

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



CERTIFICATE OF ZONING

February 8, 2019

SP Albuquerque LLC
500 Stevens Avenue
Solana Beach, CA 92075

**Project Number: 1007412/17EPC-40024,
17EPC-40025, and 17EPC-40026**

FINAL ACTION: April 18, 2018 (AC-18-4)

LEGAL DESCRIPTION:

Tract B-2, Yorba Linda Subdivision and a portion of
Tract A, Hoffmantown Baptist Church Site
Staff Planner: Michael Vos


THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE
REFERENCED PROPERTY IS NOW CHANGED AS FOLLOWS:

FROM: *SU-1 for Church & Related Facilities and a Telecommunications Facility*

TO: *SU-1 for Senior Living Facility and related services, including on-premise liquor consumption*

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site development plans and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission (EPC), the Development Review Board (DRB), the Design Review Committee (DRC) and/or the Building and Safety Division as applicable, and as required by the site's zoning, before a building permit can be issued.

Sincerely,


David S. Campbell
Planning Director

DSC/MV

cc: Consensus Planning, 302 8th Street NW, Albuquerque, NM 87102
Code Enforcement Division
Michelle Gricius, AGIS Division
File

Project Number: 1007412/17EPC-40024, 17EPC-40025, and 17EPC-40026

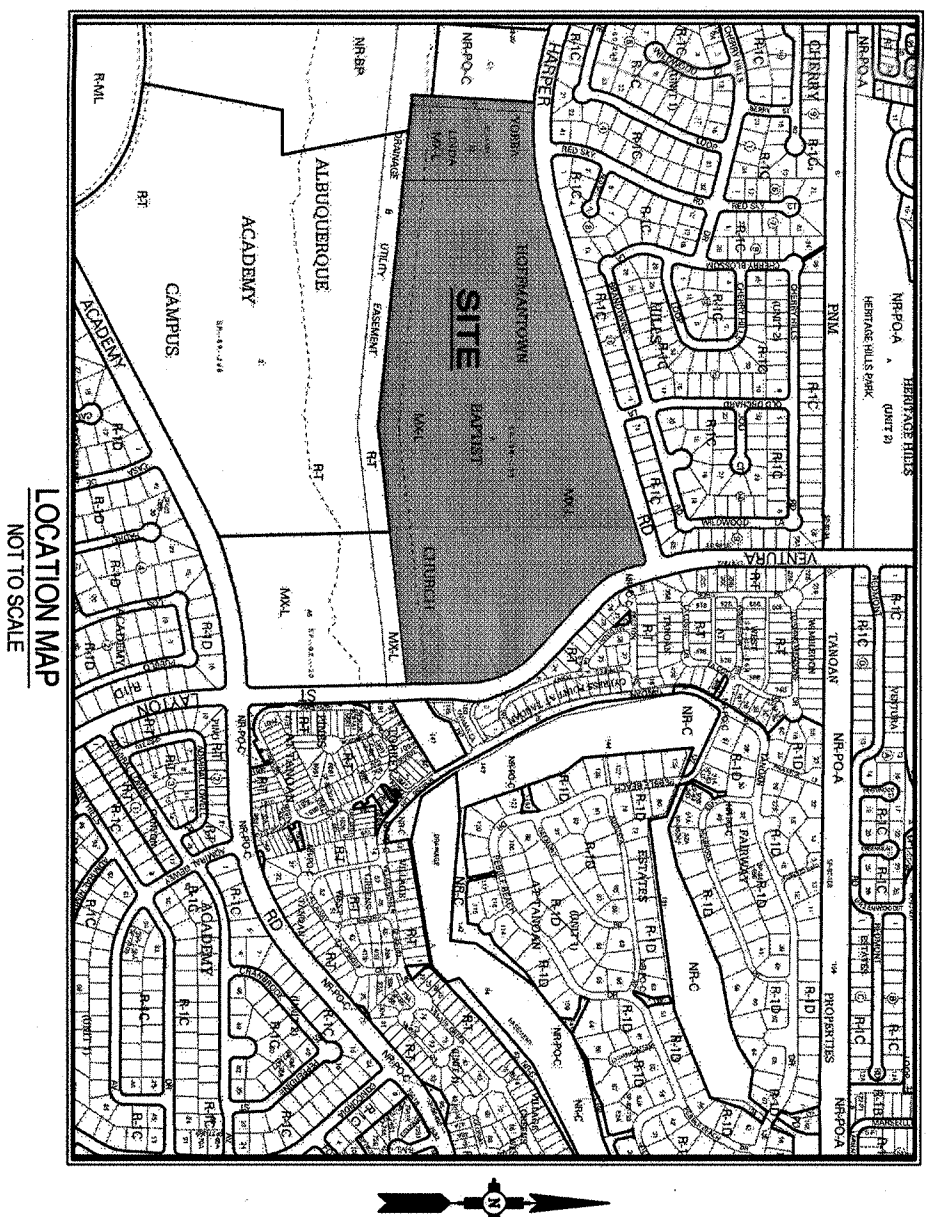
LEGAL DESCRIPTION:

Tract B-2, Yorba Linda Subdivision and a portion of Tract A, Hoffmantown Baptist Church Site

Zoning certificate issued for: **SU-1 for Senior Living Facility and related services, including on-premise liquor consumption**

The approved SU-1 zone above converts to the **MX-L** zone in the IDO.





DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, within projected Section 29, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract A of the Subdivision Plat Map for Hoffmantown Baptist Church Site, as the same as shown and designated on the plat thereof filed in the office of the County Clerk, Bernalillo County, New Mexico on November 6, 1986 in Book C32, page 7 and all of Tract B-2, Yorda Linda Subdivision, as the same as shown and designated on the plat thereof filed in the office of the County Clerk, Bernalillo County, New Mexico on December 27, 1984 in Book C26, page 3.

Tract contains 59.8993 acres, more or less.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant public right-of-way and all new easements as shown hereon in fee simple with warranty covenants.

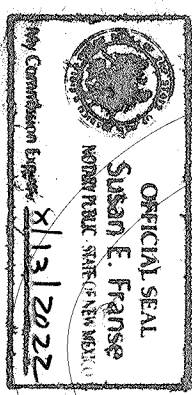
HOFFMANTOWN BAPTIST CHURCH

By: Kim Crissman
Chairman of Elders

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 13 day of February, 2019, by Kim Crissman

My Commission Expires: 8/13/2022 Susan E. France
Notary Public



NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 1983 Datum). Basis of Bearings is between two City of Albuquerque Control Monuments "13-E20" and "2-F-19". Bearing = S40°47'40"W
- Distances are ground distances.
- Record bearings and distances in parenthesis () are from Subdivision Plat Map for Hoffmantown Baptist Church Site, filed in the office of the County Clerk, Bernalillo County, New Mexico on November 6, 1986 in Book C32, page 7, in brackets [] are from the Replat of Tract B, Yorda Linda Subdivision, filed in the office of the County Clerk, Bernalillo County, New Mexico on December 27, 1984 in Book C26, page 3.
- No property within the area of this Plat 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 tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat.
- Tract A-1 is subject to a Memorandum of Agreement filed on March 1, 2004 in Book A73, page 6232 as Document No. 2004026304.
- Tract A-1 is subject to a Memorandum and Confirmation of Lease filed on May 22, 2002 in Book A36, page 5143 as Document No. 2002065342.
- Tract A-1 is subject to a Memorandum of Lease filed on February 2, 2006 in Book A111, page 5767 as Document No. 2006015943.
- Tract A-1 is subject to a Memorandum of Amendment to Communications Site Lease Agreement (Building) filed on January 11, 2008 as Document No. 2008003963.
- The location of the Temporary Drainage Easement as shown herein is approximate. The following statement was made on the plat of record, of which this easement was granted: "TEMPORARY DRAINAGE EASEMENTS to be granted to A.M.A.F.C.A. with the filing of this PLAT. Permanent drainage easements will be granted and the temporary drainage easement will be vacated, in accordance with the Subdivision Ordinance, upon improvements to the Pino Arroyo. The north easement line is established from measurements of the F.E.M.A. Floodway Maps."

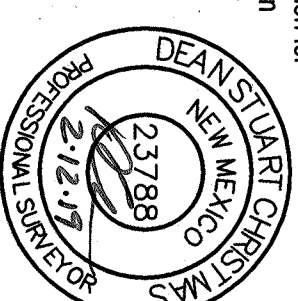
DOCUMENTS USED IN THE PREPARATION OF THIS PLAT

- Subdivision Plat Map for Hoffmantown Baptist Church Site, filed in the office of the County Clerk, Bernalillo County, New Mexico on November 6, 1986 in Book C32, page 7.
- Replat of Tract B, Yorda Linda Subdivision, filed in the office of the County Clerk, Bernalillo County, New Mexico on December 27, 1984 in Book C26, page 3.
- Commitment for Title Insurance File No. 2163724-AL04 issued by First American Title Insurance Company, Effective Date: October 27, 2016

SURVEYORS CERTIFICATION

I, Dean S. Christmas, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for nonmeasurement and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Dean S. Christmas
New Mexico Professional Surveyor 23788
Date FEBRUARY 12, 2019



PLAT OF TRACTS A-1 AND A-2

HOFFMANTOWN BAPTIST CHURCH SITE

(A REPLAT OF TRACT A, HOFFMANTOWN BAPTIST CHURCH SITE AND TRACT B-2, YORDA LINDA SUBDIVISION)
WITHIN THE ELENA GALLEGOS GRANT,
TRACT B-2, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.,
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

OCTOBER, 2018

PROJECT NUMBER PR-2019-001560

APPLICATION NUMBER SD-2019-00015

UTILITY APPROVALS
PNM ELECTRIC SERVICES
DATE 2-22-19

NEW MEXICO GAS COMPANY
DATE 2/21/19

QUEST CORPORATION db/a CENTURYLINK QC
DATE 4-8-19

COMCAST CABLE
DATE 2/21/19

CITY APPROVALS
CITY SUPERVISOR Susan A. Rindboom DATE 2/14/19

REAL PROPERTY DIVISION
DATE 2/14/19

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
DATE 4/5/19

ALBUQUERQUE BERNALILLO COUNTY WATER
UTILITY AUTHORITY
DATE 02-20-19

PARIS & RECREATION DEPARTMENT
DATE 4/8/19

A.M.A.F.C.A.
DATE 2/20/19

CITY ENGINEER / HYDROLOGY
DATE 2/20/19

CODE ENFORCEMENT
DATE 4-12-2019

DRB CHAIRPERSON, PLANNING DEPARTMENT
DATE 4-12-2019

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

1-020-062-1794334-20450

PROPERTY OWNER OF RECORD: Hoffmantown Baptist Church

Baptist Church

Collec 5401C
BERNALILLO COUNTY TREASURERS OFFICE
DATE 4-12-19

Bohannan & Huston

County and 17500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

HOFFMANTOWN BAPTIST CHURCH SITE
 (A REPLAT OF TRACT A, HOFFMANTOWN BAPTIST CHURCH SITE AND
 ADDITIONAL LOTS TO BE REPLATED BY THE TOWN OF HOFFMANTOWN)

~~OCTOBER, 2018~~



SEE SHEET 2 OF 3 FOR
CURVE AND TANGENT TABLE

MATCHLINE
SEE SHEET 2 OF 3

TRACT A

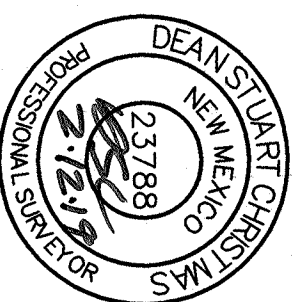
TRACT 2
ALBUQUERQUE ACADEMY CAMPUS
FILED: 12/20/1989 (BK C40 - PG 74)

TRACT A-5
QUE ACADEMY CAMPUS

SHEET 3 OF 3

Bohannan ▴ Huston

Courtyard I 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000



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04/12/2019 12:51 PM Page: 3 of 3
PL# R-\$25.00 B: 2019C P: 003Z Linda Stover, Bernalillo County