



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	<input type="checkbox"/> Variance for Carport within setback(s) (Form V)
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input checked="" type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Amendment to Infrastructure List (Form P1)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Variance – Temporary Deferral of SW (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form P2)
	<input type="checkbox"/> Variance – Sidewalk Waiver (Form V)	
SITE PLANS	<input type="checkbox"/> Variance to IDO (Form V)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Create 2 lots from one existing lot		

APPLICATION INFORMATION		
Applicant: Godori Investments, LLC c/o Kyla Stoker, CBRE		Phone: 505-837-4927
Address: 6100 Uptown Blvd. NE, Ste. 300		Email: kyla.stoker@cbre.com
City: Albuquerque	State: NM	Zip: 87111
Professional/Agent (if any): Wayjohn Surveying, Inc.		Phone: (505) 255-2052
Address: 1609 Second Street, NW		Email: info@wayjohn.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner		List all owners: Godori Investments, LLC
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 11-N	Block: 11	Unit: NA
Subdivision/Addition: Ofimiano J. Gutierrez Lower Terrace	MRGCD Map No.: NA	UPC Code: 1 020 061 014 056 30128
Zone Atlas Page(s): F-19	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (acres): 1.2392 ac
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 4516 Wyoming Boulevard, NE	Between: Montgomery Boulevard NE	and: Spain Road, NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
2019-001951, PR-2019-001951		

Signature:		Date: 7/19/2019			
Printed Name: THOMAS D JOHNSTON		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:		Date:	Project #		

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

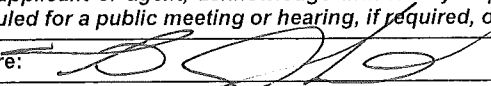
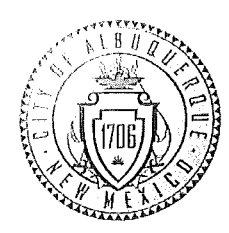
Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

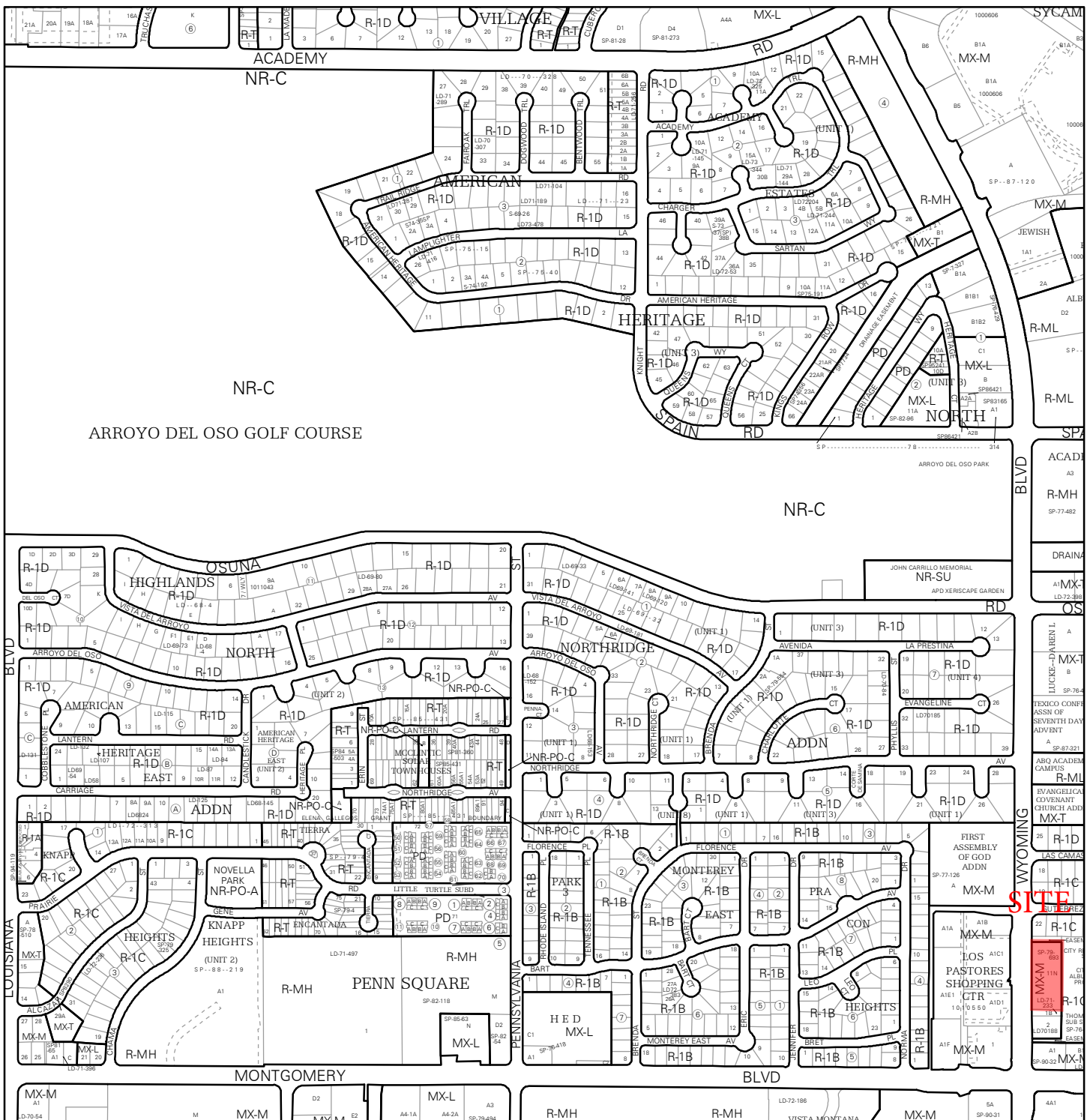
A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- ☐ Interpreter Needed for Hearing? ☐ if yes, indicate language: _____
- ☐ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ **SKETCH PLAT REVIEW AND COMMENT**
 - ☐ Letter describing, explaining, and justifying the request
 - ☐ Scale drawing of the proposed subdivision plat (7 copies, folded)
 - ☐ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- ☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)**
 - ☐ Letter describing, explaining, and justifying the request
 - ☐ Copy of recorded IIA
 - ☐ Proposed Final Plat (7 copies, 24" x 36" folded)
 - ☐ Design elevations & cross sections of perimeter walls (3 copies)
 - ☐ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ☐ DXF file and hard copy of final plat data for AGIS submitted and approved
- ☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**
 - ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
 - ☐ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - ☐ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
 - ☐ Required notice with content per IDO Section 14-16-6-4(K)(6)
 - ☐ Office of Neighborhood Coordination Public Notice Inquiry response
 - ☐ Proof of emailed notice to applicable Neighborhood Association representatives
 - ☐ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
 - ☐ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
 - ☐ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
 - ☐ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
 - ☐ Proposed Infrastructure List, if applicable
 - ☐ DXF file and hard copy of final plat data for AGIS submitted and approved
- ☐ **MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**
 - ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - ☐ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 - ☐ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

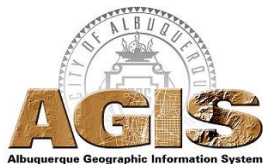
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: 	Date: 7/19/19
Printed Name: THOMAS D. JOHNSTON	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
Staff Signature:	
Date:	

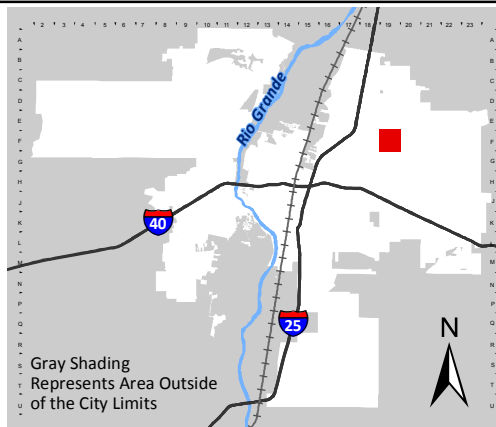


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
F-19-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
- 0 250 500 1,000 Feet

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

 AGENT
(Applicant or Agent)

5/9/19
(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Way John Surveying DATE OF REQUEST: 5/8/19 ZONE ATLAS PAGE(S): M15

CURRENT:

ZONING MX-M

PARCEL SIZE (AC/SQ. FT.) 1.2392

LEGAL DESCRIPTION:

LOT OR TRACT # 11-N BLOCK # 11

SUBDIVISION NAME OFIMIANO J. GUTIERREZ
LOWER TERRACE

REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☒ AMENDMENT ☐

BUILDING PERMIT ☐ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 1

BUILDING SIZE: 3936 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE _____ DATE _____

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☐ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☐ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER _____

DATE _____

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

Revised January 20, 2011

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: TRACTS 11-N-1 AND 11-N-2, OF IMIANO J. GUTIERREZ
LOWER TERRACE ADDITION
AGIS MAP # F19

LEGAL DESCRIPTIONS: TRACT 11-N, OF IMIANO J. GUTIERREZ
LOWER TERRACE ADDITION

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).


Applicant/Agent

4.24.19

Date


Hydrology Division Representative


4/24/19

Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

 WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on 3/19/19 (date).


Applicant/Agent

4.24.19

Date


ABCWUA Representative

4/24/19

Date

PROJECT # 2019-001951



May 8, 2019

Chair

Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Vice Chair

Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Steven Michael Quezada
County of Bernalillo
Commissioner, District 2

Ken Sanchez
City of Albuquerque
Councilor, District 1

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Jordan Merchant
VIA Real Estate, LLC
13105 Dover Avenue
Lubbock, Texas 79424

**RE: Water and Sanitary Sewer Availability Statement #190316
Champion Xpress Car Wash
4516 Wyoming Blvd. NE**

Dear Mr. Merchant:

Project Description: The subject site is located along Wyoming Blvd., north of Montgomery Blvd. within the City of Albuquerque. The proposed development consists of approximately 1.3 acres and the property is currently zoned MX-M for Moderate Intensity Mixed-Use. The property lies within the Pressure Zone 4ER in the Montgomery trunk. The request for availability indicates plans to remove a portion of an existing building and construct a new Automatic Car Wash onsite that would include an employee parking, vacuum station parking and drive thru facilities. The existing building to remain (use-storage) south of the car wash site will retain water service. The utility plan indicates that the new Automatic Car Wash and existing building will be subdivided.

Existing Conditions: Water infrastructure in the area consists of the following:

- Eight inch cast iron distribution main (project #03-20-61) along the west side of Wyoming Blvd.
- 16 inch concrete cylinder well collector line (project #09-125-59) along Wyoming Blvd.
- Six inch cast iron distribution main (project #20-027-29) located along the west and east sides of Wyoming Blvd. and stubbed out along the southwest corner of the property
- Six inch cast iron distribution main (project #03-30-71) along the east side of Wyoming Blvd.
- 36 inch concrete cylinder in zone transmission main (project #09-078-59) along the east side of Wyoming Blvd. and along Montgomery Blvd.
- Six inch cast iron distribution main (project #03-04-70) located along the north side of Montgomery Blvd.
- 21 inch reinforced concrete pipe drain line (project #08-012-61) along the east property frontage

Sanitary sewer infrastructure in the area consists of the following:

- 12 inch concrete pipe collector line (project #013-176-60) along Wyoming Blvd.
- Eight inch vitrified clay pipe collector line (project #014-151-61) along Montgomery Blvd.

Water Service: New metered water service to the property can be provided contingent upon a developer funded project to extend the existing six inch waterline along the east side of Wyoming. The required extension should be extended far enough so that the new proposed north parcel could obtain a new perpendicular connection to obtain water service. It is to be noted that onsite utilities would be considered private. The proposed utility plan indicates a two inch domestic service and one inch irrigation meter; it is to be noted that these services must be individual connections.

The remaining building being proposed to be used for storage. The engineer did mention that the remaining building would remain connected to existing water service.

Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted, and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

Sanitary Sewer Service: Based on the utility plan an existing sanitary sewer stub-out is being proposed for connection. After reviewing the sanitary sewer record drawings, the stub-out is not shown. After discussion with the engineer, it was mentioned that the exact utility location is unknown. If the existing stub-out is being used for either the remaining building, or the new north parcel then whichever location is without sanitary sewer; will be required to obtain a new service connection.

New sanitary sewer service can be provided via routine connection to the existing 12 inch collector line along Wyoming Blvd. It is to be noted that onsite utilities would be considered private. All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

The proposed utility plan is proposing a new sanitary sewer line along the new property line. The new sanitary sewer line does not indicate if it would be private or public. There is also no indication of what this proposed sewer line would benefit.

Fire Protection: From the Fire One Plan, the instantaneous fire flow requirements for the project are 1,500 gallons-per-minute and one required fire hydrant. As modeled using InfoWater™ computer software, the fire flow can be met. The fire hydrant #281 was analyzed to test if the required fire flow could meet the fire protection. It is to be noted that if any changes are made with the proposed fire one plan, a revision may be required to meet the new requirements.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. Please note that the engineer designing the fire line is responsible for determining pressure losses and sizing of the private water line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

Cross Connection Prevention: Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principle backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3439 for more information.

Pretreatment: If the development is for industrial use, and if either of the following apply, then contact the Industrial Pretreatment Engineer at (505) 289-3439 or pretreatment@abcwua.org:

- 1) The industry falls under one or more EPA categories found in Title 40 Code of Federal Regulations Parts 400-699, or
- 2) The industry plans to discharge more than 25,000 gallons of wastewater per day.

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

Pro Rata: Pro Rata is not owed, and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the City of Albuquerque via the Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be performed by a licensed and bonded public utility contractor.

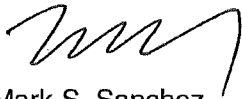
Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)
f/ Availability Statement 190316

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

**Plat of Tracts 11-N-1 & 11-N-2, Block 11 Ofimiano J. Gutierrez Lower Terrace
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tract 11-N, Block 11 Ofimiano J. Gutierrez Lower Terrace
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		50'x11'	Concrete Drive Pad with ADA Ramps	East side of Wyoming Boulevard N.E.	Existing Sidewalk	Existing Sidewalk	/	/	/
		40'	Standard Curb & Gutter	East side of Wyoming Boulevard N.E.	Existing Curb & Gutter	Existing Curb & Gutter	/	/	/
		40'x9'	Concrete Sidewalk	East side of Wyoming Boulevard N.E.	Existing Sidewalk	Existing Sidewalk	/	/	/
		40'	Cut-Off Wall along Right-of-Way	East side of Wyoming Boulevard N.E.	Existing Cut-Off Wall	Existing Cut-Off Wall	/	/	/
		3.5'x10' 3.5'x7'	Sidewalk Culvert with Steel Plat Top (24" Flow Width)	East side of Wyoming Boulevard N.E.	Existing Sidewalk	Existing Sidewalk	/	/	/
		1,985 sq-ft	Asphalt Pavement	Center of Wyoming Boulevard N.E.	Existing Pavement	Proposed Median Curb & Gutter	/	/	/
		100'	Concrete Median (4' wide)	Center of Wyoming Boulevard N.E.	Existing Landscaping	Proposed Median Curb & Gutter	/	/	/
		215'	Median Curb & Gutter	Center of Wyoming Boulevard N.E.	Existing Curb & Gutter	Existing Curb & Gutter	/	/	/
		100'	4" Solid White Paint Striping	Center of Wyoming Boulevard N.E.	Start of Proposed Turn Lane Taper	End of Proposed Turn Lane	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1 _____

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Derrick Merchant
NAME (print)

_____ DRB CHAIR - date

_____ PARKS & RECREATION - date

VIA Real Estate, LLC
FIRM

_____ TRANSPORTATION DEVELOPMENT - date

_____ AMAFCA - date

_____ SIGNATURE - date

_____ UTILITY DEVELOPMENT - date

_____ CODE ENFORCEMENT - date

_____ CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

May 7, 2019

Planning Department
City of Albuquerque
PO Box 1293

Albuquerque, NM 87103

RE: Preliminary/Final Minor Plat of Lot 11-N, Block 11 Ofimiano J. Gutierrez Lower Terrace

To Whom It May Concern:

I am submitting a request for Major preliminary plat review. My client would like to create Two lots from one existing lots and add a left turn lane onto Wyoming Boulevard, NE.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in dark ink, appearing to read "Thomas D. Johnston", is written over a horizontal line.

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.

Foot of sketch plat

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- ☒ NA Interpreter Needed for Hearing? NO if yes, indicate language: NA
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled

☐ SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

☒ MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- ☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- ☒ NA Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☒ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ☒ Required notice with content per IDO Section 14-16-6-4(K)(6)
 - ☒ Office of Neighborhood Coordination Public Notice Inquiry response
 - ☒ Proof of emailed notice to applicable Neighborhood Association representatives
- ☒ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- ☒ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ☒ NA Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ☒ Proposed Infrastructure List, if applicable
- ☒ DXF file and hard copy of final plat data for AGIS submitted and approved

☐ MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 

Date: 4-29-19

Printed Name: THOMAS D. JOHNSTON

☐ Applicant or ☒ Agent

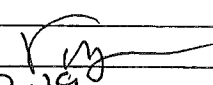
FOR OFFICIAL USE ONLY

Case Numbers:

Project Number

SD-2019-00081

PR-2019-001951

Staff Signature: 

Date: 4-30-19



Proct at Sketch Plat

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-001951
4516 Wyoming Blvd. NE

AGENDA ITEM NO: 07

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. A Trip Generation study and exhibit is required for addition of left turn lane.
2. If the turn lane is approved the site plan will be reviewed at DRB.

*Please remember to send an electronic copy of all supplemental submittal documents.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Racquel M. Michel, P.E.
Transportation Development
505-924-3991 or rmichel@cabq.gov

DATE: January 16, 2019

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

PROJ- 87- 51-16-1951

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

Dana Peterson, Senior Engineer 924-3695 dpeterson@cabq.gov

DRB Project Number: 2019-001951

Hearing Date: 1-16-2019

Project: 4516 Wyoming NE

Agenda Item No: 7

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Vacation of Public Right of Way
		<input type="checkbox"/> Vacation of Public Easement	

ENGINEERING COMMENTS:

- Provide a topographic and features survey, establishing the need for cross lot drainage easements
- Provide the access and drainage easement (note 7). This easement will need to establish maintenance and beneficiaries; otherwise a new drainage easement will need to be granted.
- An approved grading and drainage plan is required prior to grading and building permit (or Site Plan, if Site Plan controlled)
- The building needs to be removed prior to Plat

RESOLUTION/COMMENTS:

Parks & Rec:

Water:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG

Delegated For: _____

SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT

DEFERRED TO _____

Loma Del Rey Neighborhood Assoc-has received IDO Notification ...

Subject: Loma Del Rey Neighborhood Assoc-has received IDO Notification of DRB Minor Plat Submittal for 4516 Wyoming Blvd NE, ABQ - project to build a new car wash to replace vacant, former Quarters BBQ bar
From: Brian Eagan <eagan.brian@gmail.com>
Date: 2/28/2019, 1:47 PM
To: info@wayjohn.com
CC: Armijo Jessica <jmarmijo@hotmail.com>


Dear Jeremy Klar,

got it. Thank you for sending me the plat and information.

And please note for your records for future letters about this project, for letters sent by U.S. Mail - my home address includes: Apt. 4b. The letter sent to me by email left out the Apt. 4b on the street address. That might impair delivery of items sent by U.S. mail since there are 18 different town home units located at 8416 Hilton Av NE. And I want to make sure I receive any documents that you are sending to me. I want to keep in touch with your firm. Thank again.

Sincerely,

Brian A. Eagan, President
Loma Del Rey Neighborhood Association
8416 Hilton Ave NE, Apt. 4b
Albuquerque, NM 87111-3155
505-480-8894 cell
eagan.brian@gmail.com

from:
1609 2ND Street NW, Albuquerque, NM 87102
Phone: (505) 255-2052  Fax: (505) 255-2887

to:
Brian Eagan
Loma Del Rey Neighborhood Association Representative
8416 Hilton Avenue, NE
Albuquerque, NM 87111

RE: Neighborhood Notification about Future Development Application

Dear Neighborhood Association Representative:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss the following application(s) we will be making for a project proposed in or near your neighborhood:
Development Review Board (DRB) Minor Preliminary/Final Plat Application
This would be an informal meeting where we as the agent would present the proposal, and we can discuss any ideas or concerns you may have.

Contact Information:
Thomas D. Johnston, PS, PE (505) 255-2052
Site Address: 4516 Wyoming Boulevard, NE

Short Description of Proposal:
This is a minor preliminary/final plat request to create one lot from Two existing lots.
Per the IDO, you have 15 days from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on this date:
March 20, 2019

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public meeting [hearing/meeting] at which the project will be reviewed and decided by the City.

We have attached a copy of the proposed plat as well as a copy of the zone atlas page with the location of the site shown.

Useful Links
Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map
<https://tinyurl.com/IDOzoningmap>

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.
Agent

----- Forwarded message -----
From: Info <info@wayjohn.com>
Date: Wed, Feb 27, 2019 at 12:00 PM
Subject: IDO Notification of DRB Minor Plat Submittal
To: <eagan.brian@gmail.com>, <jmarmijo@hotmail.com>

I Apologize, I forgot to attach the plat.

--
Regards,
Jeremy Klar
Survey Technician
Wayjohn Surveying, Inc.
1609 2nd St, NW
Albuquerque, NM 87102
Phone: 505-255-2052
Fax: 505-255-2887

Info <info@wayjohn.com>
to me

▲ Feb 27, 2019, 11:48 AM (1 day ago)

Good morning!

I have attached the IDO notification letter for the proposed minor plat action, as well as a copy of the plat and the zone atlas page marked with the site. Your quick response will be greatly appreciated, as we would like to submit the application on Friday, March 8th, 2019 . Feel free to contact us if you have any questions or concerns regarding this matter. Thank you for your time in considering this matter and have a great day!

--
Regards,
Jeremy Klar
Survey Technician
Wayjohn Surveying, Inc.
1609 2nd St, NW
Albuquerque, NM 87102
Phone: 505-255-2052
Fax: 505-255-2887

-- Attachments:

SP-12-01-2018-SHEET 1.pdf	253 KB
SP-12-01-2018-SHEET 3.pdf	112 KB



1609 2ND Street NW, Albuquerque, NM 87102 Phone: (505) 255-2052 Fax: (505) 255-2887

February 27, 2019
Brian Eagan
Loma Del Rey Neighborhood Association Representative
8416 Hilton Avenue, NE
Albuquerque, NM 87111

RE: Neighborhood Notification about Future Development Application

Dear Neighborhood Association Representative:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss the following application(s) we will be making for a project proposed in or near your neighborhood:

Development Review Board (DRB) Minor Preliminary/Final Plat Application

This would be an informal meeting where we as the agent would present the proposal, and we can discuss any ideas or concerns you may have.

Contact Information:

Thomas D. Johnston, PS, PE (505) 255-2052

Site Address: 4516 Wyoming Boulevard, NE

Short Description of Proposal:

This is a minor preliminary/final plat request to create one lot from Two existing lots.

Per the IDO, you have 15 days from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on this date:

March 20, 2019

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.



1609 2ND Street NW, Albuquerque, NM 87102 Phone: (505) 255-2052 Fax: (505) 255-2887

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public meeting [hearing/meeting] at which the project will be reviewed and decided by the City.

We have attached a copy of the proposed plat as well as a copy of the zone atlas page with the location of the site shown.

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston".

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.
Agent

NO RESPONSE AS OF 4/15

Subject: IDO Notification of DRB Minor Plat Submittal
From: Info <info@wayjohn.com>
Date: 2/27/2019, 11:51 AM
To: jmarmijo@hotmail.com

Good morning!

I have attached the IDO notification letter for the proposed minor plat action, as well as a copy of the plat and the zone atlas page marked with the site. Your quick response will be greatly appreciated, as we would like to submit the application on Friday, March 8th. Feel free to contact us if you have any questions or concerns regarding this matter. Thank you for your time in considering this matter and have a great day!

--

Regards,
Jeremy Klar
Survey Technician
Wayjohn Surveying, Inc.
1609 2nd St, NW
Albuquerque, NM 87102
Phone: 505-255-2052
Fax: 505-255-2887

— Attachments: —

IDO Notification Letter-Armijo.pdf	27 bytes
IDOZoneAtlasPage_F-19-Z.pdf	27 bytes



1609 2ND Street NW, Albuquerque, NM 87102 Phone: (505) 255-2052 Fax: (505) 255-2887

February 27, 2019
Jessica Armijo
Loma Del Rey Neighborhood Association Representative
3701 Erbbe Street, NE
Albuquerque, NM 87111

RE: Neighborhood Notification about Future Development Application

Dear Neighborhood Association Representative:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss the following application(s) we will be making for a project proposed in or near your neighborhood:

Development Review Board (DRB) Minor Preliminary/Final Plat Application

This would be an informal meeting where we as the agent would present the proposal, and we can discuss any ideas or concerns you may have.

Contact Information:

Thomas D. Johnston, PS, PE (505) 255-2052

Site Address: 4516 Wyoming Boulevard, NE

Short Description of Proposal:

This is a minor preliminary/final plat request to create one lot from Two existing lots.

Per the IDO, you have 15 days from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on this date:

March 20, 2019

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.



1609 2ND Street NW, Albuquerque, NM 87102 Phone: (505) 255-2052 Fax: (505) 255-2887

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public meeting [hearing/meeting] at which the project will be reviewed and decided by the City.

We have attached a copy of the proposed plat as well as a copy of the zone atlas page with the location of the site shown.

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston", is written over a horizontal line.

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.
Agent

Subject: Public Notice Inquiry_4516 Wyoming Boulevard, NE_DRB
From: "Quevedo, Vicente M." <vquevedo@cabq.gov>
Date: 2/26/2019, 10:42 AM
To: "info@wayjohn.com" <info@wayjohn.com>

Thomas,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
Loma Del Rey NA	Brian	Eagan	brian.eagan@gmail.com	8416 Hilton Avenue NE	Apt. 4B	Albuquerque	NM	87111	5054808894	5052329571
Loma Del Rey NA	Jessica	Armijo	jarmijo@hotmail.com	3701 Erbbe Street NE		Albuquerque	NM	87111	5054001221	5057172378

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Monday, February 25, 2019 3:44 PM
To: Office of Neighborhood Coordination <info@wayjohn.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Thomas Johnston, PS, PE

Telephone Number

5052552052

Email Address

info@wayjohn.com

Company Name

Wayjohn Surveying, Inc

Company Address

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tract 11-N, Block 11, Ofimiano J. Gutierrez Lower Terrace Addition

Physical address of subject site:

4516 Wyoming Boulevard, NE

Subject site cross streets:

Wyoming Boulevard, NE and Montgomery Boulevard, NE

Other subject site identifiers:

Quarters Restaurant

This site is located on the following zone atlas page:

F-19

 This message has been analyzed by Deep Discovery Email Inspector.

 Attachments:

IDOZoneAtlasPage_F-19-Z.PDF

539 KB

Public Notice Inquiry_4516 Wyoming Boulevard, NE_DRB.xlsx

14.4 KB



1609 2ND Street NW. • Albuquerque, NM 87102 • Phone: (505) 255-2052 • Fax: (505) 255-2887

May 6, 2019

RE: Neighborhood Notification about Future Development Application

To Whom it May Concern:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C), we are providing notice that the following application(s) we will be making for a project proposed in or near your neighborhood:

Development Review Board (DRB) Preliminary Plat and Infrastructure List Application

Contact Information:

Thomas D. Johnston, PS, PE (505) 255-2052

Site Address: 4516 Wyoming Boulevard, NE

Short Description of Proposal:

This is a preliminary plat and infrastructure list request to create two parcels from one existing parcel.

The Application will be heard on: ^{June 5} ~~May 10~~, 2019

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public meeting [hearing/meeting] at which the project will be reviewed and decided by the City. We have attached a copy of the proposed plat as well as a copy of the zone atlas page with the location of the site shown.

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

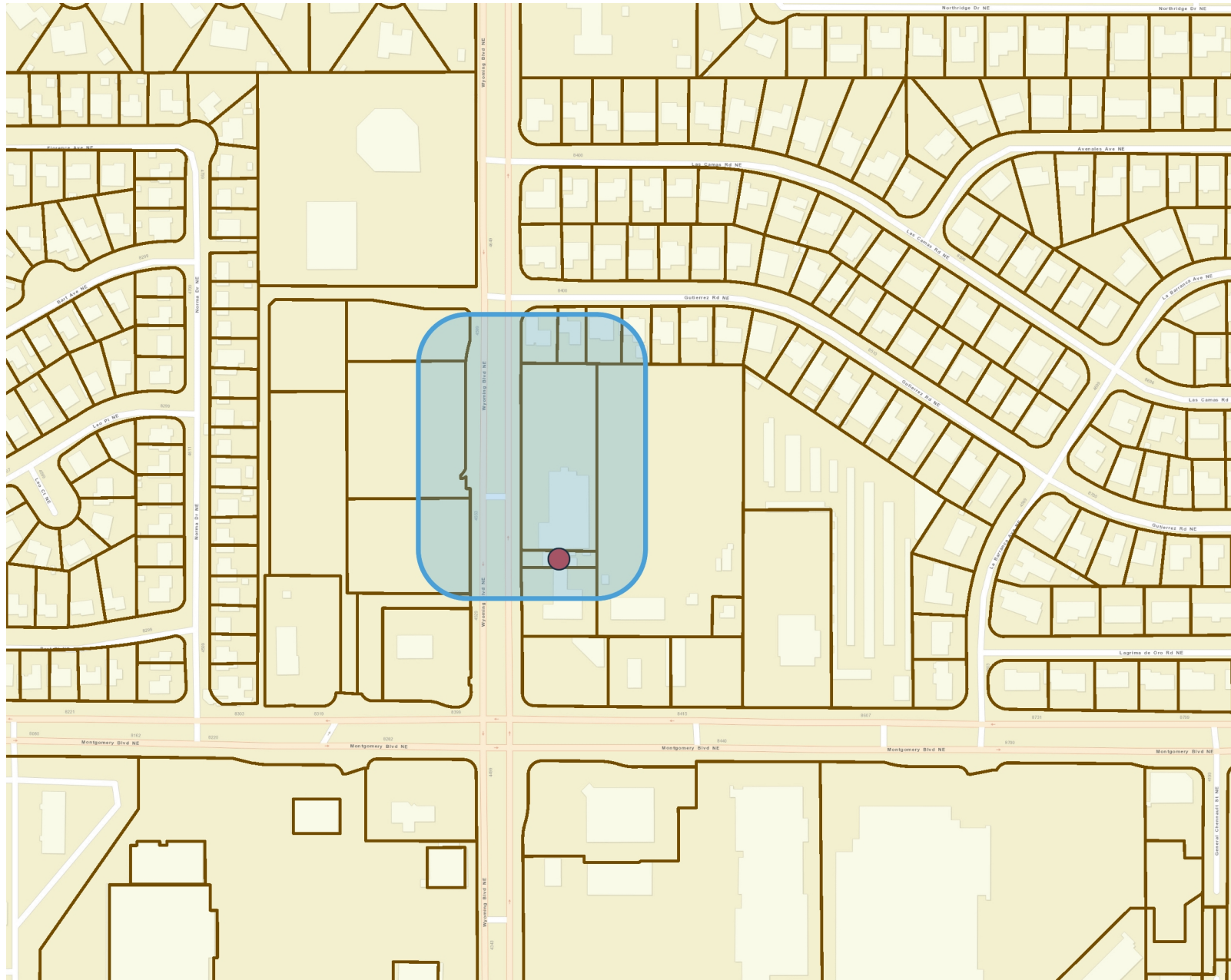
Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.
Agent



City of Albuquerque



Legend

- Bernalillo County Parcels
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

601 0 301 601 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
7/19/2019 © City of Albuquerque

1: 3,607

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



David Gurefick & Anna Swadlow
8404 Guiterrez Rd NE
Albuquerque, NM 87111



Gordon Investments, LLC
2270 Wyoming Boulevard NE
Albuquerque, NM 87111



ABCWVA
PO Box 1222
Albuquerque, NM 87103



Paul Baca
8412 Guiterrez Rd NE
Albuquerque, NM 87111



Bryn Garcia
8420 Guiterrez Rd NE
Albuquerque, NM 87111



Veronica Pacheco
8417 Guiterrez Rd NE
Albuquerque, NM 87111



Joseph Alvarez Sharon Krue
8418 Guiterrez Rd NE
Albuquerque 87111



Western Helling Richey LLC
1250 W. Washington St. Ste 101
Tombex, AZ 85281



Fisher Real Estate Investments, LLC
11501 San Antonio Dr. NE
Albuquerque, NM 87111



Brandon & Rachel Repichowski
8405 Guiterrez Rd NE
Albuquerque, NM 87111



Paul Matteucci ETUX ETAL
C/O Thompson Property Tax Services
PO Box 2609
Carlsbad, CA 92018



Richard & Mary Martinez
8408 Guiterrez Rd. NE
Albuquerque, NM 87111



Legacy Church Inc
7200 Central Ave NW
Albuquerque, NM 87121



Veterans Independent Living of Albuquerque Inc
3900 Juan Tabo Boulevard NE
Albuquerque, NM 87111



WELM Co
517 6th St NW
Albuquerque, NM 87102



Christian Tomnaso
8403 Guiterrez Rd NE
Albuquerque, NM 87111



Jano Morjuran
8413 Guiterrez Rd NE
Albuquerque, NM 87111



Mauney Investments LLC & ETAL
C/O Ryan LLC
PO Box 2809
Carlsbad, CA 92018

MAILED

MAILED

PACHECO VERONICA
8417 GUTIERREZ RD NE
ALBUQUERQUE NM 87111-2316

GORELICK DAVID C & SWANWICK
ANNA F
8404 GUTIERREZ RD NE
ALBUQUERQUE NM 87112

VETERANS INDEPENDENT LIVING OF
ALBUQUERQUE INC (VILA)
3900 JUAN TABO BLVD NE
ALBUQUERQUE NM 87111-3984

TOMMASO CHRISTIAN
8400 GUTIERREZ RD NE
ALBUQUERQUE NM 87111-2317

FINLEY REAL ESTATE INVESTMENTS LLC
11901 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1007

GARCIA BRYN R
8420 GUTIERREZ RD NE
ALBUQUERQUE NM 87111-2317

VALDEZ JUAN A SR
10001 WELLINGTON ST NE
ALBUQUERQUE NM 87111

GODORI INVESTMENTS LLC
2270 WYOMING BLVD NE
ALBUQUERQUE NM 87112-2675

LEGACY CHURCH INC
7201 CENTRAL AVE NW
ALBUQUERQUE NM 87121

CHAVEZ JOSEPH M & KRUSE SHARON
M
8416 GUTIERREZ RD NE
ALBUQUERQUE NM 87111-2317

D.P.
GODORI INVESTMENTS LLC
2270 WYOMING BLVD NE
ALBUQUERQUE NM 87112-2675

WESTERN REFINING RETAIL LLC
1250 W WASHINGTON ST SUITE 101
TEMPE AZ 85281

BACA PAUL R
8412 GUTIERREZ RD NE
ALBUQUERQUE NM 87111-2317

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY
PO BOX 1293
ALBUQUERQUE NM 87103-1293

REPICHOWSKI BRANDON E & RACHEL E
8405 GUTIERREZ RD NE
ALBUQUERQUE NM 87111

MONJUREAN JANA E
8413 GUTIERREZ RD NE
ALBUQUERQUE NM 87111

D.P.
GODORI INVESTMENTS LLC
2270 WYOMING BLVD NE
ALBUQUERQUE NM 87112-2675

MARTINEZ RICHARD STEVEN & MARY A
8408 GUTIERREZ RD NE
ALBUQUERQUE NM 87111-2317

MATTEUCCI PAUL J ETUX ETAL C/O
THOMSON PROPERTY TAX SERVICES
PO BOX 2609
CARLSBAD CA 92018

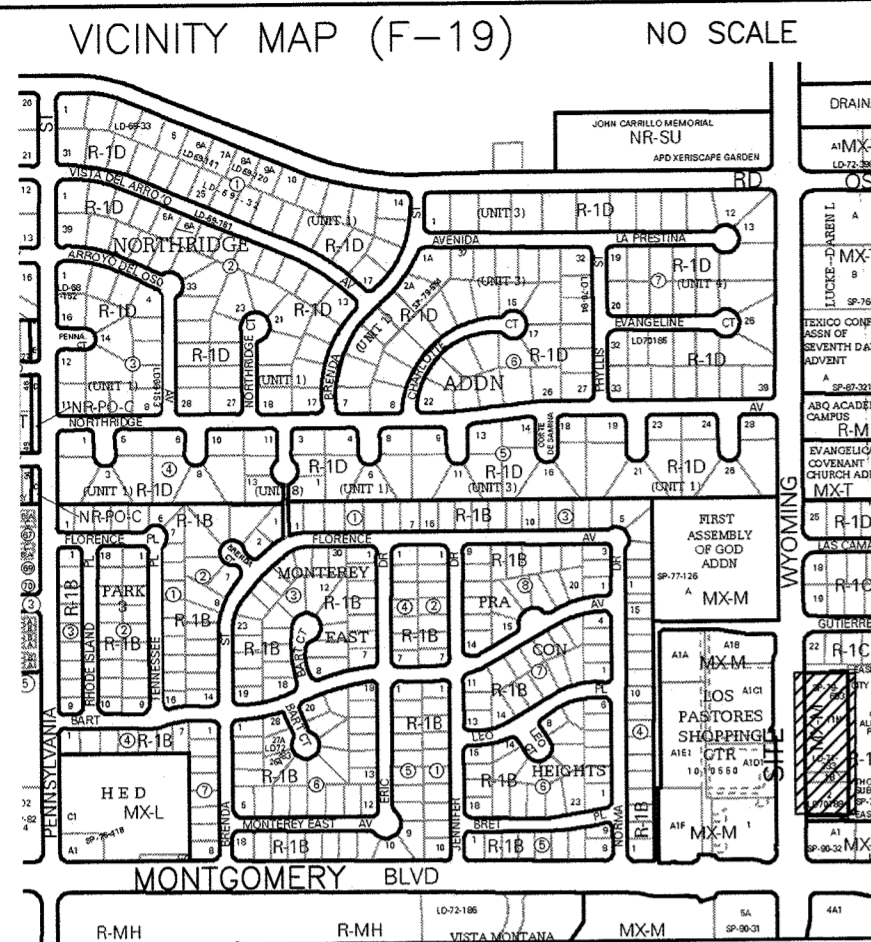
MAUNEY INVESTMENTS LLC & ETAL
C/O RYAN LLC
PO BOX 2609
CARLSBAD CA 92018-2609

D.P.
W & M CO
317 6TH ST NW
ALBUQUERQUE NM 87102

W & M CO
317 6TH ST NW
ALBUQUERQUE NM 87102

W & M CO
317 6TH ST NW
ALBUQUERQUE NM 87102

Duplicate



PURPOSE OF PLAT

This plat has been prepared for the purpose of creating two lots from one existing lot.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested 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 parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- Existing Five foot Public Utility Easement, as shown and noted on the recorded plats, recorded in Plat Book D2, Page 91; recorded in Plat Book B5, Page 37; recorded in Plat Book B5, Page 152; and recorded in Plat Book A7, Page 197, records of Bernalillo County, New Mexico.
- Existing Easement for Water, Sewer and Public Utilities, and incidental purposes thereto, recorded April 23, 1980, in Book Misc. 767, Page 569, as Doc. No. 80-23997, records of Bernalillo County, New Mexico.
- Existing Twenty foot Access Easement for Ingress and Egress and Drainage and Utility Facilities, and incidental purposes thereto, recorded November 22, 1983, in Book Misc. 66-A, Page 510, as Doc. No. 83-80499, records of Bernalillo County, New Mexico.

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 electrical services.

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 services.

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

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.

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

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. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 020 061 014 056 30128

PROPERTY OWNER OF RECORD:
Godori Investments, LLC
BERNALILLO COUNTY TREASURER'S OFFICE

SUBDIVISION DATA

- DRB Project No. 2019-001951
- Zone Atlas Index No. F-19
- Gross acreage 1.2392 Ac.
- Existing number of lots 1
Replatted number of lots 2

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269

PLAT OF TRACTS 11-N-1 & 11-N-2, BLOCK 11 OFIMIANO J. GUTIERREZ LOWER TERRACE

WITHIN SECTION 32, T. 11 N., R. 4 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2019

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Tract numbered Eleven-N (11-N) in Block numbered Eleven (11) of Ofimiano J. Gutierrez Lower Terrace, as the same is shown and designated on the plat entitled "Summary Plat, N. 360' Tract 11-A, Block 11 of Ofimiano J. Gutierrez Lower Terrace, Albuquerque, New Mexico," filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 27, 1979, in Plat Book A7, Page 197.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Kyuhoo Choi, Authorized Representative of Godori Investments, LLC

ACKNOWLEDGMENT
STATE OF NEW MEXICO

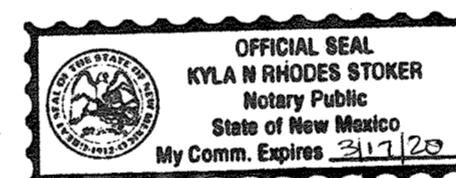
COUNTY OF BERNALILLO

On this 25th day of April, 2019, the foregoing instrument was acknowledged by:

Kyuhoo Choi, Authorized Representative of Godori Investments, LLC

My Commission expires 3/17/2020

Notary Public



PROJECT NUMBER: 2019-001951

Application Number:

Utility Company Approvals:

PNM Electric Services

Date

New Mexico Gas Company

Date

Qwest Corporation D/B/A Centurylink QC

Date

Comcast
City Approvals:

Date

Real Property Division

Date

Environmental Health Department

Date

Traffic Engineering, Transportation Division

Date

ABCWUA

Date

Parks and Recreation Department

Date

AMAFCA

Date

City Engineering/Hydrology

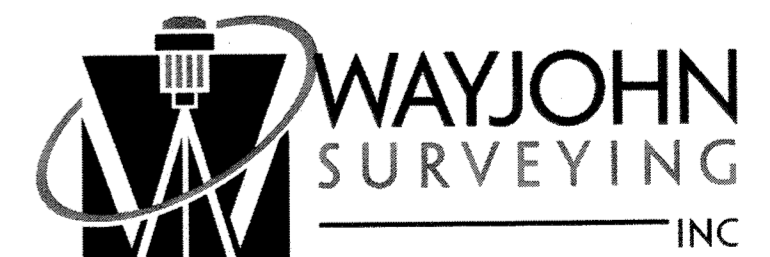
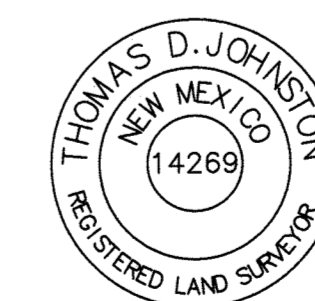
Date

Code Enforcement

Date

DRB Chairperson, Planning Department

Date



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
Godori Investments, LLC

DRAWN: J T K

SCALE: 1" = 30'

FILE NO.

CHECKED: T D J

SP-12-01-2018

LOCATION: SECTION 32, T11N, R4E
OFIMIANO J. GUTIERREZ LOWER TERRACE

DRAWING NO.
SP120118.DWG

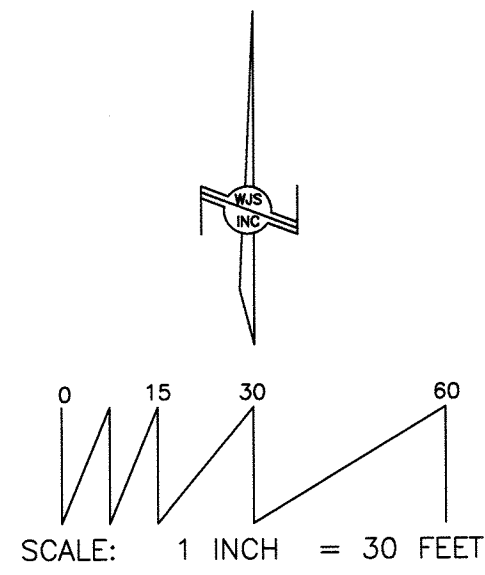
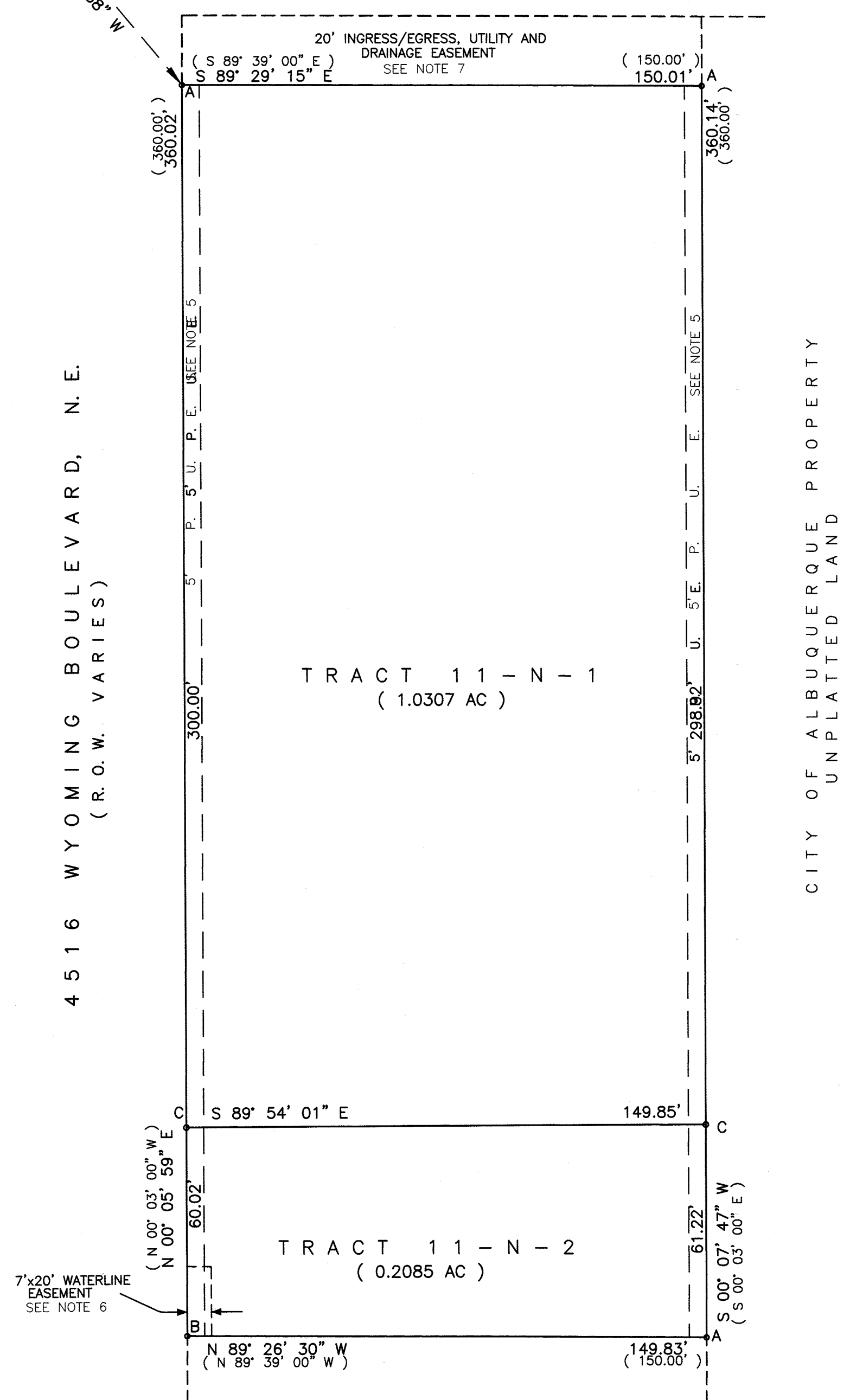
24 APR 2019

SHEET 1 OF 2

ACS MONUMENT "4-F19"
X=1,549,000.065 US SURVEY FT
Y=1,505,491.678 US SURVEY FT
Ground-to-grid: 0.999654851
Mapping Angle: -00°10'33.55"
NAD 83

BLOCK 11
OFIMIANO J. GUTIERREZ LOWER TERRACE
(REC. 1/29/1960 IN VOL. D2, FOLIO 91)
LOT 22 LOT 21 LOT 20 COUNTY CLERK RECORDING LABEL HERE

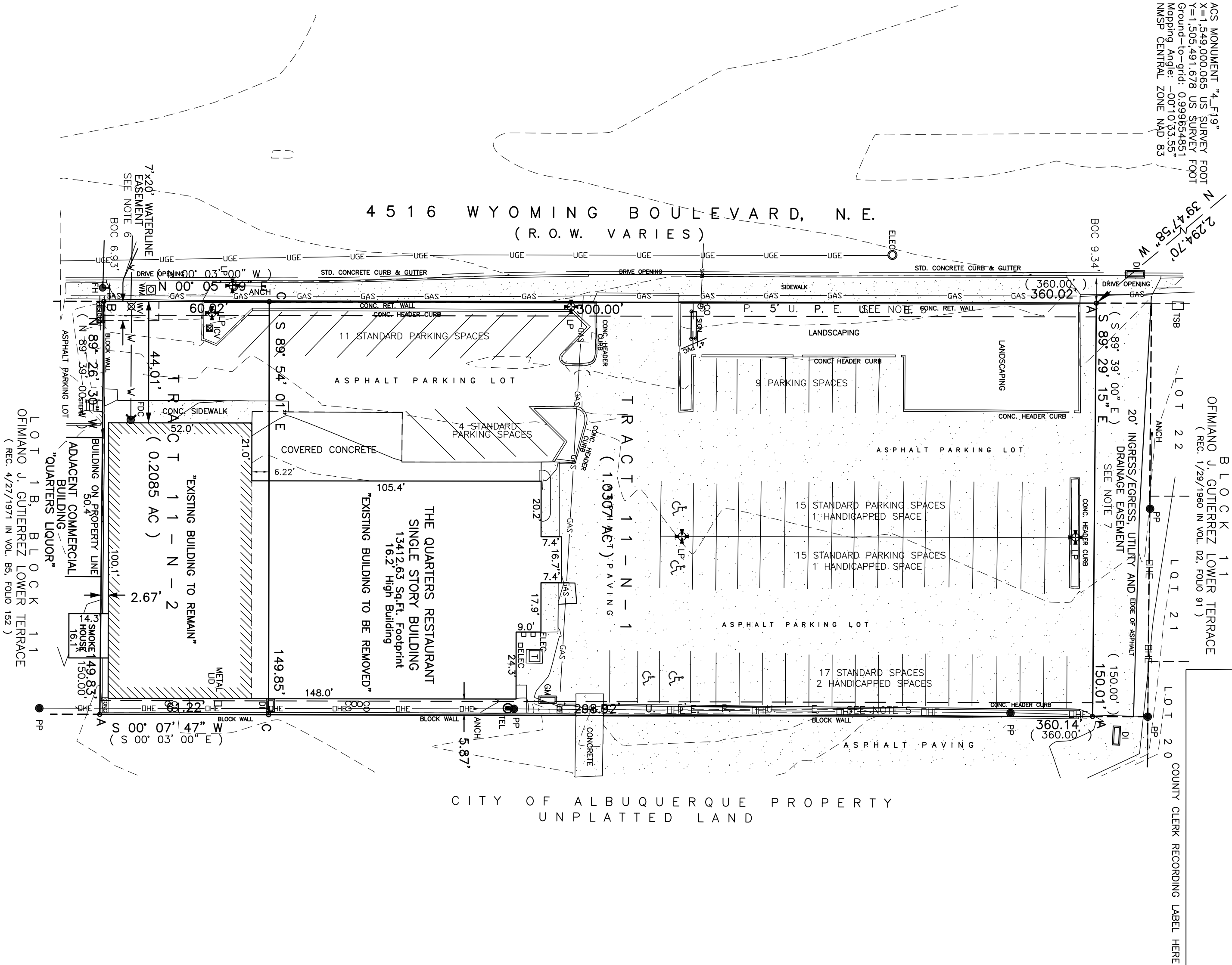
PLAT OF
TRACTS 11-N-1 & 11-N-2, BLOCK 11
OFIMIANO J. GUTIERREZ LOWER TERRACE
WITHIN SECTION 32, T. 11 N., R. 4 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2019



FOUND/SET MONUMENT LEGEND:
A: FOUND CONC. NAIL W/METAL DISK
B: FOUND 1/2" REBAR W/CAP "LS 10464"
C: SET 1/2" REBAR W/CAP "WAYJOHN PLS 14269"

	1609 2nd STREET NW ALBUQUERQUE, N.M. 87102 PHONE: (505) 255-2052 FAX: (505) 255-2887		
INDEXING INFORMATION FOR COUNTY CLERK Godori Investments, LLC	DRAWN: J T K CHECKED: T D J DRAWING NO. SP120118.DWG	SCALE: 1" = 30' 24 APR 2019	FILE NO. SP-12-01-2018 SHEET 2 OF 2

ACS MONUMENT "4.F19"
X=549.00065, Y=1505.491678 US SURVEY FOOT
X=1505.491678, Y=1505.491678 US SURVEY FOOT
Ground Angle: 0.99854851
Mapping Angle: 0.071033551
NAD83 CENTRAL ZONE NAD 83



PLAT OF
TRACTS 11-N-1 & 11-N-2, BLOCK 11
OFIMANO J. GUTIERREZ LOWER TERRACE
WITHIN SECTION 32, T. 11 N., R. 4 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2019

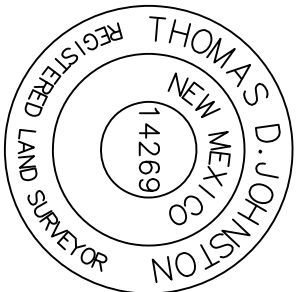
EXISTING CONDITIONS

LEGEND

- | | | | |
|--|------------------------------|--|-----------------------------|
| | DROP INLET | | CONCRETE |
| | ELECTRIC BOX | | OVERHEAD ELECTRIC LINES |
| | ELECTRIC TRANSFORMER | | UNDERGROUND ELECTRIC LINES |
| | FIRE DEPARTMENT CONNECTION | | UNDERGROUND GAS LINES |
| | FIRE HYDRANT | | UNDERGROUND TELEPHONE LINES |
| | GAS METER | | SAN SEWER CLEANOUT |
| | GUY ANCHOR | | SOLAR PANEL |
| | IRRIGATION CONTROL VALVE/BOX | | TELEPHONE PEDESTAL |
| | LIGHT POLE | | WATER METER |
| | MANHOLE (TYPE) | | WATER VALVE |
| | POWER POLE | | |
| | SEWER CLEANOUT | | |
| | SOLAR PANEL | | |
| | TELEPHONE PEDESTAL | | |
| | WATER METER | | |
| | WATER VALVE | | |

o FOUND/SET MONUMENT LEGEND:
A: FOUND CONC. NAIL W/METAL DISK
B: FOUND 1/2" REBAR W/CAP "LS 10464"
C: SET 1/2" REBAR W/CAP "WAYJOHN PLS 14269"

SCALE: 1 INCH = 30 FEET



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK Godofri Investments, LLC	DRAWN: J T K	SCALE: 1" = 30'	FILE NO.
LOCATION: SECTION 32, T11N, R4E OFIMANO J. GUTIERREZ LOWER TERRACE	CHECKED: T D J		SP-12-01-2018
	DRAWING NO. SP120118.DWG	24 APR 2019	EXHIBIT