



LEGAL DESCRIPTION

A 0.638 ACRE TRACT OF LAND SITUATED IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. BEING LOTS 1 THROUGH 8, INCLUSIVE AND LOT NUMBERS 25 BLOCK G OF THE ATLANTIC AND PACIFIC ADDITION TO THE CITY OF ALBUQUERQUE FILED APRIL 24, 1888 IN MAP BOOK C, PAFE 154, BERNALILLO COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A NAIL WITH WASHER FOUND ON THE SOUTH LINE OF STOVER AVENUE AND ON THE WEST LINE OF SOUTH 2ND STREET FOR THE NORTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED, BEING IDENTICAL TO THE NORTHEAST CORNAER OF SAID LOT 1;

THENCE FROM POINT OF BEGINNING, LEAVING THE SOUTH LINE OF SAID STOVER AVENUE, ALONG THE WEST LINE OF SAID SOUTH 2ND STREET. S08'43'00"W FOR A DISTANCE OF 142.50 FEET TO A NAIL WITH WASHER FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE LEAVING THE WEST LINE OF SAID SOUTH 2ND STREET, N81°17'00"W FOR A DISTANCE OF 200.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THENCE NO8'43'00"E FOR A DISTANCE OF 142.50 FEET TO A NAIL SET ON THE NORTH LINE OF SAID STOVER AVENUE FOR THE NORTHWEST CORNER OF THIS

THENCE ALONG THE NORTH LINE OF SAID STOVER AVENUE, S81°17'00"E A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.638 ACRES OF LAND, MORE OR LESS. SUBJECT TO ANY RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

SITE DATA

LOT AREA: 28,582 SF (0.638 ACRES)

CURRENT ZONING: PROPOSED ZONING: R-ML

PROPOSED USE: BLOOD SERVICES FACILITY

BUILDING AREA: 10,514.00 SF

REAR

SIDE

PARKING SPACES REQUIRED: (2.5 SPACES/1,000SF GFA) = 11 SPACES PARKING PROVIDED: 27 SPACES ACCESSIBLE SPACES PROVIDED: 1 SPACE (1 VAN ACCESSIBLE)

TOTAL: 27 SPACES

MOTORCYCLE PARKING PROVIDED: COMPACT VEHICLE PARKING PROVIDED: 2 SPACES 2 SPACES

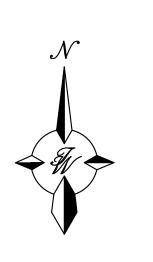
===== Existing curb & gutter

LEGEND

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	BUILDING
4	EXISTING CONCRETE SIDEWA
W	EXISTING WATERLINE
S	EXISTING SANITARY SEWER
G	EXISTING GAS LINE
	ADJOINING PROPERTY
	EXISTING CHAINLINK FENCE
	EXISTING FENCE
	PROPOSED CHAINLINK GATE

========== ADA/PEDESTRIAN PATHWAY

RONALD R. BOHANNAN P.E. #7868



GRAPHIC SCALE

JOB #

2024093

(IN FEET) 1 inch = 10 ft.

ENGINEER'S SEAL	KED PLASMA CENTER	<i>DRAWN</i> <i>BY</i> MR
OR. BOW	ALBUQUERQUE, NM	DATE
ON MEYIC Z	TRAFFIC CIRCULATION	09/12/202
[LAYOUT PLAN	
PROTESSIONAL ENGINE		SHEET #
09/12/2025	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113	10
BONALD B BOLLANINAN	(505)858-3100	JOB #