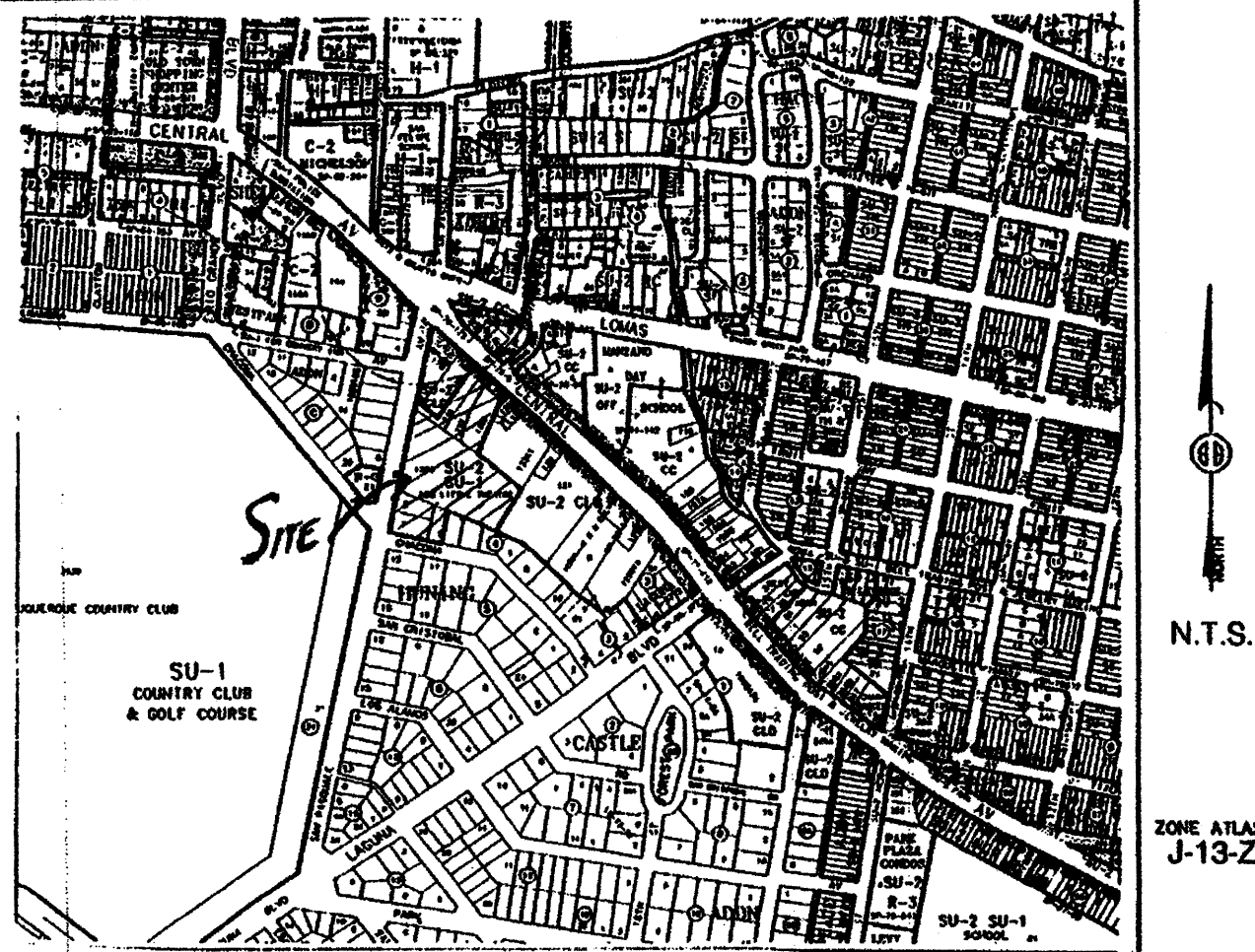


1ALOS LOG # 2004-1108-85



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 12-J13 AND 13-J13, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF HUNING CASTLE ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MARCH 1, 1928 IN VOLUME D1, FOLIO 1.
6. BEARINGS AND DISTANCES IN BRACKETS [] PER AN A.L.T.A./A.C.S.M. LAND TITLE SURVEY OF A TRACTS 135-B, 136-A, 137 & 138, M.R.G.C.D. MAP NO. 38, SIGNED BY GARY E. GRITSKO, NMLS8686 ON SEPTEMBER 20, 2002.
7. GROSS AREA: 4.4750 ACRES
8. NUMBER OF EXISTING TRACTS: 8
9. NUMBER OF TRACTS CREATED: 2
10. THE PRIVATE RECIPROCAL ACCESS EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS A AND B AND IS TO BE MAINTAINED BY SAID OWNER.
11. TRACTS A AND B ARE SUBJECT TO PRIVATE CROSS-LOT DRAINAGE EASEMENT (BLANKET IN NATURE).

LEGAL DESCRIPTION

A certain tract of land being and comprising Tracts 135-B, 136-A, 136-B, 137 and 138 as the same are shown and designated on M.R.G.C.G. Map No. 38; together with Lots 5, 6, & 7 in Block 4 of HUNING CASTLE ADDITION, 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 March 1, 1928 in Volume D1, Folio 1, being more particularly described as follows:
 BEGINNING at the Northwest corner of said tract herein described, a point on the easterly right-of-way line of San Pasquale Avenue S.W., whence ACS Control Station 13-J13 bears N 04° 28' 42" E, 433.45 feet distant; thence, leaving said Easterly right-of-way S 59° 45' 49" E, 102.60 feet; thence N 34° 24' 09" E, 245.36 feet to the most Northerly corner, a point on the Southerly right-of-way of Central Avenue; thence S 44° 52' 14" E, 26.24 feet along said Southerly right-of-way to an angle point; thence S 45° 57' 34" E, 143.46 feet along said Southerly right-of-way to the Northeast corner; thence, leaving said Southerly right-of-way S 34° 37' 21" W, 56.54 feet; thence S 24° 11' 53" W, 194.01 feet; thence S 53° 18' 43" E, 50.30 feet; thence N 83° 38' 29" E, 9.82 feet; thence S 50° 57' 57" E, 156.54 feet to the most Easterly corner of said tract herein described; thence S 34° 58' 52" W, 213.99 feet; thence N 66° 36' 18" W, 187.37 feet; thence S 11° 22' 35" W, 129.38 feet to the most Southerly corner of said tract herein described, being a point on the Northerly right-of-way of Chacoma Place S.W.; thence N 78° 37' 25" W, 190.00 feet along said Northerly right-of-way to the Southwest corner of said tract herein described, being a point on the Easterly right-of-way of San Pasquale S.W.; thence N 11° 22' 35" E, 170.00 feet along said Easterly right-of-way; thence N 78° 37' 25" W, 4.75 feet along said Easterly right-of-way; thence N 11° 22' 35" E, 348.08 feet along said Easterly right-of-way to the point of beginning, and containing 4.4750 acres, more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Larry Parker DATE: 3/3/04
 OWNER(S) PRINT NAME: LARRY PARKER
 ADDRESS: 214 San Pasquale Ave SW TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 03 DAY OF MARCH, 2004.
 BY: LARRY PARKER
 MY COMMISSION EXPIRES: 10/01/05
Sarah Amato
 NOTARY PUBLIC

**PLAT OF
TRACTS A & B
LANDS OF ALBUQUERQUE LITTLE THEATRE
SECTION 18, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2004
SHEET 1 OF 2**

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE EIGHT (8) EXISTING TRACTS INTO TWO (2) NEW TRACTS, TO GRANT ADDITIONAL EASEMENT(S) AND TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY AS SHOWN.

CITY APPROVALS: PROJECT NO.: 1003010 APPLICATION NO. 04 02800325

<u>Jan Tol</u>	<u>3-9-04</u>
CITY SUPERVISOR	DATE
<u>Christina Sandoval</u>	<u>3/31/04</u>
TRAFFIC ENGINEERING	DATE
<u>Roger A. Green</u>	<u>3.31.04</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>Brad L. Bihm</u>	<u>3/31/04</u>
UTILITIES DEVELOPMENT	DATE
<u>Brad L. Bihm</u>	<u>3/31/04</u>
CITY ENGINEER	DATE
<u>Sharon Matson</u>	<u>3/31/04</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



SURVEYOR'S CERTIFICATION

I, Gary E. Grisko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Gary E. Grisko March 8, 2004
 Gary E. Grisko Date
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0306

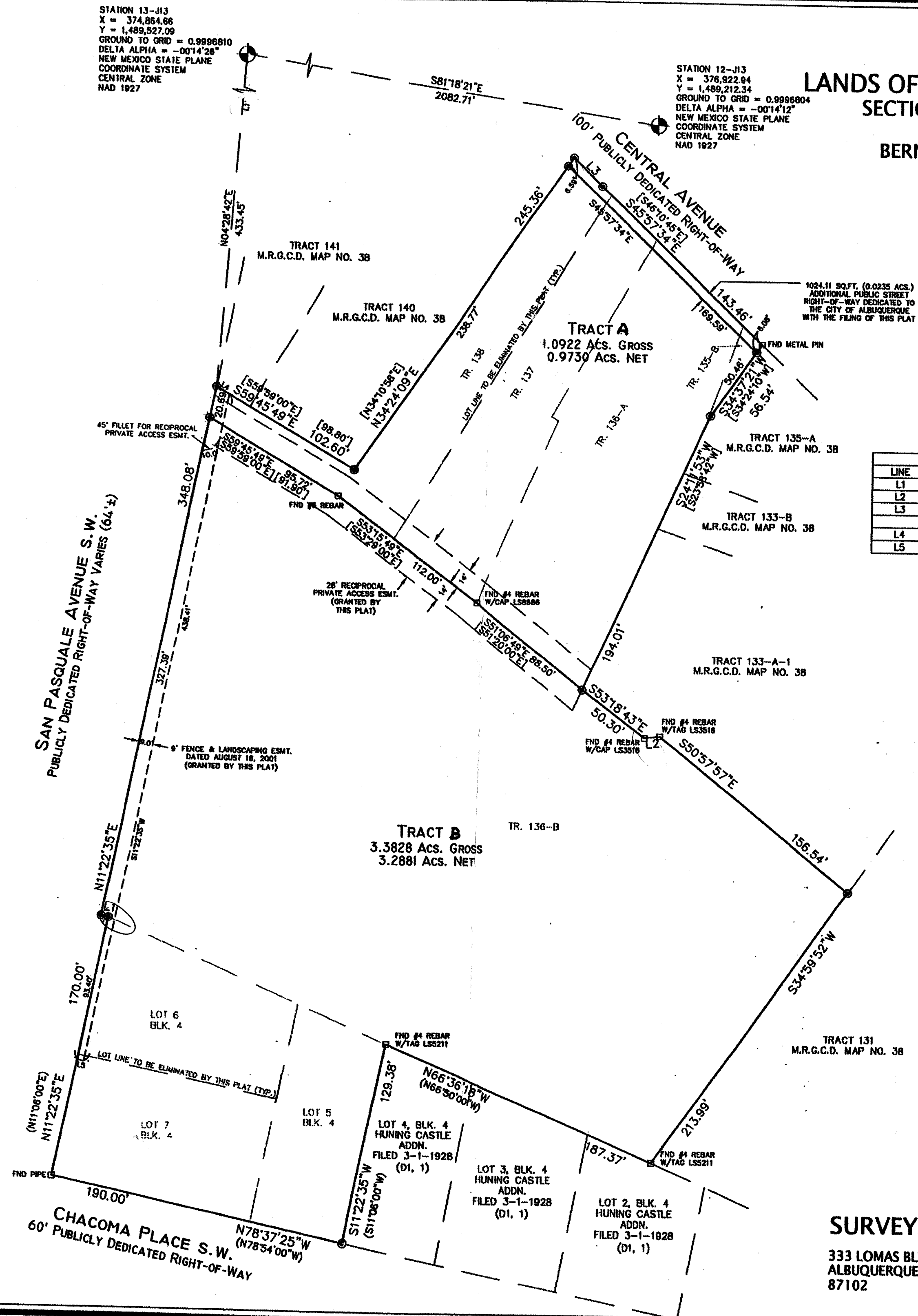
PROJECT NO. 0402PB23

T10N R3E SEC. 18

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC# See attached
 PROPERTY OWNER OF RECORD:
Albuquerque Little Theatre Inc
 BERNALILLO COUNTY TREASURERS OFFICE:
Junta a alberto 05-12-04

PLAT OF
TRACTS A & B
LANDS OF ALBUQUERQUE LITTLE THEATRE
SECTION 18, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2004
SHEET 2 OF 2



LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°37'25"W	4.7
L2	N83°36'29"E	9.8
L3	S44°52'14"E	26.2
	[S45°05'25"E]	
L4	S50°45'49"E	9.5
L5	N78°37'25"W	4.2

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Page: 2 of 2
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SCALE: 1" = 50'
PROJECT NO. 0402PB23
DRAWN BY PGB
ZONE ATLAS: J-13-Z
ALBTHEAT.CRS

MONUMENT LEGEND

- ◆ FOUND CONTROL STATION AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO L58686" UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST LTD.

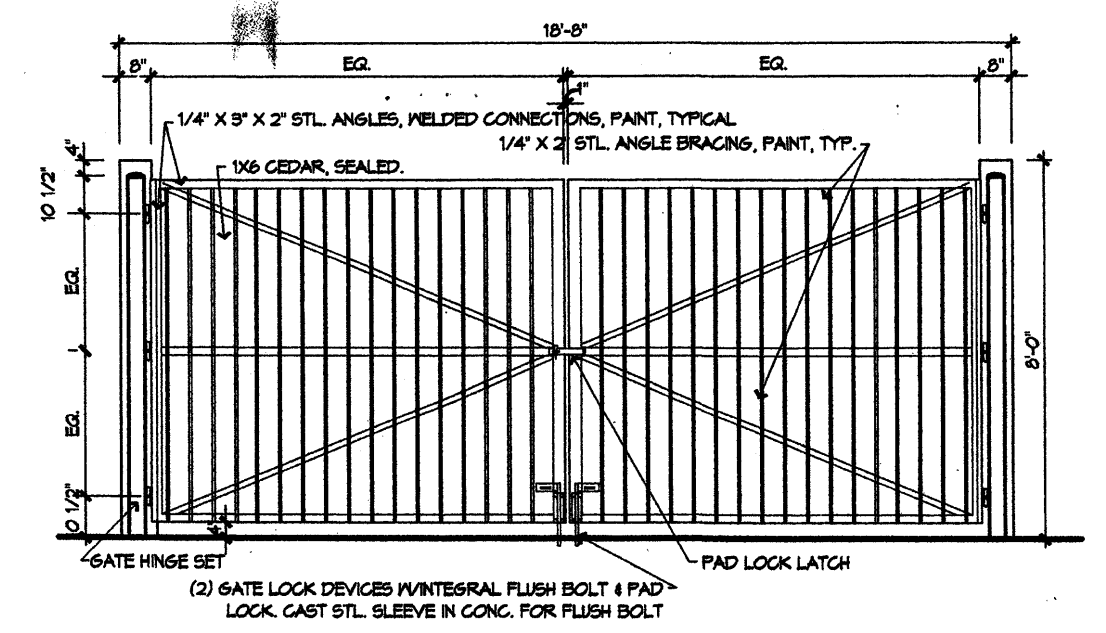
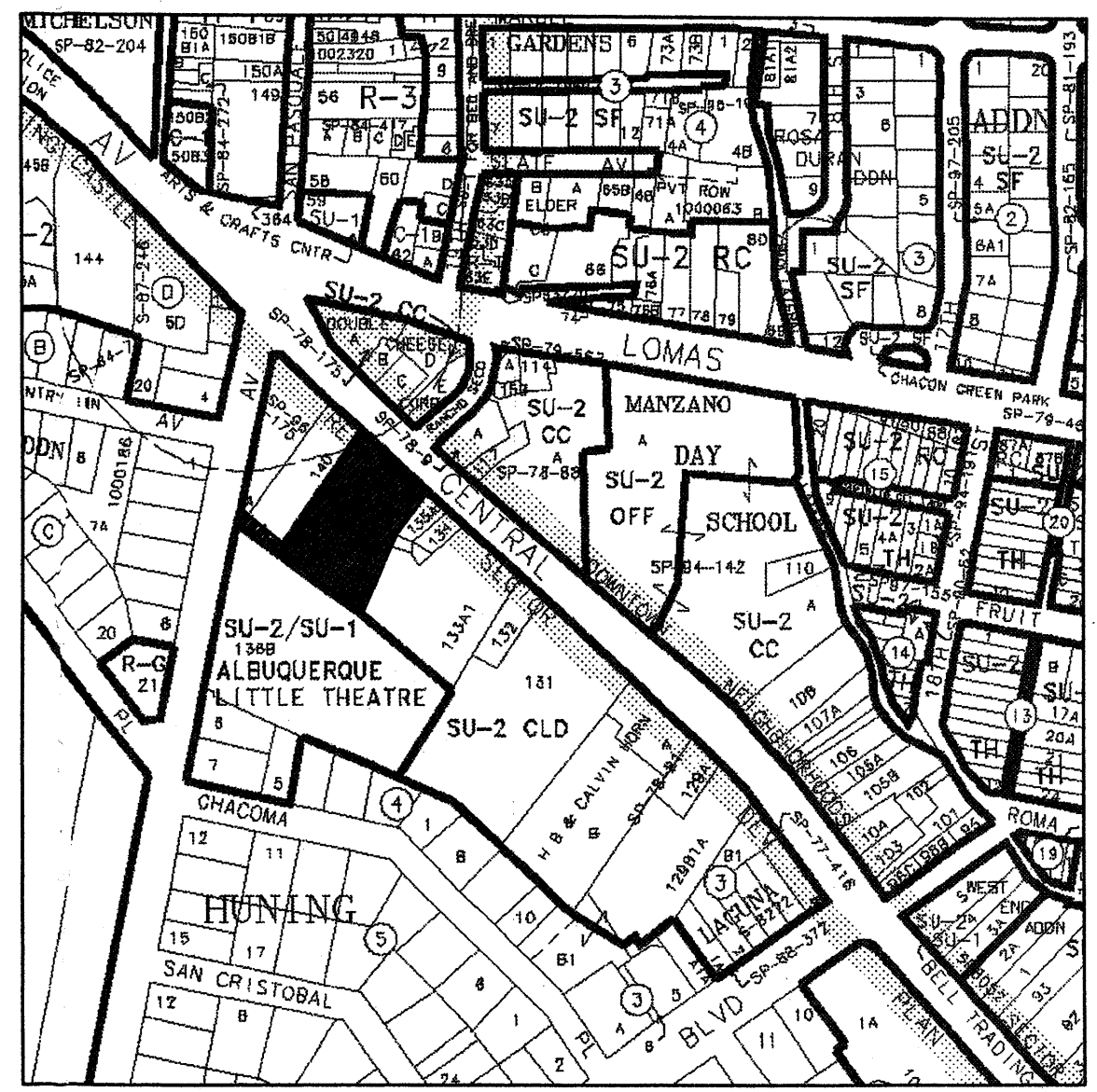
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

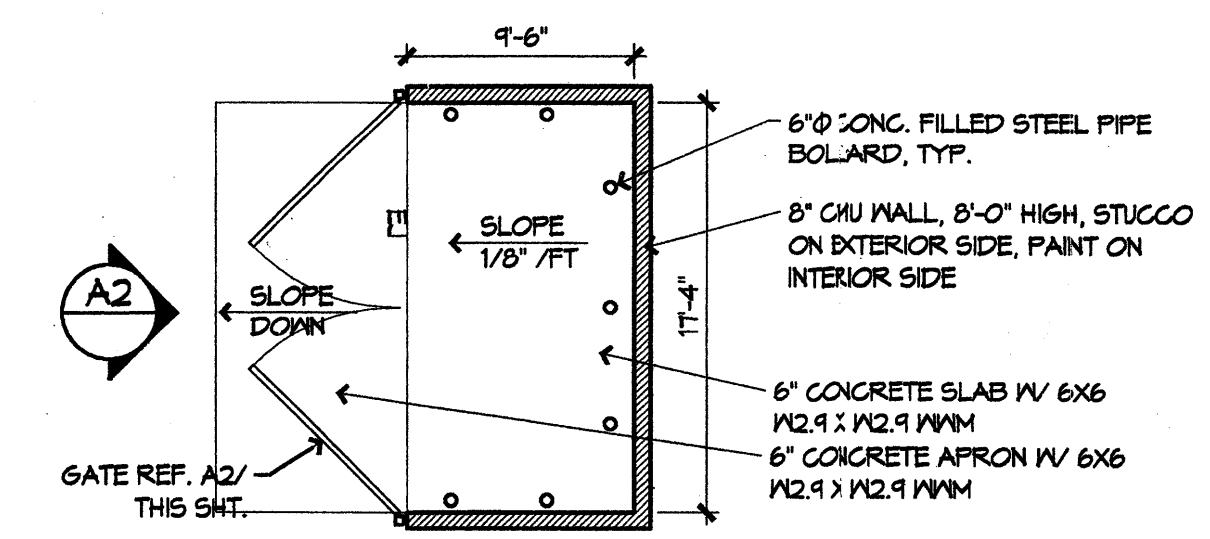
T10N R3E SEC. 18

**Housing @ The
Albuquerque Little Theater**
Central Ave. SW
Albuquerque, New Mexico

VICINITY MAP
J-13-Z



A2 FLOOR PLAN
1/8" = 1'-0"



A1 REFUSE ENCLOSURE - PLAN
1/8" = 1'-0"

LEGAL DESCRIPTION

Tract lettered A plat of Tracts A & B LANDS OF ALBUQUERQUE LITTLE THEATRE in Section 10, T10N, R3E NMPM as the same is shown and designated on said plat thereof filed in the Office of the County Clerk of Bernalillo County on May 12, 2004 in Book 2004C, Page 150.

SITE DATA

Current Zoning: CLD Commercial/Low Density
Zoning Ordinance: Hurling Castle and Reynolds Addition Sector
Development Plan
Minimum Setbacks: 5' from Central Avenue, 15' from all other lot lines.
Maximum Density: Maximum floor area ratio is .61
Maximum Height: Maximum height is 46'
Usable Open Space: 400 sf for each efficiency or one-bedroom dwelling unit, 500 sf for each two-bedroom dwelling unit, and 600 sf for each dwelling unit containing three or more bedrooms.
2 BDR units * 2 = 1,000 sf
3 BDR units * 4 = 5,400 sf
= 6,400 sf Usable Open Space required

PROPOSED
Proposed Use: Retail/Office & Apartments
Lot Area: 44,632 sf or 1.02 acres
Setbacks: 5' from Central Avenue & 15' from all other lot lines
Density: 27,217 sf Habitable/44,632 sf (site) = .61 FAR
Height: 38' at highest point, refer to Building Elevations on sheet A301 (sheet 5 of 6).
Usable Open Space:
Lot Area = 44,632 sf
Paved Area = 15,501 sf
Building Footprint = 14,928 sf
Lot Area - (Paving Area and Building Footprint) = Usable Open Space
44,632 - (15,501 + 14,928) = 14,203 sf Usable Open Space provided

PROJECT DATA

Dwelling Units:
Unit A - 3BR/2BA - 4 units x 1,995 sf = 7,980 sf
Unit B - 4BR/2BA - 4 units x 2,192 sf = 8,768 sf
Unit C - 2BR/2BA - 2 units x 1,428 sf = 2,856 sf
Unit D - 3BR/2BA - 1 unit x 2,122 sf = 2,122 sf
Total = 11 units = 21,726 sf

Retail Space @ First Floor:
Retail 1 - 405 sf
Retail 2 - 455 sf
Retail 3 - 846 sf
Total = 1,706 sf

Office Space @ Second Floor:
Office 1 - 1,041 sf
Office 2 - 1,115 sf
Office 3 - 1,866 sf
Total = 4,022 sf

Total Habitable Area = 27,217 sf

PARKING DATA

Required: 1 Parking Space for each bathroom within the dwellings unit but no less than 1.5 spaces. All proposed dwelling units have 2 bathrooms therefore each unit is required to have 2 parking spaces.

1 space for every 200 sf of Habitable Retail or Office space.
Habitable Retail & Office space = 5,791 sf
Less Storage & Egress Area = 860 sf
Net Leasable Area = 4,931 sf

4,931 / 200 = 24.66
Less 10% for transit corridor = 2
Total = 23 spaces required

Proposed:
All proposed dwelling units are provided with a 2 car garage.

Retail & Office parking provided:
Covered spaces 7
Standard spaces 15
Handicapped spaces 1
Total 23 spaces provided

Bicycle Parking Required:
Residential: 1 Bicycle space per 2 dwelling units.
Nonresidential: 1 Bicycle space per 20 automobile parking spaces
11 dwelling units = 6 bicycle spaces.
23 nonresidential parking spaces = 2 bicycle spaces
= 8 bicycle spaces required

Bicycle Parking Provided:
16 Bicycle spaces provided

SHEET INDEX

1. SITE DEVELOPMENT PLAN
2. LANDSCAPE PLAN
3. CONCEPTUAL GRADING AND DRAINAGE PLAN
4. CONCEPTUAL UTILITY PLAN
5. BUILDING ELEVATIONS
6. BUILDING ELEVATIONS

GENERAL NOTES

- A. All signage shall conform to the City of Albuquerque sign code.
- B. All mechanical/electrical equipment shall be screened from view to the greatest extent practicable. Equipment shall be roof mounted and screened from view by building parapets. All yard mounted equipment shall be screened by fencing or stucco walls.

ALBUQUERQUE CITY
PLANNING DEPARTMENT
RECEIVED
JUL 06 2007
HYDROLOGY SECTION

PROJECT NUMBER: 1003010

APPLICATION NUMBER: 04EPC-00860 EPC Site Development Plan-Building Permit
04 DRB 01687

Is an Infrastructure List Required? (x) Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

[Signature] 11-17-04
TRANSPORTATION DIVISION
DATE

[Signature] 11-17-04
UTILITIES DIVISION
DATE

[Signature] 4/19/05
PARKS AND RECREATION DEPARTMENT
DATE

[Signature] 4/20/05
CITY ENGINEER
DATE

[Signature] 11/17/04
SOLID WASTE MANAGEMENT
DATE

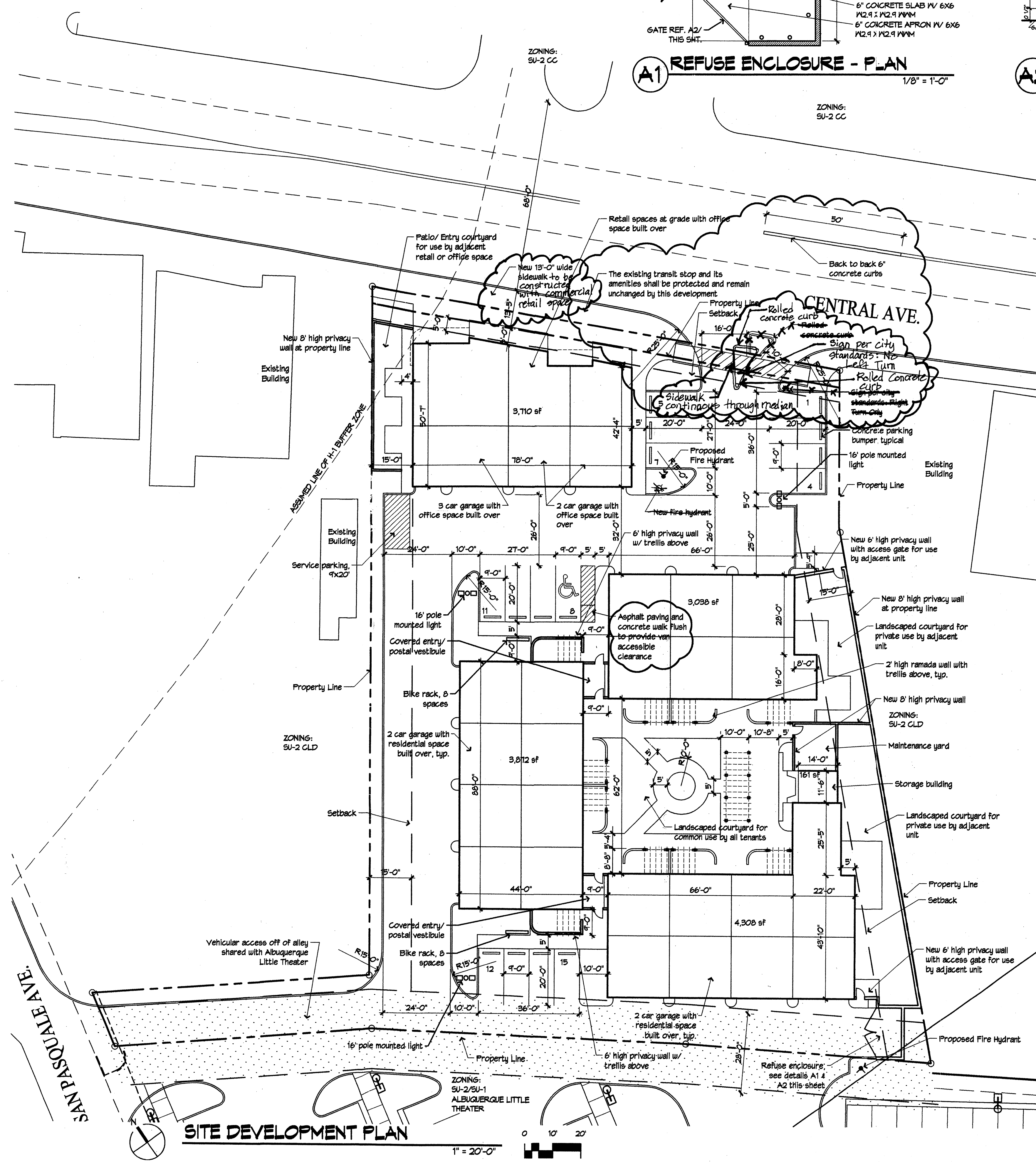
[Signature] 11/17/04
DRB CHAIRPERSON, PLANNING DEPARTMENT
DATE

REVISIONS		
△	9/20/04	EPC Conditions Incorporated
△	11/10/04	DRB Comments Incorporated
△		
△		

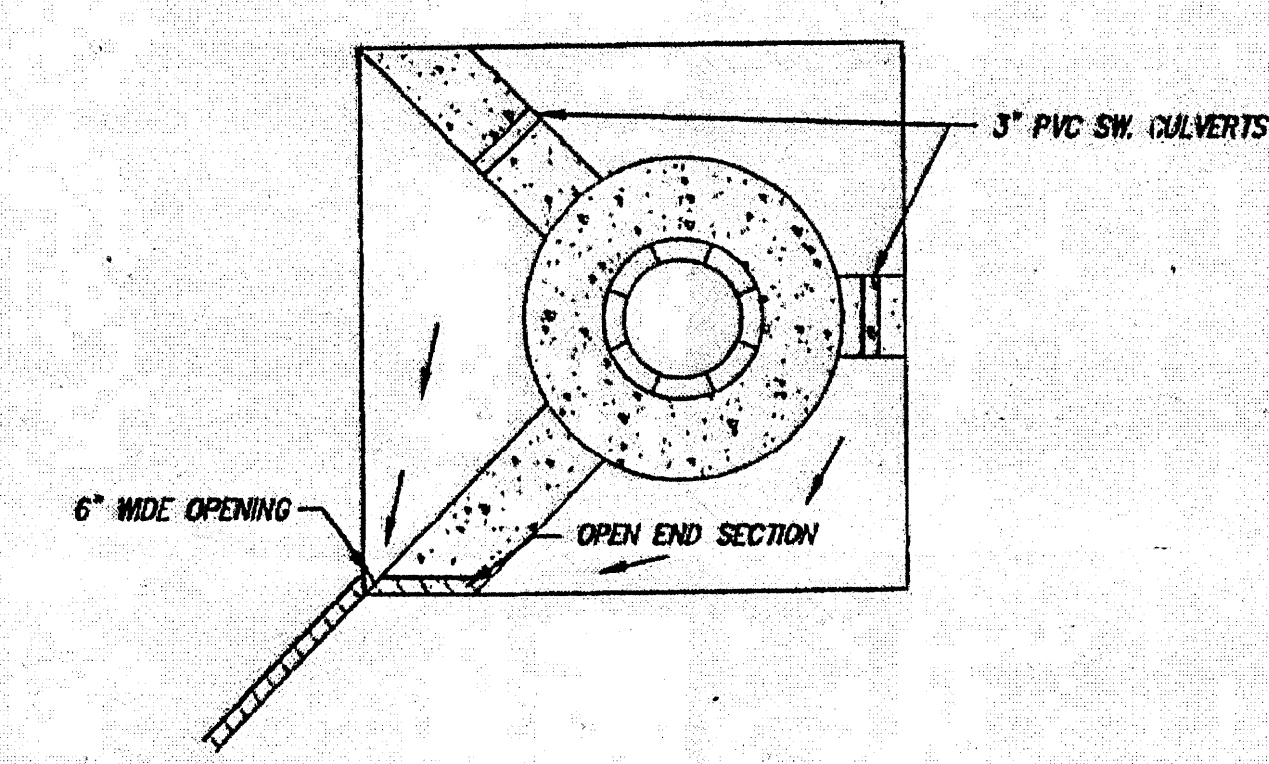
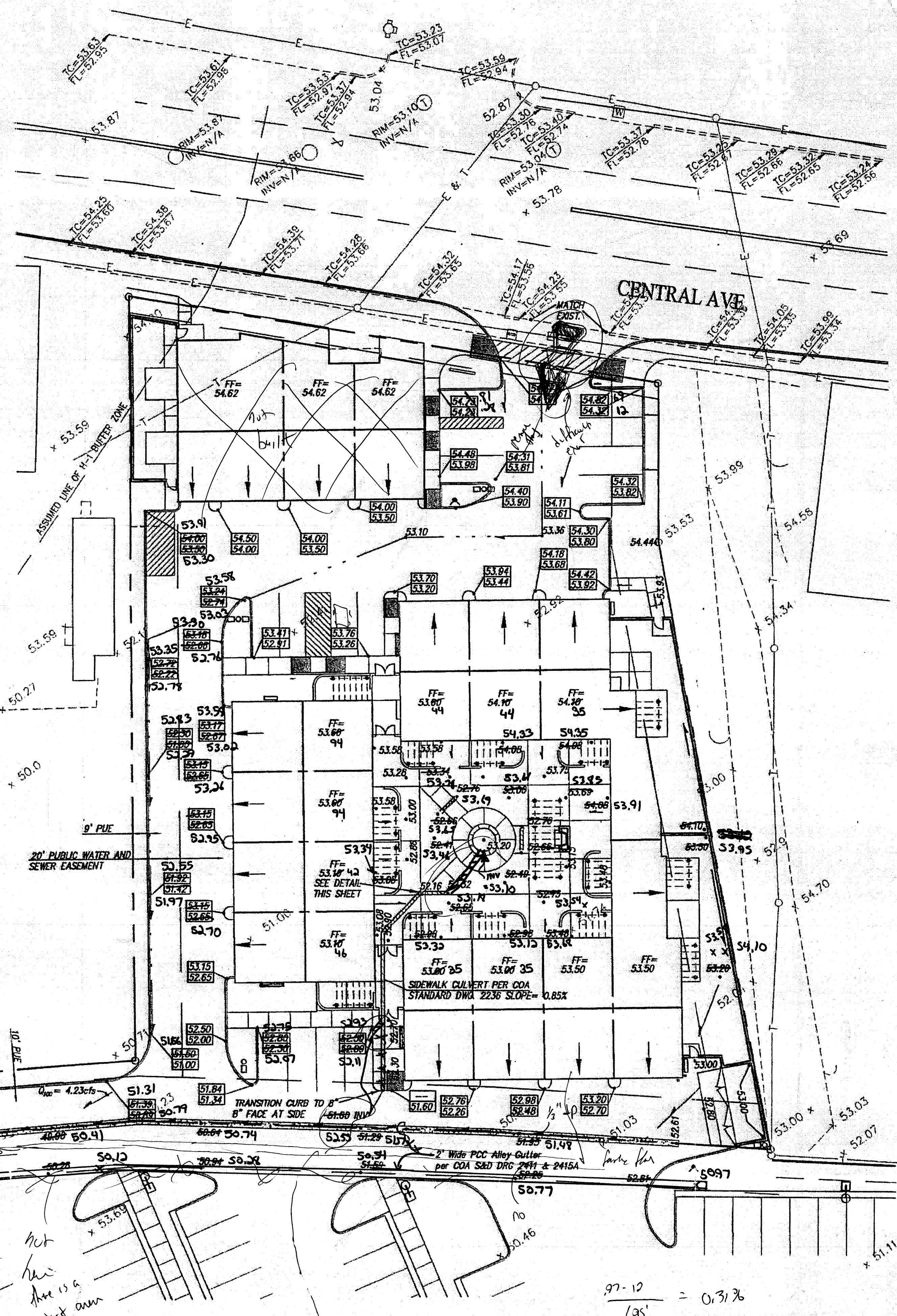
DRAWN BY: dr
REVIEWED BY: CG
DATE: 10.26.04
PROJECT NO.: 04087
DRAWING NAME:

**SITE DEVELOPMENT
PLAN FOR BUILDING
PERMIT**

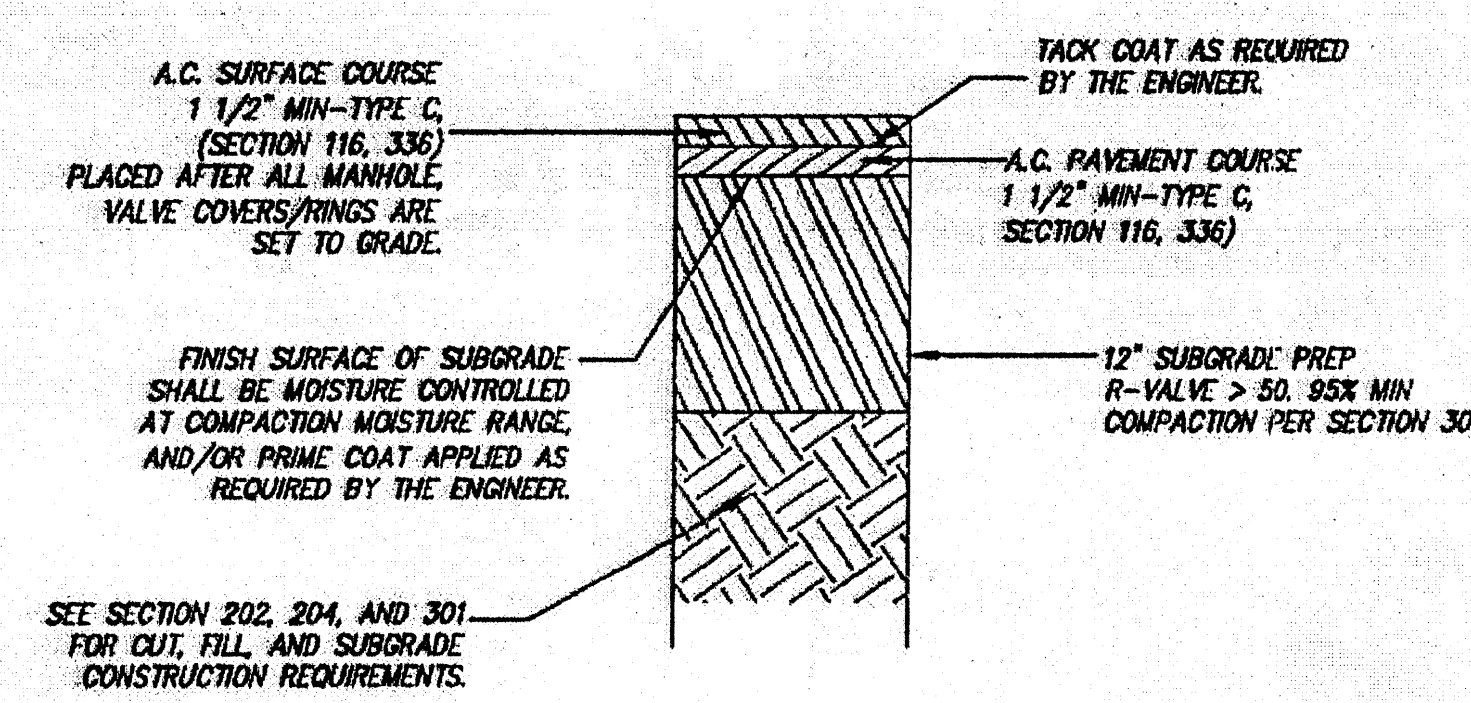
SHEET NO.:
A001
1 OF 6



SITE DEVELOPMENT PLAN
1" = 20'-0"



6' x 12' CONCRETE SIDEWALK CULVERT
(CONSTRUCT 6' x 12' H SIDEWALK CULVERT PER)
(COA STD. DNG. 2236)



FLEXIBLE PAVEMENT SECTION
N.T.S.

LEGEND

— 4956 —	EXISTING CONTOUR MINOR
— 4955 —	EXISTING CONTOUR MAJOR
— — —	EXISTING CURB
■	EXISTING INLET
— — —	EXISTING SANITARY SEWER LINE
— — —	EXIST. SAS —
— — —	EXISTING SANITARY SEWER MANHOLE
— — —	EXIST. WL —
— — —	EXISTING GATE VALVE
— — —	EXISTING WATER SERVICE METER
— — —	EXISTING FENCE
FL=36.8	EXISTING FLOWLINE ELEVATION
37.6	EXISTING SPOT ELEVATION
46	PROPOSED CONTOUR LINE
85.00	PROPOSED SPOT ELEVATION
48.80	PROPOSED TOP CURB ELEVATION
48.30	PROPOSED FLOWLINE ELEVATION
●	ROOF DRAIN
●	PROPOSED SAS MANHOLE
— — —	PROPOSED SWALE

LEGAL DESCRIPTION

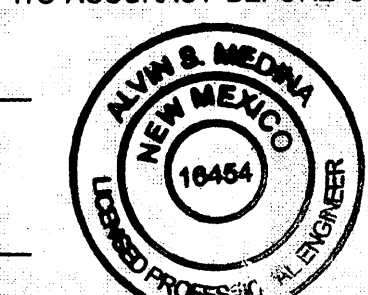
TRACT A, LANDS OF ALBUQUERQUE LITTLE THEATER.

DRAINAGE CERTIFICATION

I, A. SCOTT MEDINA, NMPE 18454 OF THE FIRM MARK GOODWIN & ASSOCIATES, P.A. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5/13/2005. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TIMOTHY ALDRICH, NMPS 1219 OF THE FIRM ALDRICH LAND SURVEYING. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 5/21/2007, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR TEMPORARY GRADING CERTIFICATION APPROVAL.

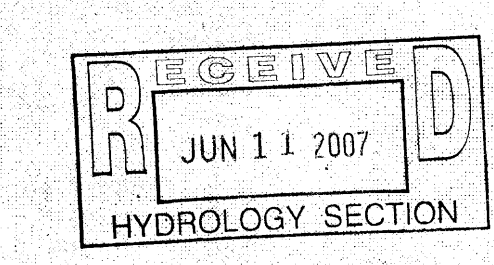
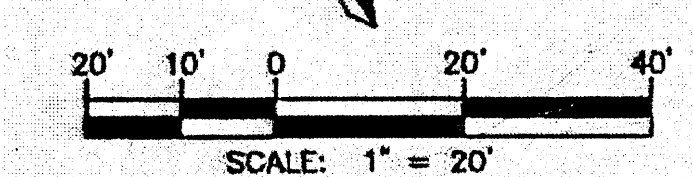
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

A. Scott Medina
A. SCOTT MEDINA NMPE 18454



DATE 5/22/07

*Requesting final grading certification. All drainage deficiencies have been corrected.



9-19-37 AM, charles

9-19-37 AM, charles

F:\A04JOBS\A4040\A4040-GD2DRCAFI RDD NHF CAR

100



