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

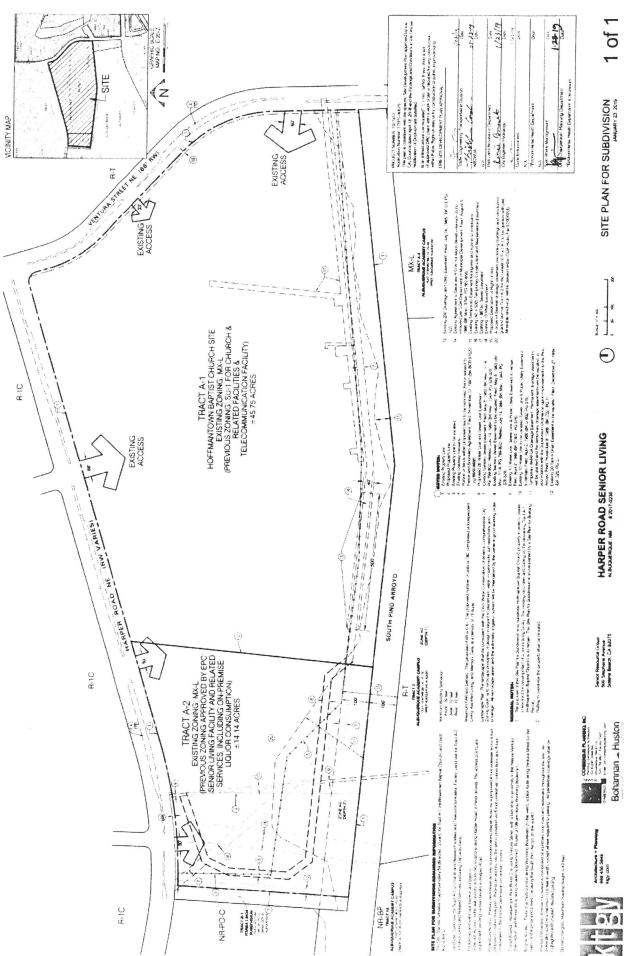
cc: Consensus Planning, 302 8th Street NW, Albuquerque, NM 87102 Code Enforcement Division Michelle Gricius, AGIS Division File Project Number: 1007412/17EPC-40024, 17EPC-40025, and 17EPC-40026

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.



SITE PLAN FOR SUBDIVISION

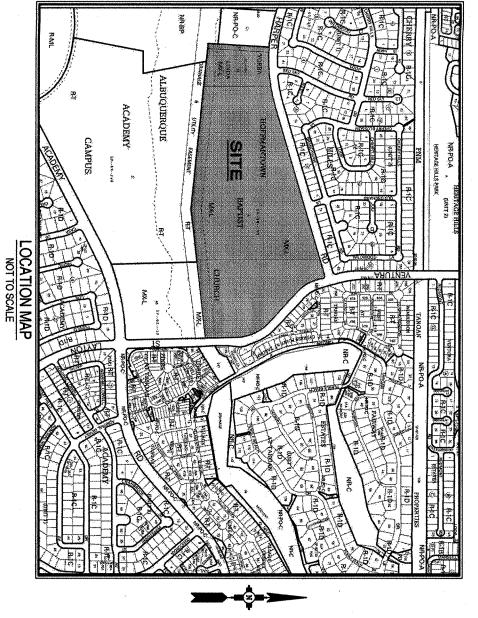
1 of 1

HARPER ROAD SENIOR LIVING ALBOOMENE, NO. 12017-0236





Senior Resolutos Group 506 Sesphens Avenue Solem Beach, CA 92075



SUBDIVISION DATA

- DKB No. Zone Atlas Index Number: E-20-Z
- Gross Subdivision Acreage: ± 59.8993 acres
 Total number of Tracts Created: Two (2) Tracts
- This Plat shows existing easements.
- Date of Survey: May, 2018
- **1004501** − 100 Plat is located within the Elena Gallegos Grant, within projected Section 29, Township 11 North, Range 4 East, New Mexico Principal Meridian (N.M.P.M.), Bernalillo County, Albuquerque, New Mexico.
- 0.0739 acres of public street right-of-way created.

PURPOSE OF PLAT

The purpose of this Plat is to subdivide 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 into two (2) Tracts. Tract B-2, Yorba 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 will be included with one of the aforementioned Tracts. A portion of one of the aforementioned Tracts will be dedicated as public right-of-way.

PUBLIC UTILITY EASEMENTS

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide
- 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.
- provide communication services Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of cable, and other related equipment and facilities reasonably necessary to
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 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 Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, adjacent to or near easements shown on this plat. purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers including sufficient working area space for electric transformers, with the right and privilege to trim and

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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. been granted by prior plat, replat or other document and which are not shown on this Consequently, PNM, NMGC and QWEST do not waive or release any plat.

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, Yorba 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

(A REPLAT OF TRACT A, HOFFMANTOWN BAPTIST CHURCH SITE AND TRACT B-2, YORBA LINDA SUBDIVISION)
WITHIN THE ELENA GALLEGOS GRANT,
WITHIN PROJECTED SECTION 29, TOWNSHIP 11 NORTH, RANGE 4
EAST, N.M.P.M.,
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

OCTOBER, 2018

HOFFMANTOWN BAPTIST CHURCH SITE

TRACTS A-1 AND A-2

PLAT OF

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.

PROJECT NUMBER

PR-2019-001560

APPLICATION NUMBER

SD-2019-00015

HOFFMANTOWN BAPTIST CHURCH

Chairman of Elders Kim Crissman

State of New Mexico

County of Bernalillo

This instrument was acknowledged before me on Ju day of 3 2019 Uwwenz 2018, by

Chan (Jussman

My Commission Expires: 8 (13) 2022 Notary Public Sunan James J.



COMCAST CABLE

QWEST CORPORATION d/b/a CENTURYLINK QC

DATE

DATE: N

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COMPAN

DATE

- 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-F19". 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, Yorba 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.
- Tract A-1 is subject to a Memorandum of Amendment to Communi Document No. 2008003963. Tract A-1 is subject to a Memorandum of Lease fled on February 2, 2006 in Book A111, page 5767 as Document No. 2006015843. cations Site Lease Agreement (Building) filed on January 11, 2008 as
- The location of the Temporary Drainage Easement as shown herei of which this easement was granted: "TEMPORARY DRAINAGE E Permanent drainage easements will be granted and the temporary Ordinance, upon improvements to the Pino Arroyo. The north ease ein is approximate. The following statement was made on the plat of record, EASEMENTS to be granted to A.M.A.F.C.A. with the filing of this PLAT. ry drainage easement will be vacated, in accordance with the Subdivision sement line is established from measurements of the F.E.M.A. Floodway

DOCUMENTS USED IN THE PREPARATION OF THIS PLAT

- Subdivision Plat Map for Hoffmantown Baptist Church Site, filed in November 6, 1986 in Book C32, page 7.

 Replat of Tract B, Yorba Linda Subdivision, filed in the office of the the office of the County Clerk, Bernalillo County, New Mexico on
- County Clerk, Bernalillo County, New Mexico on December 27, 1984 in
- 4. Book C26, page 3. Commitment for Title Insurance File No. 2163724-AL04 issued by First American Title Insurance Company, Effective Date: October 27, 2016

SURVEYOR'S CERTIFICATION

I, Dean S. Christmas, a registered Professional New Mexico Surveyor, by me or under my supervision, shows all existing easements as show 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 monumentation certify that I am responsible for this survey and that this plat was prepared n on the plats of record, or made known to me by the owner, utility

and surveys contained in the Albuquerque Subdivision Ordinance, , and is true and accurate to the best of my

and belief

n S. Christmas Mexico Professional Surveyor 23788

EBRUA



BERNALILLO COUNTY TREASURER'S OFFICE

DATE

CITY APPROVALS ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY REAL PROPERTY DIVISION DRB CHAIRPERSON, PLANNING DEPARTMENT CODE ENFORCEMENT CITY ENGINEER / HYDROLOGY MAFONNE CITY SURVEYOR TRAFFIC ENGINEERING, TRANSPORTATION DIVISION KS & RECREAT DATE AHEA HEALTH DATE DATE DATE JA L DATE 7 1/05 8 5/12/12 ā

TAX CERTIFICATION

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

062 179334-20950

PROPERTY OWNER OF RECORD: 200 Chunch HOFFMOUNTAOWLY

Bohannan A Huston

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

DOCH 2019029323

04/12/2019 12:51 PM Page: 1 of 3
PLAT R:\$25.00 B: 2019C P: 0032 Linda Stover, Bernalillo County

