVATURE, TO A

THENCE NORTHWESTERLY, 19.11 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A RADIUS OF 28 FEET, A DELTA ANGLE OF 39° 06' 02", A CHORD WHICH BEARS N 18° 59' 59" W, A DISTANCE OF 18.74 FEET, ALONG THE WESTERLY BOUNDARY OF TRACE OF A DATE OF THE PROPERTY OF TRACE OF THE PROPERTY OF THE PROPE

A DELTA ANGLE OF 39° 06' 02", A CHORD WHICH BEARS N 18° 59' 59" W, A DISTANCE OF 18.74 FEET, ALONG THE WESTERLY BOUNDARY OF TRACT D AND THE EASTERLY BOUNDARY OF TRACT A, TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE N 00° 33' 02" E, 175.10 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE S 89° 26' 58" E, 9.59 FEET TO A POINT BEING THE NORTHWEST CORNER OF TRACT "B" BEING THE SAME AS SHOWN ON THE PLAT TITLED "PLAT OF TRACTS A AND B, BEING A REPLAT OF PORTIONS OF TRACTS 162 AND 163" FILED IN THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO, BOOK C14, PAGE 157, TO SET A 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE S 89° 19' 15" E, 158.54 FEET ALONG NORTHERLY BOUNDARY LINE OF TRACT D, COMMON TO THE NORTHERLY BOUNDARY LINE OF TRACT B AS AFOREMENTIONED TO THE POINT OF BEGINNING AND CONTAINING 0.823 ACRES, MORE OR LESS.

CERTIFICATION

I Jeremy Baker, New Mexico Professional Surveyor No. 25773, 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; that this survey meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision of Lands Regulations and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not 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.

Jeremy Baker	P.S. No.	Date



7921 N. World Dr. Hobbs, NM 88242 Squarerootservices.net 575-231-7347

TYPE OF SURVEY:

SURVEY PLAT

PROJECT NAME:

WEST MESA RIDGE

JEEBS & ZUZU

PROJECT NUMBER:

CLIENT:

24012

PROJECT SURVEYOR:

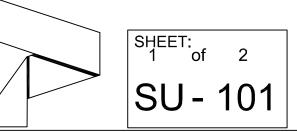
Jeremy Baker, PS

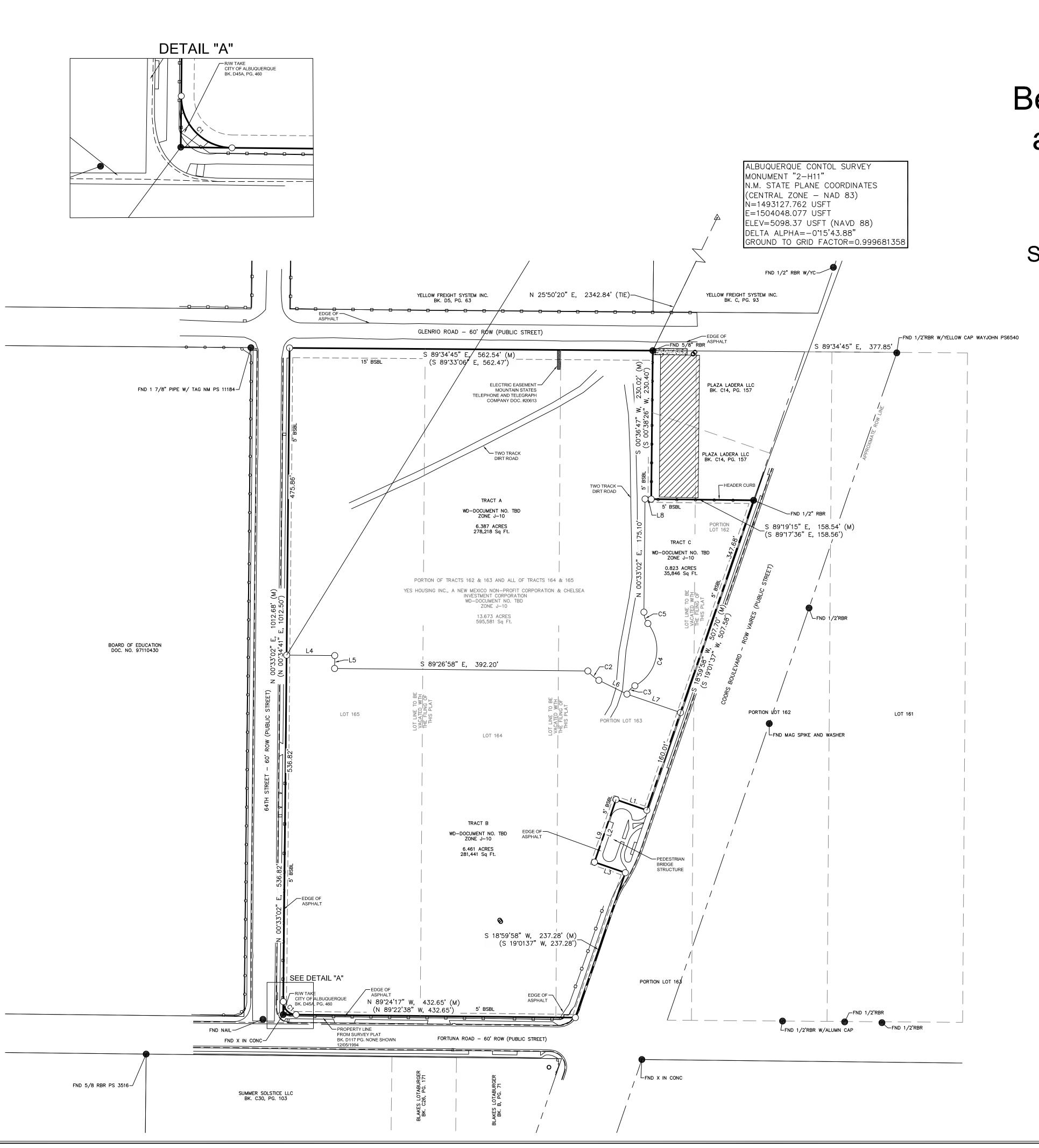
DRAWN BY:

Travis King, Jason Earnest

REVISIONS
No. DATE DESCRIPTION







Plat Of Tracts A, B, and C Being a Replat of Tracts 164 and 165, and Portions of Tracts 162 and 163 of the Airport Unit of the Town of Atrisco Grant

Situate WithinSections 14 and 15, Township 10 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico.

LEGEND		
<u>A</u> 95000	CONTROL POINT	
● FND	FOUND CORNER (AS NOTED)	
0	SET 5/8 INCH REBAR W/BLUE PLASTIC CAP MARKED "BAKER NM PS25773" UNLESS OTHERWISE NOTED	
	FENCE IRON	
	FENCE CHAINLINK	
	TOP BACK CURB	
	CURB FLOW LINE	
	EXISTING BUILDING	
	EXISTING BUILDING	
BSBL	BUILDING SETBACK LINE	

LINE TABI	LE	
BEARING	DISTANCE	
N71°00'02"W	50.50'	
(N71°00'15"W)	(50.50')	
S18*59'58"W	102.50'	
(S18°59'45"W)	(102.50')	
S71°00'02"E	50.50'	
(S71°00'15"E	(50.50')	
S89*26'58"E	74.51'	
S00'33'02"W	20.00'	
S63*42'20"E	48.47	
S71°00'02"E	87.69'	
N89°26'58"W	9.59'	
S18*59'58"W	102.50'	
	(N71'00'15"W) S18'59'58"W (S18'59'45"W) S71'00'02"E (S71'00'15"E S89'26'58"E S00'33'02"W S63'42'20"E S71'00'02"E N89'26'58"W	

CURVE TABLE					
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.40'	20.00'	89*57'19"	N44°25'37"W	28.27'
CI	(31.42')	(20.00')		(N44°19'00"W)	(28.28')
C2	22.53'	54.50'	23*41'03"	S49*53'23"E	22.37'
С3	18.12'	28.00'	37'04'39"	S43°35'21"W	17.80'
C4	112.46'	64.00'	100°40′40″	N11°47'21"E	98.54'
C5	19.11'	28.00'	39.06,02"	S18*59'59"E	18.74'



7921 N. World Dr. Hobbs, NM 88242 Squarerootservices.net 575-231-7347

SURVEY PLAT

TYPE OF SURVEY:

OF ECT NAME:

WEST MESA RIDGE

FOR

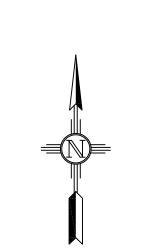
CLIENT:
JEEBS & ZUZU

PROJECT NUMBER:

24012

CT SURVEYOR: Jeremy Baker PS

DRAWN BY: Travis King, Jason Earnest



GRAPHIC SCALE

(IN FEET)

DATE DESCRIPTION

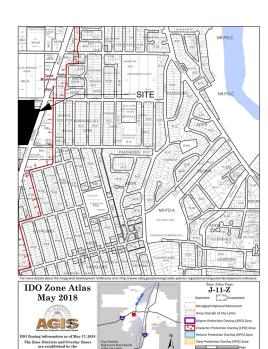


SHEET: 2 of 2 SU - 101

WEST MESA RIDGE

PAHSE B | NEW CONSTRUCTION ALBUQUERQUE, NEW MEXICO

ZONE ATLAS



SHEET INDEX

1.	COVER SHEET
2.	VICINITY MAP
3.	ACCESS TO PUBLIC TRANSPORTATION
4.	PROXIMITY TO SERVICES
5.	SITE PLAN
7.	LANDSCAPE PLAN
8.	BUILDING TYPE I - BUILDING PLANS
9.	BUILDING TYPE I - BUILDING ELEVATIONS
10.	BUILDING TYPE II - BUILDING PLANS
11.	BUILDING TYPE II - BUILDING ELEVATIONS
12.	BUILDING TYPE III - BUILDING PLANS
13.	BUILDING TYPE III - BUILDING ELEVATIONS
14.	STANDARD UNIT FLOOR PLANS
15.	ACCESSIBLE UNIT FLOOR PLANS
16.	RENDERINGS
17.	RENDERINGS
18.	RENDERINGS

MULTI-FAMILY PHASE A

19.

UNITS		<u>PARKING</u>		
1 BR:	34	1.2	40.8	
2 BR:	70	1.6	112	
3 BR:	24	1.8	43.2	

GENERAL NOTES

TOTALS: 196 REQUIRED **202 PROVIDED**

MULTI-FAMILY PHASE B (3 Storeys)

<u>JNITS</u>		<u>PARKING</u>		
18	1.2	21.6		
36	1.6	57.6		
18	1.8	32.4		
	36	18 1.2 36 1.6		

112 REQUIRED 123 PROVIDED **TOTALS:** 72 Units

MULTI-FAMILY PHASE C (3 Storevs)

(PARK	ING
18	1.2	21.6
36	1.6	57.6
18	1.8	32.4
	36	18 1.2 36 1.6

112 REQUIRED 122 PROVIDED **TOTALS:** 72 Units

HEADSTART PHASE 2 UNITS 13,000 SF

1 SPACE / 400 SF **33 REQUIRED 37 PROVIDED**

UNIT MIX

1 bed / 1 bath - ANSI (Type A)	1
1 bed / 1 bath - Type B (Adaptable)	5
1 bed / 1 bath - Standard	12
2 bed / 1 bath - ANSI (Type A)	0
2 bed / 1 bath - Type B (Adaptable)	6
2 bed / 1 bath - Standard	12
2 bed / 2 bath - ANSI (Type A)	2
2 bed / 2 bath - Type B (Adaptable)	4
2 bed / 2 bath - Standard	12
3 bed / 2 bath - ANSI (Type A)	1
3 bed / 2 bath - Type B (Adaptable)	5
3 bed / 2 bath - Standard	12
Total Units	<u>72</u>
	1 bed / 1 bath - Type B (Adaptable) 1 bed / 1 bath - Standard 2 bed / 1 bath - ANSI (Type A) 2 bed / 1 bath - Type B (Adaptable) 2 bed / 1 bath - Standard 2 bed / 2 bath - Standard 2 bed / 2 bath - Type B (Adaptable) 2 bed / 2 bath - Type B (Adaptable) 2 bed / 2 bath - Standard 3 bed / 2 bath - ANSI (Type A) 3 bed / 2 bath - Type B (Adaptable) 3 bed / 2 bath - Type B (Adaptable) 3 bed / 2 bath - Standard

Building Areas:

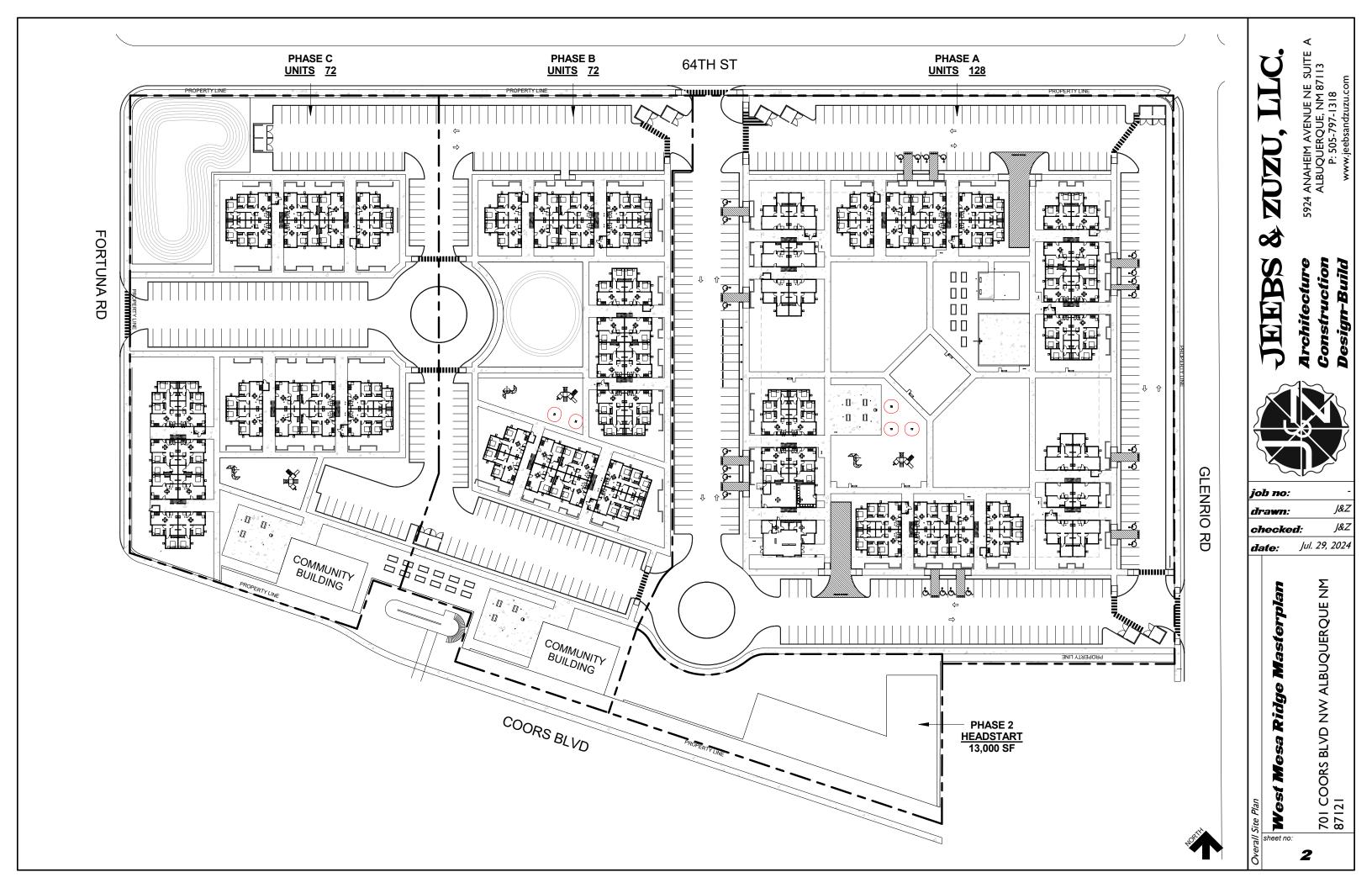
Building Type 1	No.	Net Area	Area Subtotal
1 bed / 1 bath 2 bed / 1 bath 2 bed / 2 bath 3 bed / 2 bath Community Space	6 6 6 6	608 SF 733 SF 868 SF 1,059 SF	3,648 SF 4,398 SF 5,208 SF 6,354 SF
Total No. Units Net Building Area Gross Building Area Total No. Bldngs	24		19,608 SF 23,347 SF
Building Type 2	NI-	Not Area	Anna Cultantal
Community Bldng Laundry / Maintenance	No.	Net Area 1,581 SF 1,097 SF	Area Subtotal 1,581 SF 1,097 SF
Project Totals Number of Buildings Units	Bldng 1 3	Bldng 2 1	Subtotals
1 bed / 1 bath 2 bed / 1 bath 2 bed / 2 bath 3 bed / 2 bath Unit Total	18 18 18 18	0 0 0 0	18 18 18 18 72
Total Residential Net Building Area Total Residential Gross Building Area			58,824 SF 70,041 SF
Total Community Bldng N Total Community Bldng G		a	2,678 SF 3,311 SF
Project Total Net Project Total Gross			61,502 SF 73,352 SF
Site Areas Phase B Areas Acres			147,591 SF 3.38 Acre



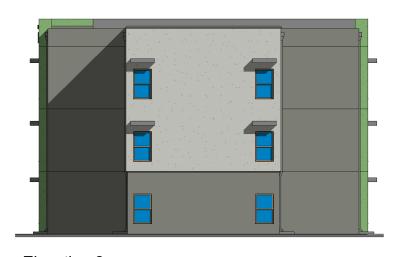
job no: drawn: checked: Jul. 29, 2024

ALBUQUERQUE NM

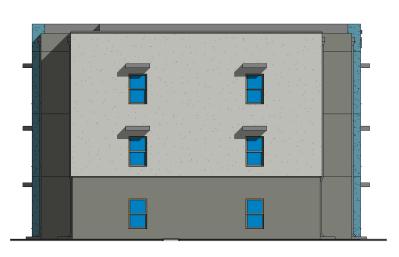
701 COORS BLVD NW 87121







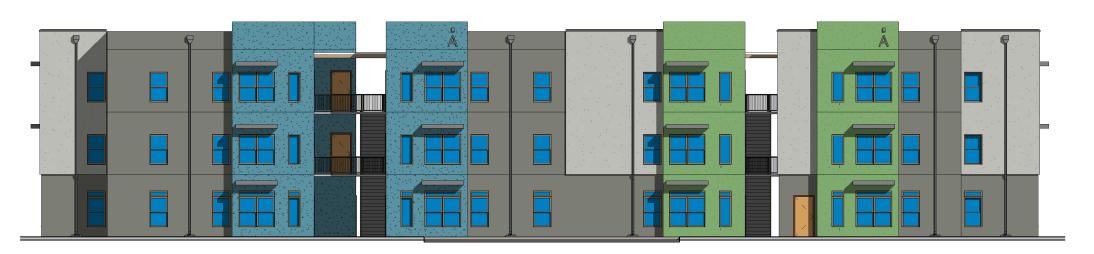
Elevation 2 - a 1/16" = 1'-0"



Elevation 4 - a



Elevation 3 - a 1/16" = 1'-0"



Elevation 1 - a 1/16" = 1'-0"

& ZUZU, JEEBS

Architecture Construction Design-Build

5924 ANAHEIM AVENUE NE SUITE A ALBUQUERQUE, NM 87113 P: 505-797-1318 www.jeebsandzuzu.com

job no: J&Z drawn:

checked:

date: Jul. 29, 2024

J&Z

West Mesa Ridge Masterplan

701 COORS BLVD NW ALBUQUERQUE NM 87121

Building Elevations

West



Zone Atlas Pages & Zoning Maps

