



1609 2nd Street, N.W. ♦ Albuquerque, NM 87102 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103
RE: Sketch Plat of

To Whom It May Concern:

I am submitting a request for minor preliminary/final plat review. My client would like to create from existing . The proposed will contain

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 displayed on a light beige rectangular background.

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



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

Administrative Decisions		<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions	
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)	
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)	
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)	
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)	
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)	
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)	
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals	
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)	
APPLICATION INFORMATION			
Applicant:		Phone:	
Address:		Email:	
City:	State:	Zip:	
Professional/Agent (if any):		Phone:	
Address:		Email:	
City:	State:	Zip:	
Proprietary Interest in Site:		List <u>all</u> owners:	
BRIEF DESCRIPTION OF REQUEST			
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.:		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:	
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street:	Between:	and:	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
Signature:		Date:	
Printed Name:		<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
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. 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

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

☐ SUBDIVISION OF LAND – MINOR (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)
- ☐ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- ☐ 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)
- ☐ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ☐ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- ☐ Proposed Infrastructure List, if applicable
- ☐ Required notice with content per IDO Section 14-16-6-4(K)(6)
 - ☐ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
- ☐ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- ☐ DXF file and hard copy of final plat data for AGIS submitted and approved

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

☐ MINOR AMENDMENT TO PRELIMINARY PLAT


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



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.

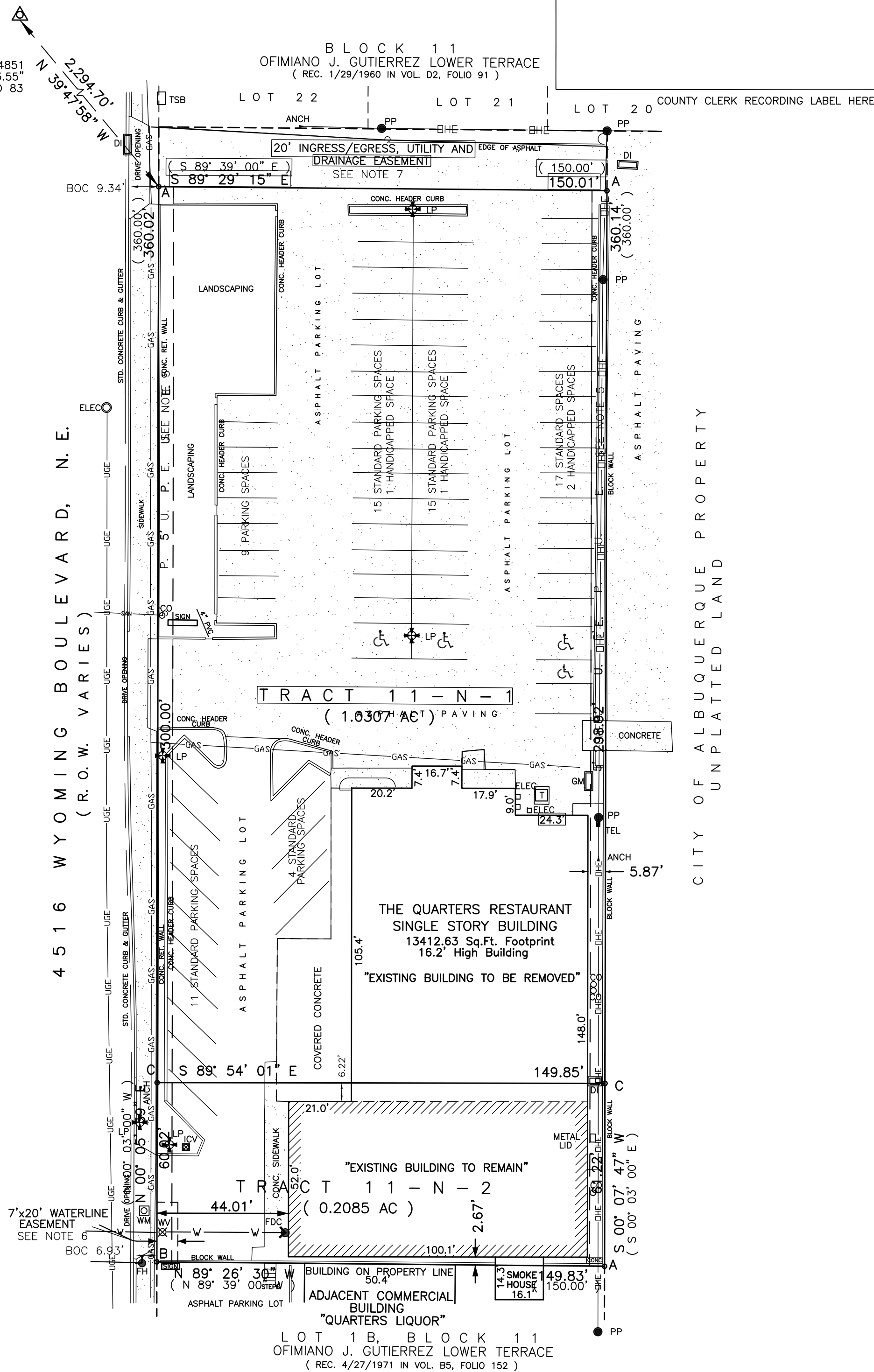
Signature: _____	Date: _____
Printed Name: _____	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Project Number: _____	Case Numbers _____ _____ _____	
Staff Signature: _____		
Date: _____		

			
	<p align="center"> 1609 2nd STREET NW ALBUQUERQUE, N.M. 87102 PHONE: (505) 255-2052 FAX: (505) 255-2887 </p>		
INDEXING INFORMATION FOR COUNTY CLERK Godori Investments, LLC	DRAWN: J T K	SCALE:	FILE NO.
	CHECKED: T D J	1" = 30'	SP-12-01-2018
LOCATION: SECTION 32, T11N, R4E OFIMIANO J. GUTIERREZ LOWER TERRACE	DRAWING NO. SP120118.DWG	3 JAN 2019	SHEET 1 OF 2

ACS MONUMENT "4_F19"
X=1,549,000.065
Y=1,505,491.678
Ground-to-grid: 0.999654851
Mapping Angle: -00°10'33.55"
NMSP CENTRAL ZONE NAD 83

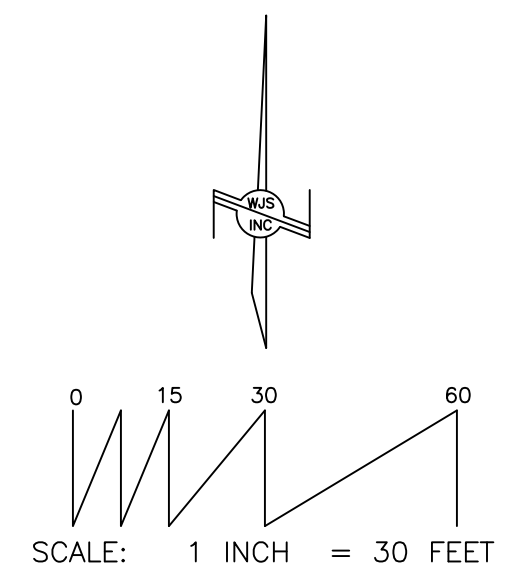


PLAT OF
TRACTS 11-N-1 & 11-N-2, BLOCK 11
OFIMIANO J. GUTIERREZ LOWER TERRACE
WITHIN SECTION 32, T. 11 N., R. 4 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2019

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		UNDERGROUND SEWER LINES
	GUY ANCHOR		UNDERGROUND WATER LINES
	IRRIGATION CONTROL VALVE/BOX		
	LIGHT POLE		
	MANHOLE (TYPE)		
	POWER POLE		
	SEWER CLEANOUT		
	SOLAR PANEL		
	TELEPHONE PEDESTAL		
	WATER METER		
	WATER VALVE		



○ 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		
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LOCATION: SECTION 32, T11N, R4E OFIMIANO J. GUTIERREZ LOWER TERRACE	CHECKED: T D J	27 DEC 2018	SP-12-01-2018
	DRAWING NO. SP120118.DWG		SHEET 2 OF 2

ACS MONUMENT "4_F19"
X=1,549,000.065
Y=1,505,491.678
Ground-to-grid: 0.999654851
Mapping Angle: -00°10'33.55"
NMSP CENTRAL ZONE NAD 83

N 39° 47' 58" W
2,294.70'

B L O C K 1 1
OFIMIANO J. GUTIERREZ LOWER TERRACE
(REC. 1/29/1960 IN VOL. D2, FOLIO 91)

LOT 2 2

LOT 2 1

LOT 2 0

COUNTY CLERK RECORDING LABEL HERE

20' INGRESS/EGRESS, UTILITY AND
DRAINAGE EASEMENT
SEE NOTE 7

(S 89° 39' 00" E)
S 89° 29' 15" E

(150.00')
150.01'

A
(360.00')
360.14'

(360.00')
360.02'

4 5 1 6 W Y O M I N G B O U L E V A R D, N. E.
(R. O. W. V A R I E S)

T R A C T 1 1 - N - 1
(1.0307 AC)

C I T Y O F A L B U Q U E R Q U E P R O P E R T Y
U N P L A T T E D L A N D

7'x20' WATERLINE
EASEMENT
SEE NOTE 6

(N 00° 03' 00" W)
N 00° 05' 59" E

S 89° 54' 01" E

149.85'

T R A C T 1 1 - N - 2
(0.2085 AC)

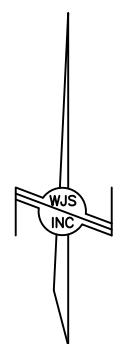
(N 89° 26' 30" W)
N 89° 39' 00" W

149.83'

LOT 1 B, BLOCK 1 1
OFIMIANO J. GUTIERREZ LOWER TERRACE
(REC. 4/27/1971 IN VOL. B5, FOLIO 152)

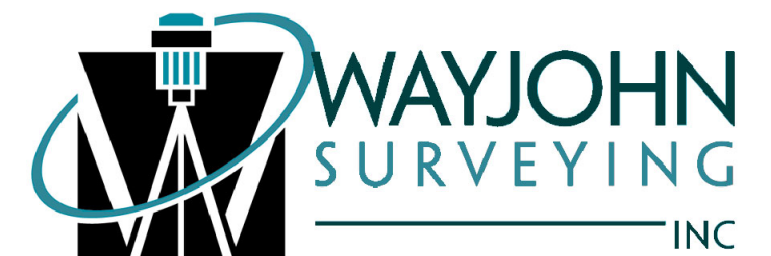
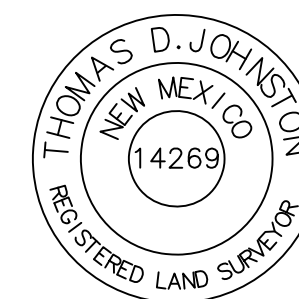
PLAT OF
TRACTS 11-N-1 & 11-N-2, BLOCK 11
OFIMIANO J. GUTIERREZ LOWER TERRACE

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



0 15 30 60
SCALE: 1 INCH = 30 FEET

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"



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ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

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Godori Investments, LLC

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SP-12-01-2018

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

DRAWING NO.
SP120118.DWG

27 DEC 2018

SHEET 2 OF 2

GENERAL SITE NOTES

- Building dimensions shown on the Civil Engineering Plans are for reference purposes only. The Contractor shall use the Architectural and Structural Plans for exact building dimensions.
- All site and radii dimensions are referenced to the face of curbs or edge of paving unless otherwise noted.
- All dimensions to the building are referenced to the outside face of the structure's facade.
- All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all Local and/or State specifications and requirements.
- All proposed handicap ramps, parking areas, and accessible routes shall strictly comply with current Local, State, and Federal regulations, including but not necessarily limited to the ADA Accessibility Guidelines (ADAAG).
- All ADA accessible routes shall have detectable warnings installed as required by the ADAAG. Detectable warnings shall consist of raised truncated domes which contrast visually with the adjoining surfaces, either light-on-dark, or dark-on-light.
- Contractor shall sawcut existing pavement to provide a clean, straight joint where new pavement meets existing pavement and ensure positive drainage.
- All concrete pavement shall have joints in accordance with ACI 330R-08, Section 3.7 and Appendix C. Contraction joints shall be 1/4 of the slab thickness. Isolation joints shall be placed between pavement and foundations, inlets, and other fixed structures. Contraction joints shall be tool finished and spaced as follows:
 - Curbing: 10'-0" (max) spacing.
 - Sidewalks: 5'-0" (max) spacing.
 - Vehicular Traffic Areas: 24 x Concrete Pavement Thickness (feet), 15'-0" (max) spacing.

PLANNING AND ZONING REQUIREMENTS

Reference: City of Albuquerque Integrated Development Code
Zone: "MX-M" Mixed Use - Moderate Intensity Zone District
Proposed Use: Car Wash

TAKE CAUTION DURING EXCAVATION:
THERE ARE UNDERGROUND UTILITY LINES IN THE PROJECT AREA WHICH WERE NOT LOCATED BY THE SURVEYOR.
NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.

PERMITTING CONTACT INFORMATION:

PLANNING / ZONING / BUILDING
City of Albuquerque - Planning Department
Contact: David Campbell
Telephone: 505.924.3860
Email: dscampbell@cabq.gov

UTILITY CONTACT INFORMATION:

SANITARY SEWER / WATER
Albuquerque Water Utility Authority
Contact: Customer Service
Telephone: 505.842.9287

GAS

New Mexico Gas Company
Contact: Customer Service
Telephone: 505.697.3335

ELECTRIC

PNM (Public Service Company of New Mexico)
Contact: Michael Moyer
Telephone: 505.241.3697
Email: mmoyer@pnm.com

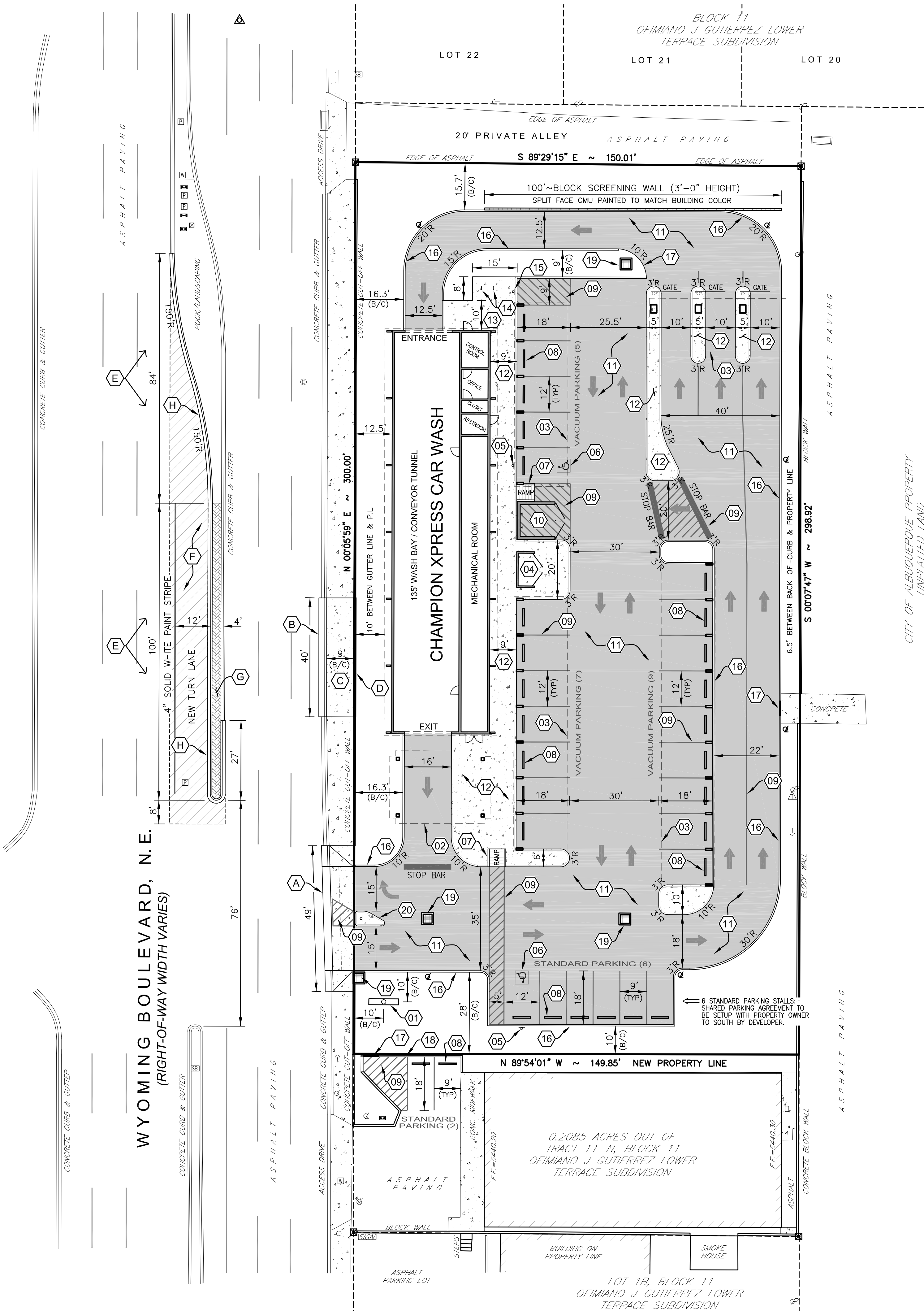
TELECOM

CenturyLink
Contact: Customer Service
Telephone: 865.465.2313

SITE BENCHMARKS

- BM#1 Description: Nail / Disk found at NorthWest corner of Tract 11-N in Wyoming Boulevard right-of-way line.
Elevation = 5437.92
- BM#2 Description: Nail / Disk found at SouthWest corner of Tract 11-N in Wyoming Boulevard right-of-way line.
Elevation = 5436.35

ACS Control Monument "13_F19"
Elevation = 5434.324 (NAVD 88)



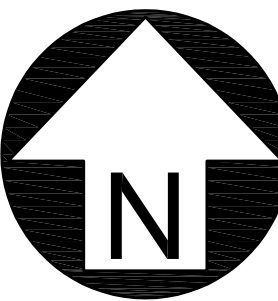
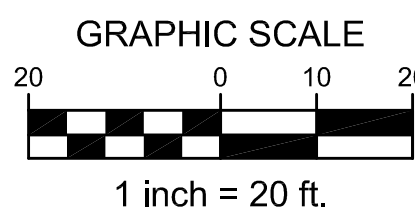
SITE KEYNOTES

- NEW POLE SIGN
 - COORDINATE SIZE, LOCATION, AND PERMITTING WITH CHAMPION XPRESS PROJECT MANAGER.
 - CODE REQUIREMENTS: MAX SIZE = 100 SQ-FT / MAX HEIGHT = 26 FT
- EXIT CANOPY
 - SEE ARCHITECTURAL PLANS FOR DETAILS.
- PAY STATION & VACUUM PARKING CANOPY
 - SEE ARCHITECTURAL PLANS FOR DETAILS.
- VENDING & MAT WASH STATION
 - SEE ARCHITECTURAL PLANS FOR DETAILS.
- ADA PARKING SIGNAGE
 - PER DETAIL / SHEET C-5.0
- ADA PARKING SYMBOL
 - PER DETAIL / SHEET C-5.0
- ADA ACCESSIBLE RAMP
 - PER DETAIL / SHEET C-5.0
- CONCRETE WHEEL STOP
 - PER DETAIL / SHEET C-5.0
- PARKING STRIPE / HATCH
 - 4" WIDE PAINTED STRIPES / 24" FOR STOP BAR.
 - HATCHING TO BE AT 45 DEGREE AND 2" O.C.
 - STRIPING ON ASPHALT PAVEMENT TO BE PAINTED WHITE.
 - STRIPING ON CONCRETE PAVEMENT TO BE PAINTED YELLOW.
- CONCRETE DUMPSTER PAD & APRON
 - PAD SIZE = 20x13.
 - PAD TO BE CONSTRUCTED OF MIN. 8 IN. THICK 3500 PSI CONCRETE REINFORCED WITH MIN. #4 REBARS @ 12 IN. O.C. IN EACH DIRECTION LOCATED IN THE UPPER THIRD OF SLAB.
 - PROVIDE PIPE BOLLARDS PER DETAIL / SHEET C-5.0
 - PROVIDE ONE (1) DUMPSTER.
 - SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS AND PIPE BOLLARD LAYOUT.
- CONCRETE PAVEMENT
 - PER PAVEMENT SECTION / SHEET C-5.0
- CONCRETE SIDEWALK WITH INTEGRAL CURB
 - PER DETAIL / SHEET C-5.0
- CONCRETE SIDEWALK
 - PER PAVEMENT SECTION / SHEET C-5.0
- BICYCLE RACKS
 - INSTALL TWO (2) RACKS WITH MINIMUM 3' CLEARANCE.
 - 4 TOTAL BICYCLE PARKING PROVIDED.
 - PER DETAIL / SHEET C-5.0
- MOTORCYCLE PARKING SIGNAGE
 - PER DETAIL / SHEET C-5.0
- MONOLITHIC CONCRETE BARRIER CURB
 - PER DETAIL / SHEET C-5.0
- CURB CUT FOR CROSS DRAINAGE
 - PER DETAIL / SHEET C-5.0
- BARRIER CURB ALONG NEW EDGE OF PAVEMENT
 - PER DETAIL / SHEET C-5.0
- STORM WATER INLET / OUTLET
 - SEE SHEETS C-3.0 & C-4.0 FOR ADDITIONAL DETAILS
- CURBED ISLAND FOR TRAFFIC CONTROL
 - INSTALL PER MONOLITHIC CONCRETE BARRIER CURB AND CONCRETE SIDEWALK PER DETAIL / SHEET C-5.0
 - FACE OF CURB TO BE PAINTED YELLOW.
 - INSTALL LEFT TURN RESTRICTION SIGN "R3-2"

STREET IMPROVEMENT KEYNOTES

- CONCRETE DRIVE PAD
 - MODIFY EXISTING CUT-OFF WALL TO ACCOMMODATE NEW SITE ACCESS LOCATION.
 - PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING No. 2425
- CITY STANDARD CURB & GUTTER
 - PART OF REPLACEMENT FOR EXISTING SITE ACCESS REMOVAL.
 - PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING No. 2415
- CITY CONCRETE SIDEWALK
 - PART OF REPLACEMENT FOR EXISTING SITE ACCESS REMOVAL.
 - PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING No. 2430
- CITY CUT-OFF WALL ALONG RIGHT-OF-WAY
 - PART OF REPLACEMENT FOR EXISTING SITE ACCESS REMOVAL.
 - PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING No. 2415
- CITY LEFT TURN LANE AT INTERSECTION
 - RETAIN EXISTING ROCK/LANDSCAPING AS APPLICABLE.
 - INSTALL NEW PAVEMENT, CURBING, STRIPING PER CITY STANDARDS.
 - PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING No. 2502
- CITY ASPHALT CONCRETE
 - INSTALL NEW PAVEMENT, CURBING, STRIPING PER CITY STANDARDS.
 - PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING No. 2405B
- CITY CONCRETE MEDIAN (4' WIDE)
 - CONTRACTOR TO COORDINATE TEXTURE & COLOR WITH CITY.
 - PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING No. 2408
- CITY MEDIAN CURB & GUTTER
 - PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING No. 2415

SITE AND PAVEMENT LEGEND	
	CONCRETE WHEEL STOP
	ADA PARKING SYMBOL
	PROPOSED LIGHT POLE
	DIRECTIONAL PARKING LOT ARROW
	CONCRETE SIDEWALK / ACCESS DRIVE PAD
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT



SITE DEVELOPMENT PLANS FOR
CHAMPION XPRESS CAR WASH
4516 WYOMING BOULEVARD N.E.
1.0307 ACRES OUT OF TRACT 11-N, BLOCK 11
OFIMIANO J. GUTIERREZ LOWER TERRACE SUBDIVISION
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM	Proj: 18.160
Draw: RJM	Dwg: 18-160.dwg
Check: JDB	Tab: C2.0-SP
Scale: 1" = 20'	

Date: 12.12.2018

Sheet:

SITE PLAN

Sheet No.:

C-2.0