



PLAN SNAPSHOT REPORT PA-2025-00369 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** Sketch Plat (PR-2025-020143) **App Date:** 11/10/2025
Work Class: Sketch Plat **District:** City of Albuquerque **Exp Date:** 05/09/2026
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Expire Date:
Description: Proposing Hilton brand hotel, 4 story wood construction. 110+ plus guest room with indoor or outdoor swimming pool.

Parcel: 102105748824442439 Main	Address: 11708 Copper Ave Ne Albuquerque, NM 87123 11708 Copper Ave Ne Main Albuquerque, NM 87123	Zone:
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Applicant
Chet Patel
4908 Carmel Place
Colleyville, TX 76034
Home: (682) 365-0300
Business: (682) 365-0300
Mobile: (682) 365-0300

Plan Custom Fields

Existing Project NumberN/A	Existing Zoning MX-L - Mixed-Use - Low Intensity	Number of Existing Lots1
Number of Proposed Lots 1	Total Area of Site in Acres 2.5	Site Address/Street 601 B JUAN TABO NE ALBUQUERQUE NM 87123
Site Location Located Between Streets COOPER AVE AND JUAN TABO	Case History N/A	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 15000	Square Footage of Proposed Buildings 65000	Lot and/or Tract Number A2
Block Number 123	Subdivision Name and/or Unit Number PRINCESS JEANNE PARK ADDN	Legal Description TR A-2 BLK 123 EXCEPT SLY PORT PLAT OF TRS A-1 & A-2 BLK 123 DALE J BELLAMAH'S PRINCESS JEANNE PARK ADDN CONT 2.7040 ACM/L OR 117,786 SQ FT M/L
Existing Zone District MX-L	Zone Atlas Page(s) K-21	Acreage 2.7039
Calculated Acreage 2.86523	Council District 9	Community Planning Area(s) Foothills
Development Area(s) Change	Current Land Use(s) 03 Commercial Retail	Metropolitan Redevelopment Area(s) East Gateway
Pre-IDO Zoning District SU-1	Pre-IDO Zoning Description PDA INCL C-1 PERMISSIVE USES WITH REST & FULL SERV LIQUOR	FEMA Flood Zone X
Total Number of Dwelling Units 0	Total Gross Square Footage2 0	Total Gross Square Footage4 65000
Total Gross Square Footage 0	Total Gross Square Footage3 0	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Cheta_Patel_11/10/2025.jpg	11/10/2025 10:23	Patel, Chet		Uploaded via CSS

PLAN SNAPSHOT REPORT (PA-2025-00369)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00059648	Technology Fee	\$3.50	\$0.00
	Sketch Plat/Plan Fee	\$50.00	\$0.00
Total for Invoice INV-00059648		<u>\$53.50</u>	<u>\$0.00</u>
Grand Total for Plan		\$53.50	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	zoom	11/19/2025	sketch plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		11/12/2025 16:06	11/12/2025 16:07
Associate Project Number v.1	Generic Action		11/12/2025 16:06
DFT Meeting v.1	Hold Meeting	11/12/2025 16:07	11/12/2025 16:07
Screen for Completeness v.1	Generic Action		11/12/2025 16:07
Verify Payment v.1	Generic Action		11/12/2025 16:07
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

MFP 104366 Owned
Rst Open 11/21/1988
Rst Closed

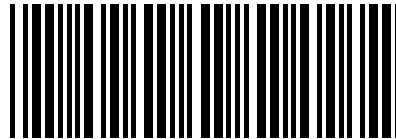


601 Juan Tabo Boulevard NE
NM Albuquerque

OG 1121

D0009

Survey



LEGAL DESCRIPTION

RECORD DESCRIPTION PER STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE; FILE NO. 01147-46158 TO WITH AN EFFECTIVE DATE OF JULY 23, 2018.

TRACTS A-1 AND A-2, BLOCK NUMBERED ONE HUNDRED TWENTY-THREE (123), DALE J. BELLAMAH'S PRINCESS JEANNE PARK ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL14, 1987, IN PLAT BOOK C33, PAGE 91.

THE PROPERTY HEREIN DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 01147-46158, EFFECTIVE DATE JULY 23, 2018.

GENERAL NOTES

- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MARKINGS PROVIDED UNDER NM811 ONE CALL TICKET NUMBER 18JUN070202, PRIVATE UTILITY MARKINGS PROVIDED BY THE SURVEYOR USING AND RD8000 ELECTROMAGNETIC INSTRUMENT AND PLANSE PROVIDED BY UTILITY PROVIDERS. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND IS CONTIGUOUS WITH COPPER AVE NE, BEING A PUBLICLY MAINTAINED RIGHT OF WAY MAINTAINED BY BERNALILLO COUNTY.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE, AS SHOWN.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- SURVEYOR DID NOT OBSERVE ANY WETLANDS AT TIME OF SURVEY, HOWEVER SITE WAS NOT VISITED BY ANY JURISDICTIONAL WETLAND OR ENVIRONMENTAL AGENCIES.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL OF LICENSED PROFESSIONAL SURVEYOR. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- PER TABLE A ITEM 19, IMPROVEMENTS LOCATED WITHIN OFFSITE EASEMENTS ARE SHOWN HEREON.
- A STREET ADDRESS OF 601 JUAN TABO BLVD WAS OBSERVED AT THE TIME OF FIELDWORK.
- NO PARTY WALLS OBSERVED DURING THE FIELD SURVEY.
- NEAREST INTERSECTING STREET IS AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, THE INTERSECTION OF COPPER AVENUE NE AND JUAN TABO BOULEVARD, BOTH PUBLIC RIGHT-OF-WAYS.

STATEMENT OF ENCROACHMENTS

None observed

ZONING NOTES

Zoning information shown hereon is based on a zoning certification letter provided by City of Albuquerque Code Enforcement Division dated July 12, 2018

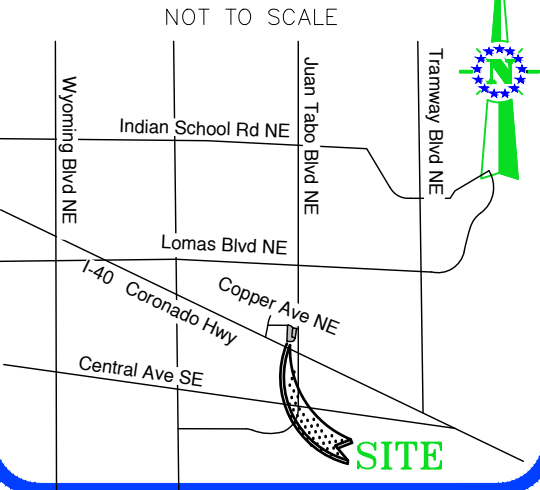
Property is zoned MX-L, (Mixed Use - Low Intensity Zone District)

PROPERTY PICTURES



Front of Property Looking Northeast

VICINITY MAP



LEGEND

- | | | | |
|------|--------------------|---|----------------------|
| □ | Calculated Point | — | Underground Water |
| ☆ | Light Pole | — | Underground Electric |
| (S) | Surveyed Dimension | — | Gas Line |
| (R) | Record Dimension | — | Sanitary Sewer |
| ⊗ | Fire Hydrant | — | Communications |
| ⊕ | Storm Inlet | | |
| ⊙ | Light Pole | | |
| ⊠ | Telephone Junction | | |
| ⊙ | Sanitary Manhole | | |
| L | Length | | |
| R | Radius | | |
| Δ | Delta Angle | | |
| CH | Chord Bearing | | |
| CH L | Chord Length | | |

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV. AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 35001C03590, WHICH BEARS AN EFFECTIVE DATE OF 09/26/2008 AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERENCED TO NAD 1983 (2011) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE)

LAND AREA

A-1 = 74,003.56 ± SQUARE FEET
A-1 = 1.699 ± ACRES
A-2 = 186,429.77 ± SQUARE FEET
A-2 = 4.279 ± ACRES

PARKING STALLS

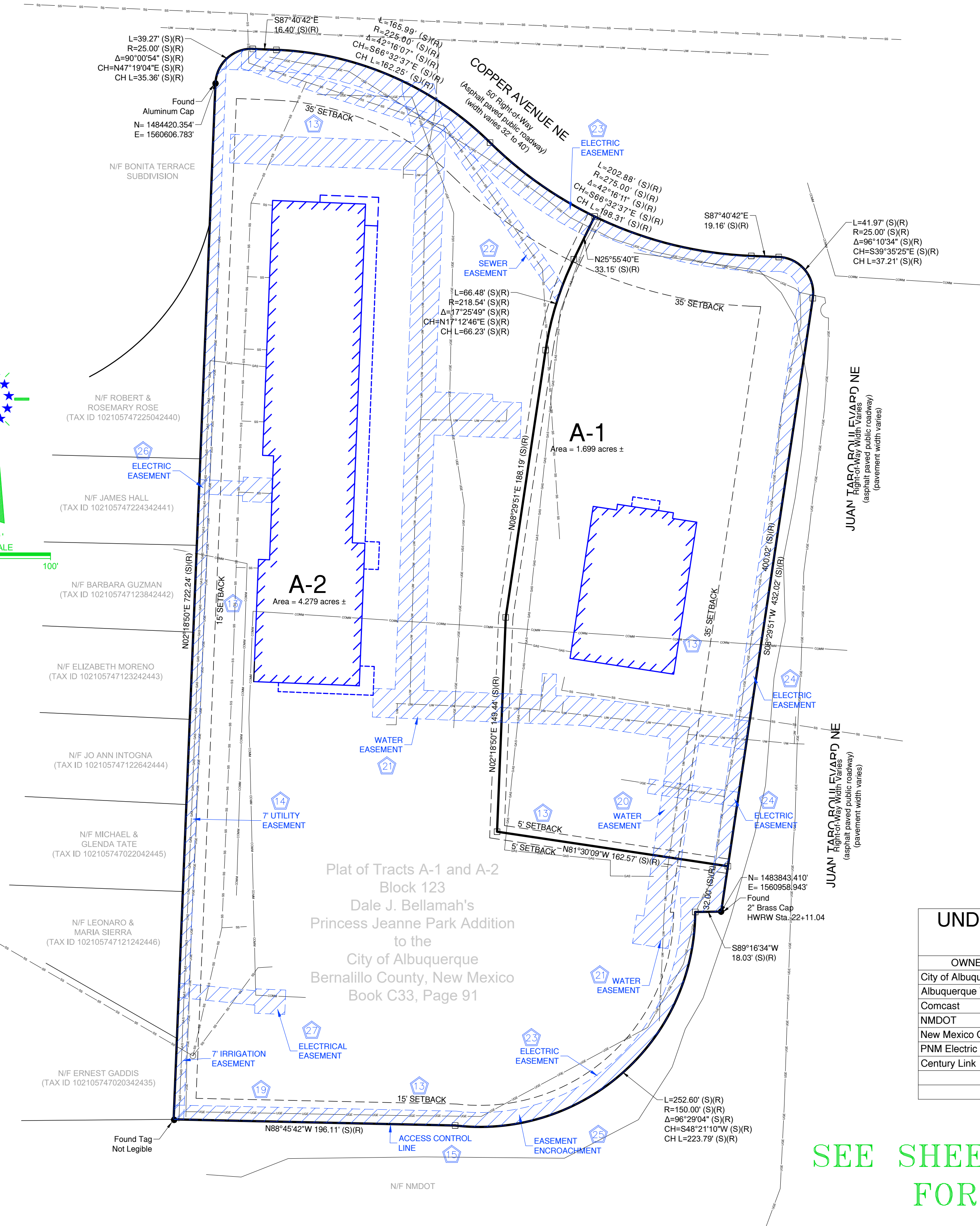
298 Regular Parking Spaces
13 Handicap Accessible Spaces
311 Total Parking Spaces

NOTES CORRESPONDING TO SCHEDULE "B" PART II

SCHEDULE "B" ITEMS SHOWN BELOW ARE AS PER STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE; FILE NO. 01147-46158 TO WITH AN EFFECTIVE DATE OF JULY 23, 2018.

ITEMS 1-2, 4-10, AND 28-29 ARE NOT SURVEY RELATED ITEMS

- ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. (NONE NOTED)
- RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA RECORDED IN BOOK 77, PAGE 6, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.(BLANKET, NOT PLOTTABLE)
- RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE STATE OF NEW MEXICO RECORDED APRIL 28, 1964, IN BOOK 0741, PAGE 467, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (BLANKET, NOT PLOTTABLE)
- COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS AFFECTING THE INSURED PREMISES, BUT OMITTING ANY COVENANT, CONDITIONS OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDERTITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS CONTAINED IN THE DOCUMENTS RECORDED NOVEMBER 27, 1963, IN BOOK 0720, PAGE 483; AS DOC. NO. 69610, RECORDED JULY 15, 1964, IN BOOK 0750, PAGE 657, AS DOC. NO. 7246; MARCH 10, 1987, IN BOOK MISC. 461A, PAGE 384, AS DOC. NO. 8723943; AND AS SET FORTH ON THE RECORDED PLAT, RECORDED IN PLAT BOOK C33, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (SETBACKS CONTAINED THEREIN ARE PLOTTED HEREON, ALSO BLANKET EASEMENTS OVER THE ENTIRE PROPERTY)
- EASEMENTS, AND INCIDENTAL PURPOSE THEREO, AFFECTING THE INSURED PREMISES, AS SHOWN AND NOTED ON THE RECORDED PLATS, RECORDED IN PLAT BOOK D3, PAGE 81; AND RECORDED IN PLAT BOOK C33, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.(PLOTTED HEREON)
- ACCESS CONTROL, AS SHOWN AND NOTED ON THE RECORDED PLAT, RECORDED IN PLAT BOOK C33, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- INTENTIONALLY DELETED
- INTENTIONALLY DELETED
- STREETSCAPE GRANT OF EASEMENT AND COVENANT TO MAINTAIN RECORDED MARCH 20, 1987, IN BOOK MISC. 465A, PAGE 658, AS DOC. NO. 8728273, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.(BLANKET EASEMENT, NOT PLOTTABLE)
- GRANT OF EASEMENT, AND INCIDENTAL PURPOSES THEREO, RECORDED JUNE 8, 1987, IN BOOK MISC. 496A, PAGE 174, AS DOC. NO. 8759378, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.(PLOTTED HEREON)
- EASEMENT, AND INCIDENTAL PURPOSES THEREO, RECORDED SEPTEMBER 20, 1988, IN BOOK MISC. 665A, PAGE 820, AS DOC. NO. 8885079, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- EASEMENT, AND INCIDENTAL PURPOSES THEREO, RECORDED SEPTEMBER 20, 1988, IN BOOK MISC. 665A, PAGE 824, AS DOC. NO. 8885080, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- GRANT OF PRIVATE SEWER EASEMENT, AND INCIDENTAL PURPOSES THEREO, RECORDED OCTOBER 5, 1988, IN BOOK MISC. 671A, PAGE 299, AS DOC. NO. 8889961, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- UNDERGROUND EASEMENT, AND INCIDENTAL PURPOSES THEREO, RECORDED NOVEMBER 9, 1988, IN BOOK MISC. 683A, PAGE 636, AS DOC. NO. 88100840, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- UNDERGROUND EASEMENT, AND INCIDENTAL PURPOSES THEREO, RECORDED NOVEMBER 9, 1988, IN BOOK MISC. 683A, PAGE 637, AS DOC. NO. 88100841, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- EASEMENT ENCROACHMENT AGREEMENT BY AND BETWEEN JUAN TABO 1-40 VENTURE, A NEW MEXICO JOINT VENTURE AND PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, RECORDED OCTOBER 27, 1989, IN BOOK MISC. 804A, PAGE 28, AS DOC. NO. 8993233, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- UNDERGROUND EASEMENT, AND INCIDENTAL PURPOSES THEREO, RECORDED OCTOBER 30, 1989, IN BOOK MISC. 804A, PAGE 513, AS DOC. NO. 8993655, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- UNDERGROUND EASEMENT, AND INCIDENTAL PURPOSES THEREO, RECORDED FEBRUARY 26, 1992, IN BOOK 92-4, PAGE 5820, AS DOC. NO. 9216614, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)



UNDERGROUND UTILITY INFORMATION

OWNER	Utility Type
City of Albuquerque - Street Lights	Street Lights
Albuquerque WUA	Water Service
Comcast	Cable/Internet
NMDOT	Fiber Optic
New Mexico Gas Company	Natural Gas
PNM Electric	Electric Service
Century Link	Cable

SEE SHEETS 2 AND 3
FOR DETAIL

SHEET TITLE

ALTA/NSPS LAND TITLE SURVEY

PROJECT

JUAN TABO
601 JUAN TABO BOULEVARD NE
ALBUQUERQUE, NM 87123

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE:

TO: GMRI, INC., A FLORIDA CORPORATION; AND TKG ALBUQUERQUE CROSSROADS, L.L.C., A NEW MEXICO LIMITED LIABILITY COMPANY; AND STEWART TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) 7(A), 7(B)(1), 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/13/18. DATE OF PLAT OR MAP: 06/27/18



Matthew C. Kneeland

PROFESSIONAL SURVEYOR NO. 23787
STATE OF NEW MEXICO
PROJECT NO. 1800560101

8/1/2018
DATE

COORDINATED BY:

OLD REPUBLIC SPECIALIZED COMMERCIAL SERVICES
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

Preston Park Financial Center East
4965 Preston Park Blvd #620
Plano, TX 75093
P:(972) 943-5300 F:(972) 943-5339

DRAWN BY: MCK

CHECKED BY: MCK

SURVEYED BY:

Kneeland Geographics
Florida/New Mexico/Washington
4 E. Palo Verde Court, Hobbs, NM 88242
mckneeland@kneelandgeographics.com
PH:575.975.5812

BY

REVISION

M.K.

CLIENT COMMENTS

M.K.

REVISE TITLE

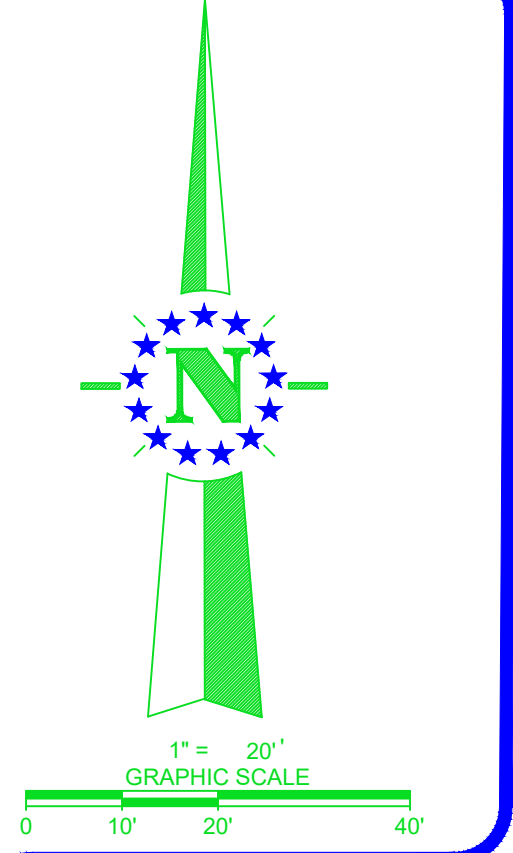
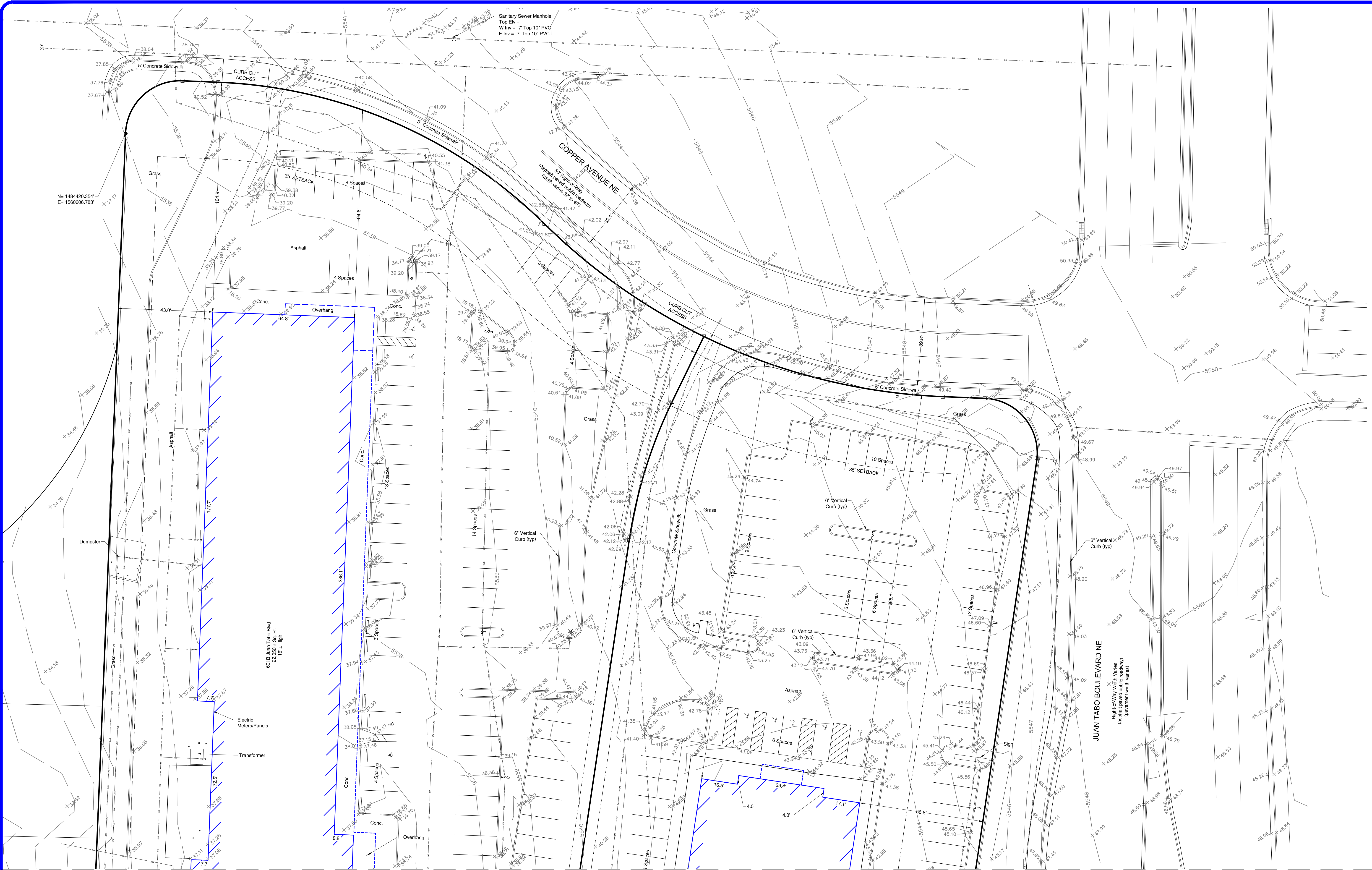
M.K.

PROJECT NUMBER

01-18029196-01N

SHEET

1 OF 3



PROJECT NUMBER
01-18029196-01N

SHEET
2 OF 3

DRAWN BY: N.O. CHECKED BY: MCK
SURVEYED BY:

Kneeland Geographics
4 E. Palo Verde Court, Hobbs, NM 88242
mknoland@msurveyor.com
PH 575.973.9812

NO.	DATE	REVISION	BY	M.K.
1.	7/18/18	ORCS COMMENTS		
2.				
3.				
4.				
5.				
6.				
7.				

COORDINATED BY:

OLD REPUBLIC
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP
SPECIALIZED COMMERCIAL SERVICES

Preston Park Financial Center East
4965 Preston Park Blvd #620
Plano, TX 75093
P: (972) 943-5300 F: (972) 943-5339

SEE SHEET 03

SEE SHEET 03

8/1/2018

MATTHEW C. KNEELAND
23787
PROFESSIONAL SURVEYOR

SEE SHEET 02



PROJECT NUMBER
01-18029196-01N

SHEET
3 OF 3

DRAWN BY: N.O. CHECKED BY: MCK

CHECKED BY: MCK

SURVEYED BY:

Kneeland Geographics

Florida/New Mexico/Washington
4 E. Palo Verde Court, Hobbs, NM 88242
mkneeland@nmsurveyor.com
PHONE 505.340.0410

land@nmsurveyor.com

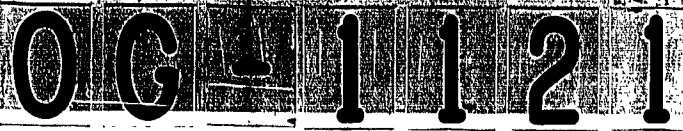
NO.	DATE	REVISION	BY
1.	7/18/18	ORSCS COMMENTS	M.K.
2.			
3.			
4.			
5.			
6.			
7.			

COORDINATED BY:



Preston Park Financial Center East
4965 Preston Park Blvd #620
Plano, TX 75093
(972) 943-5300 F: (972) 943-5339

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LEGAL DESCRIPTION

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STATEMENT OF ENCROACHMENTS

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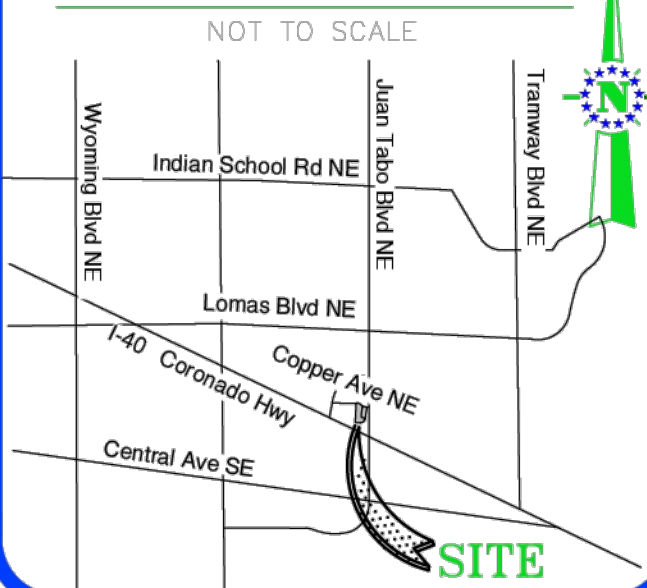
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LEGEND

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NOTES CORRESPONDING TO SCHEDULE "B" PART II

SCHEDULE "B" ITEMS SHOWN BELOW ARE AS PER STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE; FILE NO. 0147-46158 TO WITH AN EFFECTIVE DATE OF JULY 23, 2018.

ITEMS 1-2, 4-10, AND 28-29 ARE NOT SURVEY RELATED ITEMS

- ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. (NONE NOTED)
- RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA RECORDED IN BOOK 77, PAGE 6, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (BLANKET, NOT PLOTTABLE)
- RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE STATE OF NEW MEXICO RECORDED APRIL 28, 1964, IN BOOK D741, PAGE 461, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (BLANKET, NOT PLOTTABLE)
- COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS AFFECTING THE INSURED PREMISES, BUT OMITTING ANY COVENANT, CONDITIONS OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER ARTICLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS CONTAINED IN THE DOCUMENTS RECORDED NOVEMBER 27, 1983, IN BOOK D720, PAGE 483, AS DOC. NO. 88910; RECORDED JULY 15, 1984, IN BOOK D750, PAGE 857, AS DOC. NO. 7246; MARCH 10, 1987, IN BOOK MISC. 461A, PAGE 384, AS DOC. NO. 8723943; AND AS SET FORTH ON THE RECORDED PLAT, RECORDED IN PLAT BOOK C33, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (SETBACKS CONTAINED THEREIN ARE PLOTTED HEREON, ALSO BLANKET EASEMENTS OVER THE ENTIRE PROPERTY)
- EASEMENTS, AND INCIDENTAL PURPOSES THERETO, AFFECTING THE INSURED PREMISES, AS SHOWN AND NOTED ON THE RECORDED PLATS, RECORDED IN PLAT BOOK D3, PAGE 81; AND RECORDED IN PLAT BOOK C33, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- ACCESS CONTROL, AS SHOWN AND NOTED ON THE RECORDED PLAT, RECORDED IN PLAT BOOK C33, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- INTENTIONALLY DELETED
- INTENTIONALLY DELETED
- STREETSCAPE GRANT OF EASEMENT AND COVENANT TO MAINTAIN RECORDED MARCH 20, 1987, IN BOOK MISC. 465A, PAGE 658, AS DOC. NO. 8728273, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (BLANKET EASEMENT, NOT PLOTTABLE)
- GRANT OF EASEMENT, AND INCIDENTAL PURPOSES THERETO, RECORDED JUNE 8, 1987, IN BOOK MISC. 496A, PAGE 174, AS DOC. NO. 8756376, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- EASEMENT, AND INCIDENTAL PURPOSES THERETO, RECORDED SEPTEMBER 20, 1988, IN BOOK MISC. 665A, PAGE 820, AS DOC. NO. 8885076, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- EASEMENT, AND INCIDENTAL PURPOSES THERETO, RECORDED SEPTEMBER 20, 1988, IN BOOK MISC. 665A, PAGE 824, AS DOC. NO. 8885080, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- GRANT OF PRIVATE SEWER EASEMENT, AND INCIDENTAL PURPOSES THERETO, RECORDED OCTOBER 5, 1988, IN BOOK MISC. 671A, PAGE 299, AS DOC. NO. 8889891, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- UNDERGROUND EASEMENT, AND INCIDENTAL PURPOSES THERETO, RECORDED NOVEMBER 9, 1988, IN BOOK MISC. 663A, PAGE 636, AS DOC. NO. 8810080, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- UNDERGROUND EASEMENT, AND INCIDENTAL PURPOSES THERETO, RECORDED NOVEMBER 9, 1988, IN BOOK MISC. 663A, PAGE 637, AS DOC. NO. 8810084, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- EASEMENT ENCROACHMENT AGREEMENT BY AND BETWEEN JUAN TABO 1-40 VENTURE, A NEW MEXICO JOINT VENTURE PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, RECORDED OCTOBER 27, 1989, IN BOOK MISC. 804A, PAGE 28, AS DOC. NO. 8993233, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- UNDERGROUND EASEMENT, AND INCIDENTAL PURPOSES THERETO, RECORDED OCTOBER 30, 1989, IN BOOK MISC. 804A, PAGE 513, AS DOC. NO. 8993655, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- UNDERGROUND EASEMENT, AND INCIDENTAL PURPOSES THERETO, RECORDED FEBRUARY 26, 1992, IN BOOK 92-4, PAGE 5820, AS DOC. NO. 9216614, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)

SHEET TITLE

ALTA/NSPS LAND TITLE SURVEY

PROJECT

JUAN TABO
601 JUAN TABO BOULEVARD NE
ALBUQUERQUE, NM 87123

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE:

TO: GMR, INC., A FLORIDA CORPORATION; AND TKG ALBUQUERQUE CROSSROADS, L.L.C., A NEW MEXICO LIMITED LIABILITY COMPANY; AND STEWART TITLE GUARANTY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5(A), 6(B), 7(A), 7(B)(1), 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/13/18, DATE OF PLAT OR MAP: 06/27/18



Matthew C. Kneeland
Professional Surveyor

8/1/2018

PROFESSIONAL SURVEYOR NO. 23787
STATE OF NEW MEXICO
PROJECT NO. 1800560101

COORDINATED BY:

OLD REPUBLIC SPECIALIZED COMMERCIAL SERVICES
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

Preston Park Financial Center East
4965 Preston Park Blvd #620
Plano, TX 75093
P: (972) 943-5300 F: (972) 943-5339

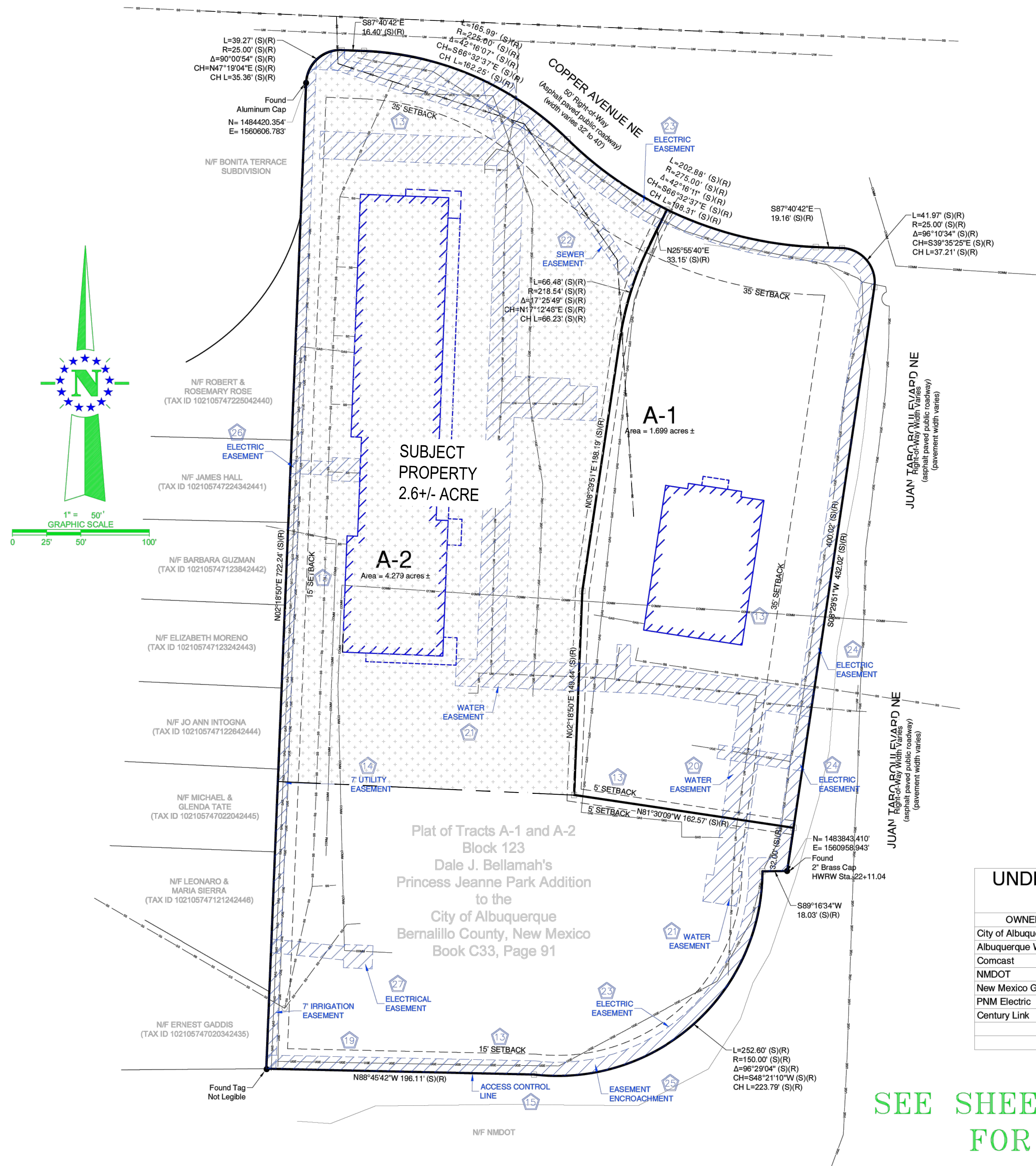
PROJECT NUMBER

01-18029196-01N

SHEET

1 OF 3

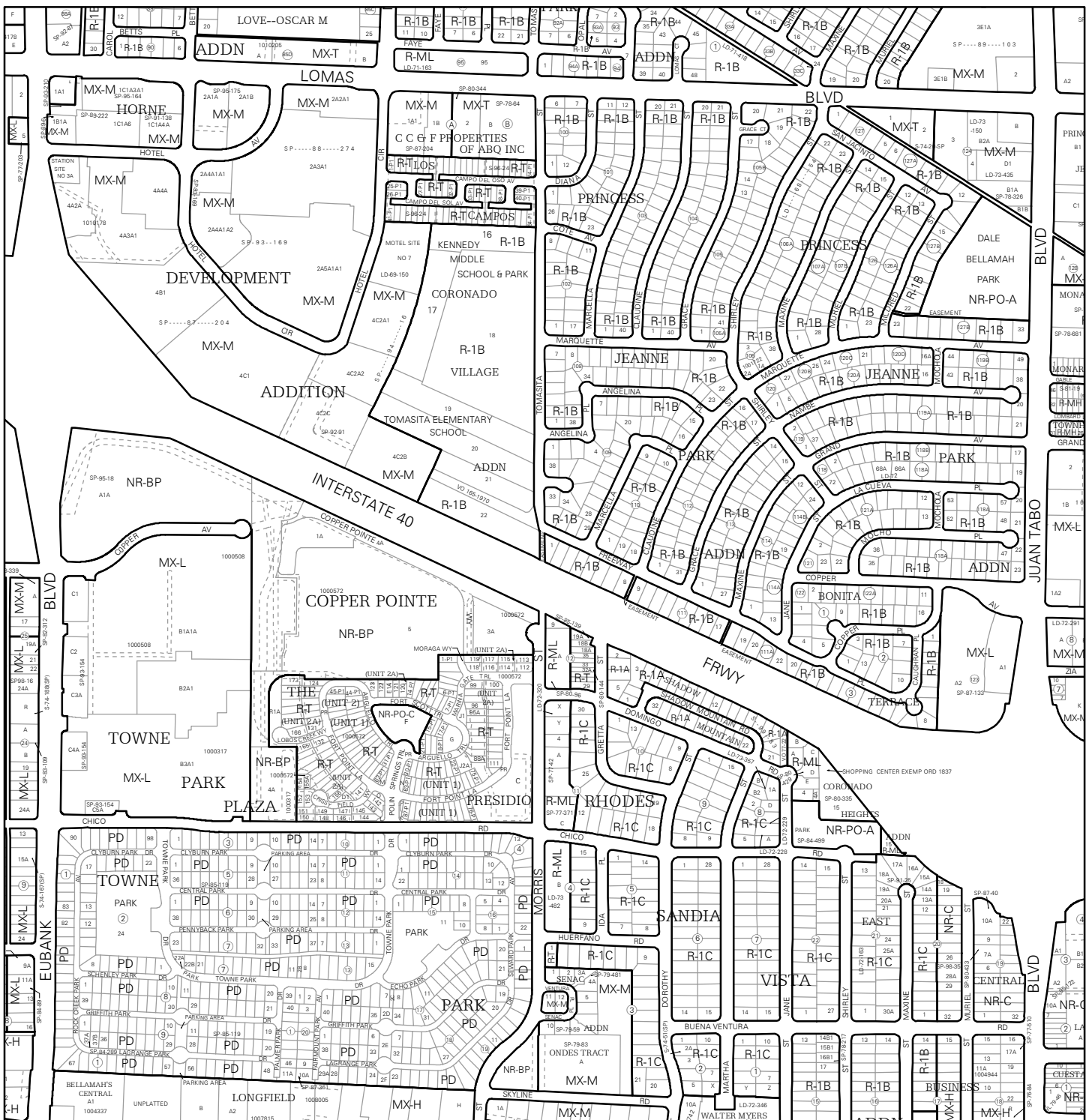
ALTA/NSPS LAND TITLE SURVEY BOUNDARY SURVEY





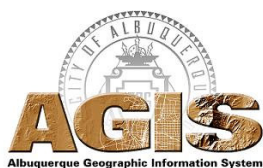
SCALE: 1/32" - 1'-0"

PROPOSED : HOME 2 SUITES IN ALBUQUERQUE, NM
LOCATION: 601 JUAN TABO NE, ALBUQUERQUE, NM-877123
AREA- APPROX 2.6 +/- ACRE
NO OF GUEST ROOM 10, PARKING PROVIDED 104/ 19 SHARED PARKING

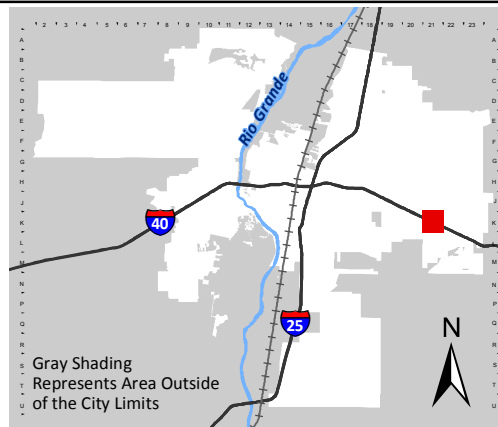


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

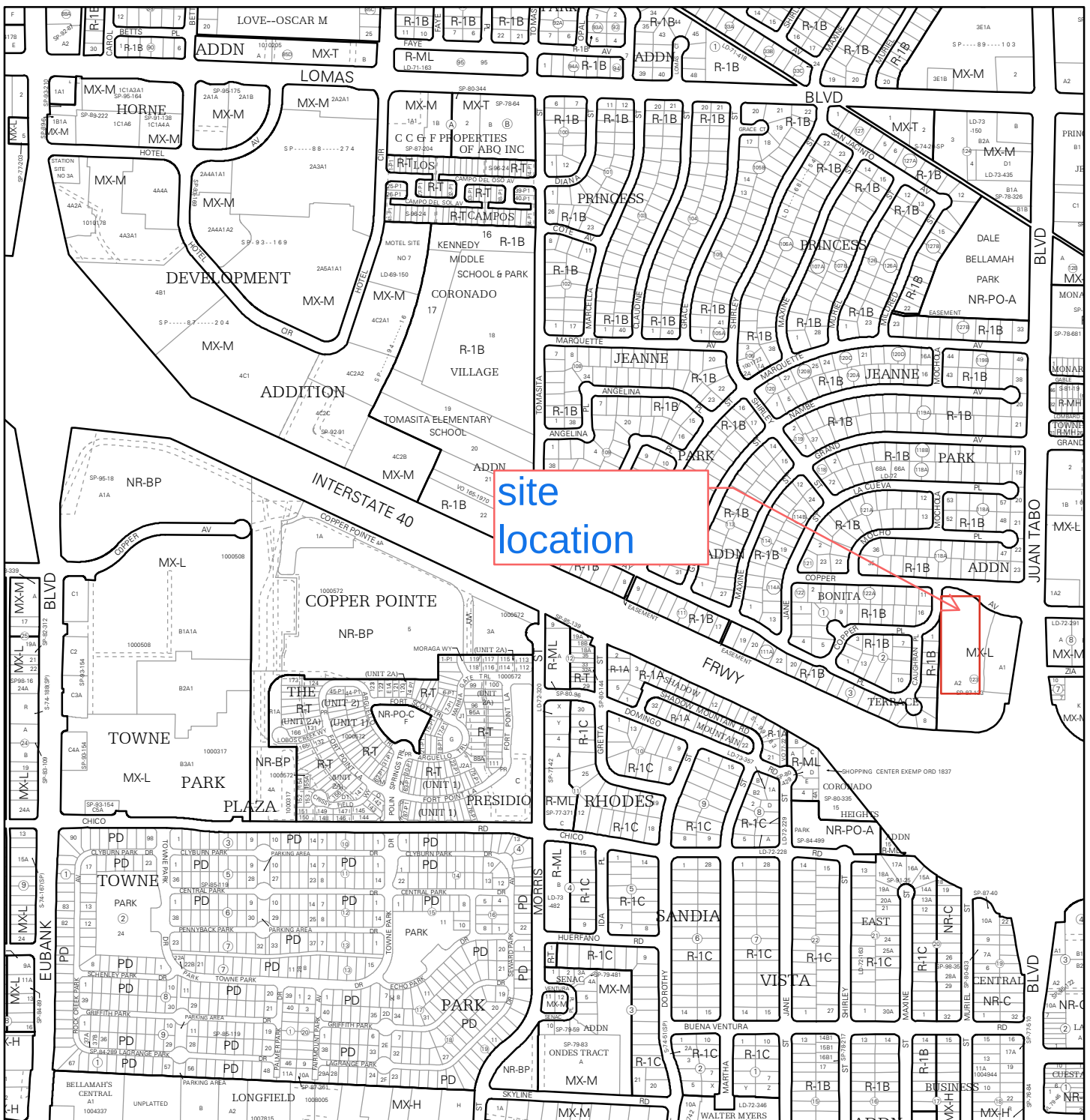


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
K-21-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet



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

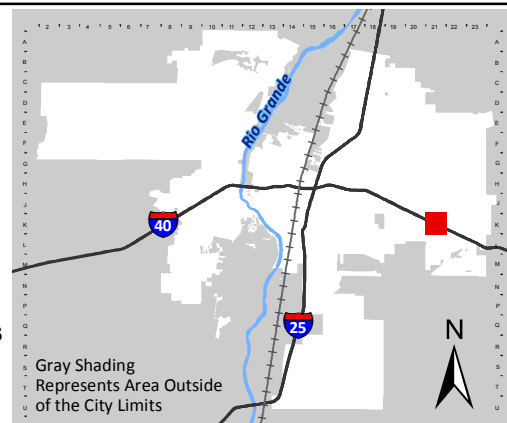
IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

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0 250 500 1,000 Feet

City of Albuquerque

Planning and Permit department

Sub: Proposed Hotel By Hilton

Location: Behind current Olive garden- 601 Juan Tabo Blvd, Albuquerque, NM 87123

Brand: Home2suites By Hilton

To City Staff,

We are proposing a Hotel on an empty lot that used to have a single-story retail building. The hotel we are proposing is by Hilton and Brand is Home2suites. Hotel will have close to 110 guest rooms and 4 story wood construction, NFPA 13 Sprinkler system. We are proposing indoor pool at the moment, but it can change in future to be outdoors.

Home2 Suites is one of the most successful brands from Hilton. It's a top performing brand in upper mid-scale category. We will have outdoor patio large lobby. Each guestroom will have mid-size refrigerator, dishwasher and a sink. Home 2 Suites are considered a semi extended stay. Guests can stay longer if needed.

We understand the current zoning does not allow 4 story hotel so we are requesting city to guide in this process.

Chetan Patel

Applicant