



# PLAN SNAPSHOT REPORT PA-2026-00022 FOR CITY OF ALBUQUERQUE

<b>Plan Type:</b> Pre-Application Review	<b>Project:</b> PR-2019-002285 (PR-2019-002285)	<b>App Date:</b> 01/22/2026
<b>Work Class:</b> Sketch Plan	<b>District:</b> City of Albuquerque	<b>Exp Date:</b> 07/21/2026
<b>Status:</b> In Review	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b>	<b>Approval Expire Date:</b>

**Description:** Construction 30,493 gsf tilt-up concrete O'Reilly Auto Parts Store. Approximately 3,417 sf is the retail portion while the remaining square footage is parts product storage and accessory uses.

<b>Parcel:</b> 101605949630810915	<b>Main</b>	<b>Address:</b> 3535 Menaul Blvd Ne Albuquerque, NM	<b>Zone:</b>
		3535 Menaul Blvd Ne Albuquerque, NM 87107	<b>Main</b>

<b>Applicant</b> Rachel Vering Business: (417) 877-1385	<b>Applicant</b> Mark Cummins 3057 E. Cairo Springfield, MO 65802 Business: (417) 877-1385	<b>Engineer</b> KELLY KLEIN 7500 JEFFERSON ST NE CY2 ABQ, NM 87109 Business: (505) 823-1000	<b>Applicant</b> Buddy Webb Home: (417) 877-1385 Business: (417) 877-1385
<b>Engineer</b> Aim Management Corporatio 9751 Carmel Ave NE ALBUQUERQUE, NM 87122-3011 Business: (505) 259-0991 Mobile: (505) 259-0991	<b>Agent</b> John Wilger Business: (505) 345-2854	<b>Owner</b> John Sedberry Business: (505) 331-2088	

### Plan Custom Fields

Existing Project Number PA-2025-00030	Existing Zoning	MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots <sup>1</sup>
Number of Proposed Lots: 1	Total Area of Site in Acres	3.7	Site Address/Street: 3535 Menaul Boulevard NE
Site Location Located Between Streets: Menaul Boulevard NE and Claremont	Case History	PA-2025-00030	Do you request an interpreter for the hearing?: No
Square Footage of Existing Buildings: 0	Square Footage of Proposed Buildings	30493	Lot and/or Tract Number: 2B
Block Number: 0000	Subdivision Name and/or Unit Number	AMERICAN SQUARE	Legal Description: LT 2-B PLAT FOR LOTS 2-A & 2-B AMERICAN SQUARE (BEING COMPRISED OF LOT 2 AMERICAN SQUARE) CONT 9.8252 AC
Existing Zone District: MX-M	Zone Atlas Page(s)	H-16	Acreage: 9.8252
Calculated Acreage: 9.82535	Council District	7	Community Planning Area(s): Mid Heights
Development Area(s): Change	Current Land Use(s)	03   Commercial Retail	Corridor Type: Major Transit (MT) Area
Center Type: Activity	Pre-IDO Zoning District	C-2	Pre-IDO Zoning Description:
Major Street Functional Classification: 2 - urban principal arterial, 2 - urban principal arterial, 3 - urban minor arterial, 2 - urban principal arterial, 3 - urban minor arterial	FEMA Flood Zone	X	Total Number of Dwelling Units: 0
Total Gross Square Footage <sup>2</sup> : 0	Total Gross Square Footage <sup>4</sup>	30493	Total Gross Square Footage: 0

# PLAN SNAPSHOT REPORT (PA-2026-00022)

Total Gross Square Footage 0

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Mark_Cummins_1/22/2026.jpg	01/22/2026 6:11	Cummins, Mark		Uploaded via CSS

Note	Created By	Date and Time Created
1. Revisions required	Renee Zamora	01/23/2026 15:44
2. Submittal has been reviewed and is ready to be processed	Renee Zamora	01/28/2026 12:37

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00072965	Technology Fee	\$3.50	\$3.50
	Sketch Plat/Plan Fee	\$50.00	\$50.00
<b>Total for Invoice INV-00072965</b>		<b>\$53.50</b>	<b>\$53.50</b>
<b>Grand Total for Plan</b>		<b>\$53.50</b>	<b>\$53.50</b>

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	03/04/2026	Sketch Plat/Plan

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		01/28/2026 12:36	
Associate Project Number v.1	Generic Action		01/28/2026 12:36
DFT Meeting v.1	Hold Meeting	01/28/2026 13:07	01/28/2026 13:08
Screen for Completeness v.1	Generic Action		01/28/2026 13:08
Verify Payment v.1	Generic Action		01/28/2026 13:08
<b>Application Review v.1</b>			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

New O'Reilly Auto Parts Store

3535 Menaul Boulevard NE

Albuquerque, NM

We are requesting a sketch plan review for the construction of a new O'Reilly Auto Parts retail store, located at 3535 Menaul BLVD NE. The building will be 30,493 gross square feet, consisting of a 3,417 s.f. retail area. The remaining area will house product storage and accessory uses. The building will be constructed of concrete tilt-up panels.

Note: This sheet shows pre plat conditions, vacated and existing easements

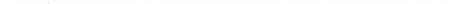
Final Plat for  
 Lots 2-B-1, 2-B-2, 2-B-3,  
 2-B-4, 2-B-5 & 2-B-6,  
 American Square  
 Being Comprised of  
 Lot 2-B, American Square  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 November 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
●PK	FOUND PK NAIL
●PK2	FOUND PK NAIL WITH TAG "LS 11993"
●RWC	FOUND REBAR WITH CAP "LS 11993"
●RWC2	FOUND REBAR WITH CAP "LS 8478"
●X	FOUND CHISELED "X"
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

DOCH 2026002504

01/12/2026 11:08 AM Page: 2 of 5 P: \$25.00  
 PLAT B: 2026C P: 0001 Michelle S. Kavanaugh, Bernalillo County



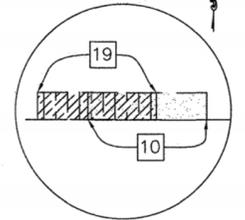
ACS Monument "1\_40\_12"  
 NAD 1983 CENTRAL ZONE  
 X=1532017.843\*  
 Y=1495236.843\*  
 Z=5117.289\* (NAVD 1988)  
 G-G=0.999672575  
 Mapping Angle=-0°12'30.45"  
 \*U.S. SURVEY FEET

Lot 2-B  
 427,987 Sq. Ft.  
 9.8252 Acres  

6	7	8
26	27	30

Carlisle Boulevard NE  
 (106' R/W)

Detail "A"  
 n.t.s.

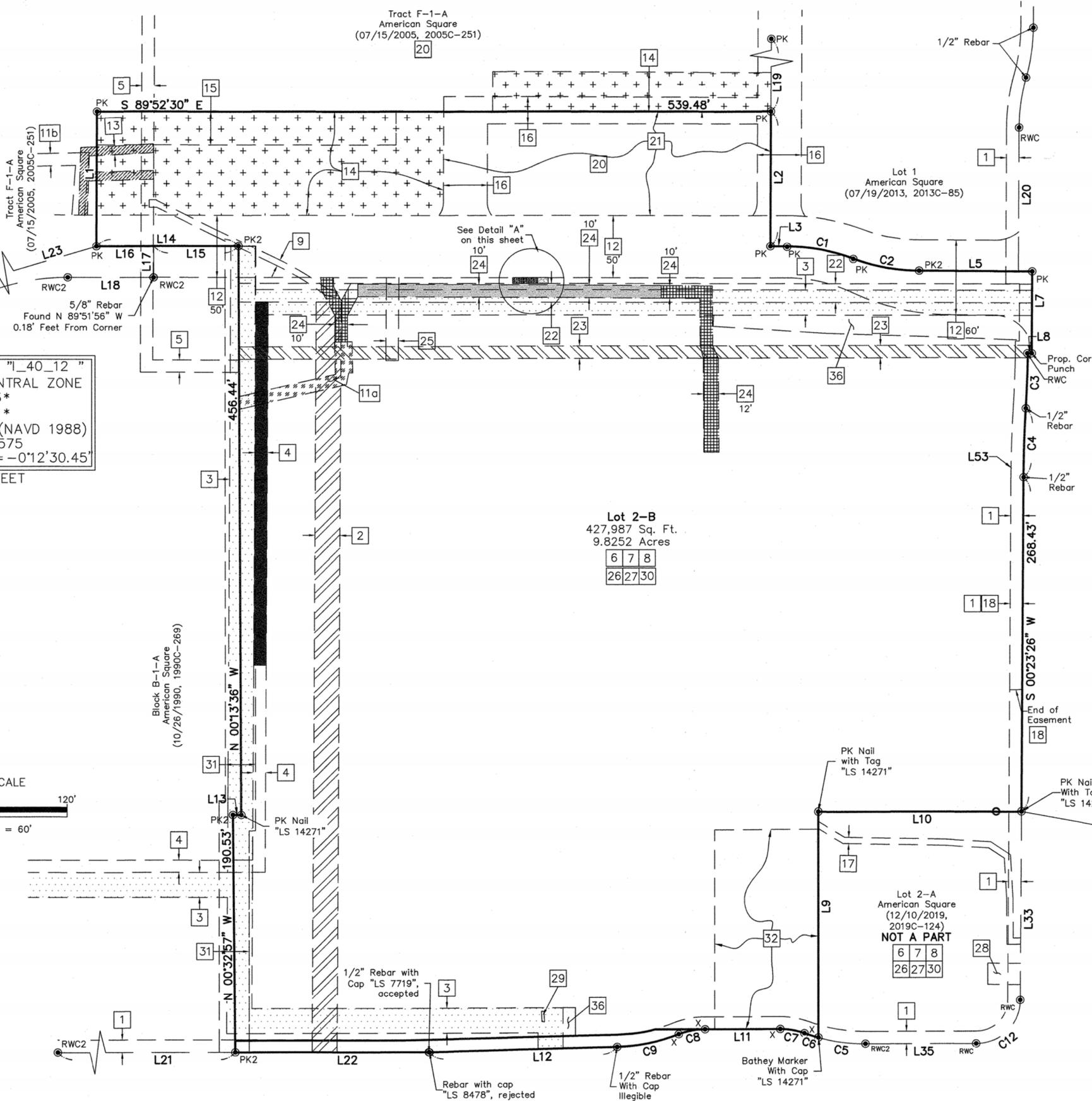
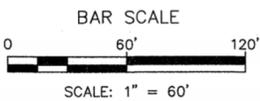


ACS Monument "10\_H\_17"  
 NAD 1983 CENTRAL ZONE  
 X=1535835.595\*  
 Y=1495224.388\*  
 Z=5166.734\* (NAVD 1988)  
 G-G=0.999669275  
 Mapping Angle=-0°12'04.02"  
 \*U.S. SURVEY FEET

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 cartesianbrian@gmail.com

Menaul Boulevard NE  
 (100' R/W)





**Legend**

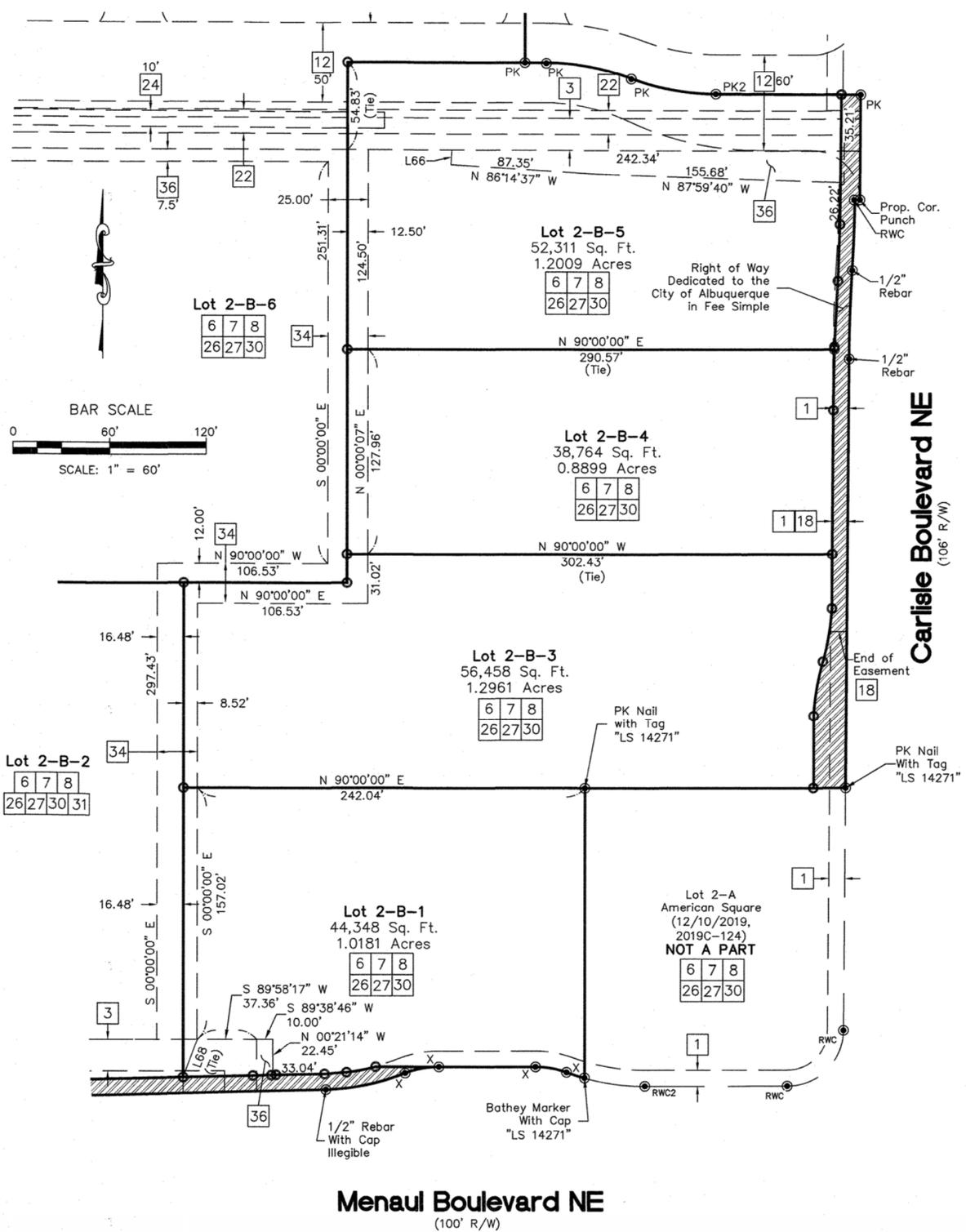
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
⊙PK	FOUND PK NAIL
⊙PK2	FOUND PK NAIL WITH TAG "LS 11993"
⊙RWC	FOUND REBAR WITH CAP "LS 11993"
⊙RWC2	FOUND REBAR WITH CAP "LS 8478"
⊙X	FOUND CHISELED "X"
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

DOCH 2026002504

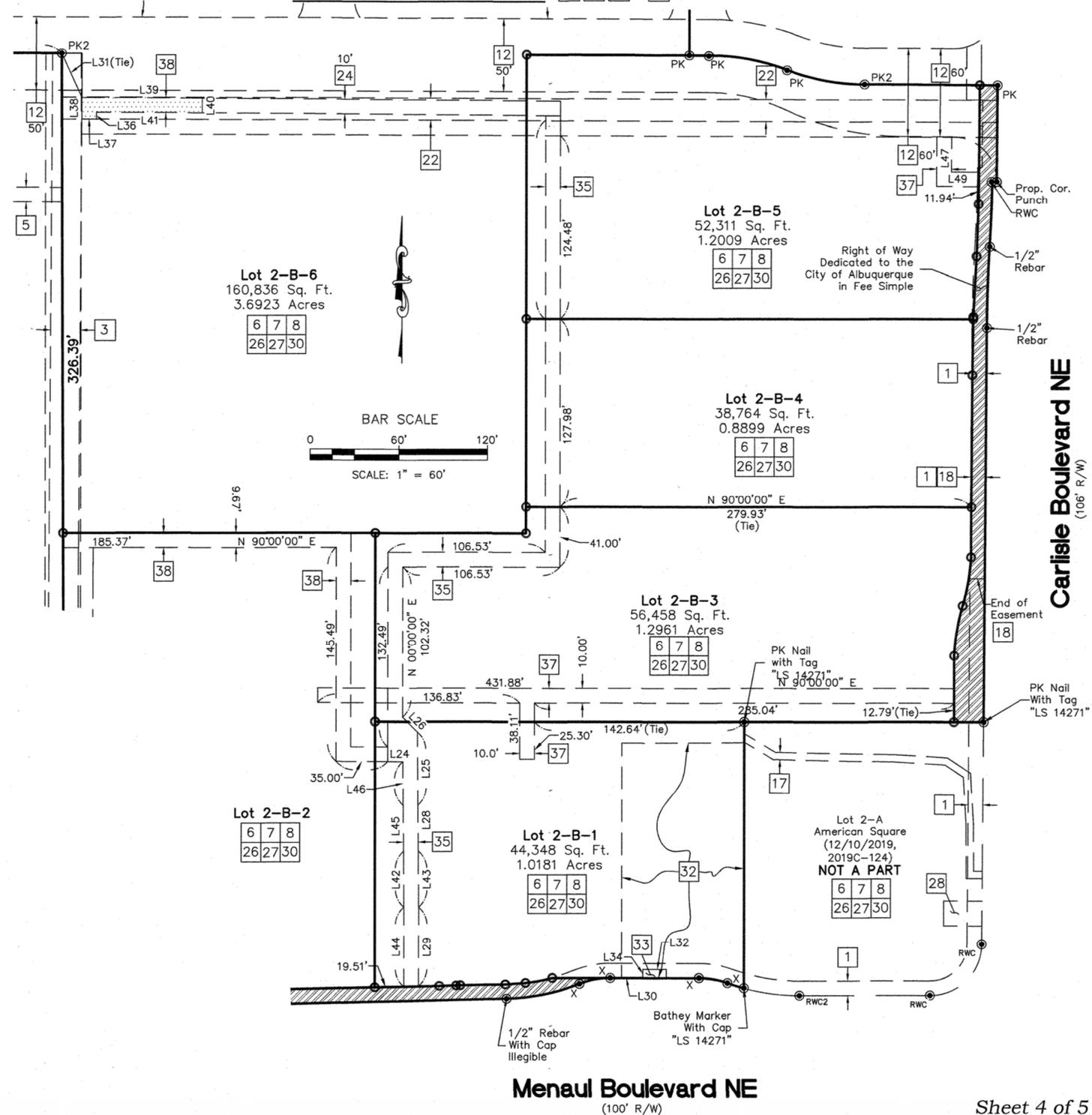
01/12/2025 11:08 AM Page: 4 of 5 R: \$25.00  
 PLAT B: 2026C P: 0001 Michelle S. Kavanaugh, Bernalillo County

**Final Plat for  
 Lots 2-B-1, 2-B-2, 2-B-3,  
 2-B-4, 2-B-5 & 2-B-6,  
 American Square  
 Being Comprised of  
 Lot 2-B, American Square  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 November 2025**

**Detail for Easement 34 & 36**



**Detail for Easement 33 35 37 & 38**



**Easement Notes**

- 1 EXISTING 10' P.U.E. (3/25/1988, C36-33)
- 2 EXISTING 20' P.U.E. (4/12/1968, BK. MISC. 100, PG. 103, DOC. NO. 89532) VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [diagonal lines]
- 3 EXISTING 20' WATER LINE EASEMENT (3/25/1988, C36-33) SHOWN HEREON AS [diagonal lines]
- 4 EXISTING 10' POWER AND COMMUNICATIONS EASEMENT (3/25/1988, C36-33) PORTION VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [diagonal lines]
- 5 REMAINING PORTION OF EXISTING 10' P.U.E. (4/15/1968, D3-196)
- 6 EXISTING NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE, OPERATION AND SERVICING OF ANY COMMON AREA IMPROVEMENTS, BLANKET IN NATURE OVER ALL OF LOTS 2-A AND 2-B (9/30/2020, DOC. NO. 2020095520) CONVEYED TO LOTS 2-B-1, 2-B-2, 2-B-3, 2-B-4, 2-B-5 & 2-B-6 WITH THE FILING OF THIS PLAT
- 7 EXISTING TEMPORARY NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO AND FROM CONSTRUCTION SITE(S) (9/30/2020, DOC. NO. 2020095520)
- 8 EXISTING NON-EXCLUSIVE EASEMENT FOR PLACEMENT, REPAIR, REPLACEMENT, OR EXTENSION OF ELECTRIC, GAS, CABLE, WATER, AND SANITARY SEWER, STORM AND SURFACE WATER DRAINAGE AND DETENTION FACILITIES, BLANKET IN NATURE OVER LOTS 2-A AND 2-B, EXCLUDING NON-BUILDABLE AREAS (9/30/2020, DOC. NO. 2020095520) CONVEYED TO LOTS 2-B-1, 2-B-2, 2-B-3, 2-B-4, 2-B-5 & 2-B-6 WITH THE FILING OF THIS PLAT
- 9 EXISTING 5' MST&T RIGHT OF WAY EASEMENT (5/4/1987, BK. MISC. 482-A, PG. 589, DOC. NO. 8745989)
- 10 EXISTING 20' X 4.71' PUBLIC PERMANENT UNDERGROUND EASEMENT FOR WATER LINE (1/20/1994, BK. 94-2, PG. 9979, DOC. NO. 94008921) SHOWN HEREON AS [diagonal lines] SEE DETAIL "A", ON SHEETS 2 & 3 OF 5
- 11a EXISTING U.S. WEST COMMUNICATIONS AND PNM UNDERGROUND EASEMENT (1/6/1994, BK. 94-1, PG. 4556, DOC. NO. 94002199) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [diagonal lines]
- 11b EXISTING 10' U.S. WEST COMMUNICATIONS AND PNM UNDERGROUND EASEMENT (1/6/1994, BK. 94-1, PG. 4556, DOC. NO. 94002199)
- 12 EXISTING PRIVATE DRAINAGE, ACCESS, PUBLIC WATER, POWER COMMUNICATIONS AND GAS LINE EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A, B, E AND F (3/25/1988, C36-33)
- 13 EXISTING 7' POWER AND COMMUNICATIONS EASEMENT (3/25/1988, C36-33) SHOWN HEREON AS [diagonal lines]
- 14 EXISTING PERMANENT JOINT USE AREA, BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2-B AND TRACT F-1-A (7/14/1993, BK. 9318, PG. 8728, DOC. NO. 93075439) SHOWN HEREON AS [plus sign]
- 15 EXISTING 27' X 278' SETBACK COVENANT (NO PERMANENT STRUCTURES) (6/15/1990, BK. 90-10, PG. 1901-1904, DOC. NO. 9046436) (6/22/1990, BK. 90-10, PG. 5663-5669, DOC. NO. 9048256)
- 16 EXISTING PERMANENT DRIVE AISLES USED FOR JOINT USE AREAS (6/15/1990, BK. 90-10, PG. 1883, DOC. NO. 9046435)
- 17 EXISTING 5' SANITARY SEWER EASEMENT (9/2/2020, DOC. NO. 2020084932)
- 18 EXISTING 10' POWER & COMMUNICATIONS EASEMENT (3/19/1990, 90C-80)
- 19 EXISTING 20' X 4.71' PUBLIC WATERLINE EASEMENT (3/19/1990, 90C-80) SHOWN HEREON AS [diagonal lines] SEE DETAIL "A", ON SHEETS 2 & 3 OF 5
- 20 EXISTING NON-EXCLUSIVE INGRESS/EGRESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER DRIVE AREAS BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2-B AND TRACT F-1-A (6/15/1990, BK. 90-10, PG. 1883, DOC. NO. 9046435) AFFECTS THAT AREA WITHIN LOT 2-B, NORTH OF ROADWAY EASEMENT [12]
- 21 EXISTING JOINT USE AREA BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2-B AND TRACT F-1-A (7/14/1993, BK. 93-18, PG. 8728-8738, DOC. NO. 93075439)
- 22 EXISTING 15' MST&T EASEMENT (3/25/1988, C36-33)
- 23 EXISTING 10' P.U.E. (12/10/2019, 2019C-124) PORTIONS VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [diagonal lines]
- 24 EXISTING P.U.E. (12/10/2019, 2019C-124) PORTION VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [diagonal lines] PORTION TO REMAIN SHOWN HEREON AS [diagonal lines]
- 25 EXISTING 10' TELEPHONE AND COMCAST EASEMENT (12/10/2019, 2019C-124) VACATED WITH THE FILING OF THIS PLAT

**Easement Notes, Continued**

- 26 EXISTING CROSS PRIVATE CROSS LOT ACCESS AND PARKING EASEMENT OVER THAT PORTION SOUTH OF EASEMENT [12] FOR LOT 2-A AND ALL OF LOT 2-B WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS, BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 2-A AND 2-B (12/10/2019, 2019C-124) CONVEYED TO LOTS 2-B-1, 2-B-2, 2-B-3, 2-B-4, 2-B-5 & 2-B-6 WITH THE FILING OF THIS PLAT
- 27 EXISTING CROSS DRAINAGE EASEMENT OVER THAT PORTION SOUTH OF EASEMENT [12] FOR LOT 2-A AND ALL OF LOT 2-B WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS, BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 2-A AND 2-B (9/30/2020, DOC. NO. 2020095520) AND AS SHOWN ON PLAT (12/10/2019, 2019C-124) CONVEYED TO LOTS 2-B-1, 2-B-2, 2-B-3, 2-B-4, 2-B-5 & 2-B-6 WITH THE FILING OF THIS PLAT
- 28 EXISTING PNM EASEMENT (6/25/2020, DOC. NO. 2020057146)
- 29 EXISTING MONUMENT SIGN EASEMENT (9/30/2020, DOC. NO. 2020095520)
- 30 EXISTING PERPETUAL, NON-EXCLUSIVE EASEMENT INGRESS/EGRESS ACCESS FOR ALL ACCESS POINTS, DRIVEWAYS, VEHICULAR TRAFFIC, PARKING AREAS, PEDESTRIAN TRAFFIC EASEMENT, BLANKET IN NATURE OVER ALL OF LOTS 2-A AND 2-B, WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS (9/30/2020, DOC. NO. 2020095520) AND AS SHOWN ON PLAT (12/10/2019, 2019C-124) FURTHER DEFINED FOR LOTS 2-B-1, 2-B-2, 2-B-3, 2-B-4, 2-B-5 & 2-B-6 WITH THE FILING OF THIS PLAT
- 31 EXISTING SHARED ROADWAY ACCESS EASEMENT (11/17/2025, DOC. NO. 2025092999)
- 32 EXISTING PERPETUAL, NON-EXCLUSIVE EASEMENT FOR PARKING BENEFITING LOT 2-A (9/30/2020, DOC. NO. 2020095520)
- 33 6' X 16' EASEMENT FOR BUS SHELTER, GRANTED WITH THE FILING OF THIS PLAT SEE DETAIL ON SHEET 4 OF 5
- 34 25' PUBLIC WATER AND PUBLIC SEWER EASEMENT GRANTED TO ABCWUA, WITH THE FILING OF THIS PLAT, SEE DETAIL ON SHEET 4 OF 5
- 35 10' JOINT DRY UTILITY TRENCH EASEMENT, GRANTED WITH THE FILING OF THIS PLAT, SEE DETAIL ON SHEET 4 OF 5
- 36 PUBLIC WATER EASEMENT, GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT SEE DETAIL ON SHEET 4 OF 5
- 37 10' PUBLIC GAS EASEMENT, GRANTED WITH THE FILING OF THIS PLAT
- 38 10' PUBLIC UTILITY EASEMENT, GRANTED WITH THE FILING OF THIS PLAT

**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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

Line Table		
Line #	Direction	Length (ft)
L1	N 00°19'02" E	108.23'
L2	S 00°14'41" W	108.26'
L3	S 89°50'09" E	13.12'
L4	S 89°40'18" E	78.24'
L5	S 89°40'18" E	90.23'
L6	S 89°40'18" E	11.99'
L7	S 00°23'36" W	65.39'
L8	S 89°11'01" W	3.04'
L9	S 00°00'00" E	181.32'
L10	N 90°00'00" W	162.39'
L11	S 89°58'30" W	60.17'
L12	S 88°33'07" W	150.68'
L13	N 89°46'42" E	6.67'
L14	S 89°56'53" W	113.79'
L15	S 89°56'53" W	67.97'
L16	S 89°56'53" W	45.81'
L17	S 00°03'07" E	25.18'
L18	N 89°51'56" W	69.08'
L19	N 00°19'28" E	116.01'
L20	N 00°19'15" E	115.30'
L21	S 89°56'44" W	301.86'
L22	N 89°56'27" W	154.89'
L23	S 67°28'45" W	1822.85'
L24	N 90°00'00" W	10.19'
L25	N 00°28'47" W	49.76'
L26	N 45°00'00" W	14.26'
L28	N 00°35'37" W	31.40'
L29	S 00°04'37" W	54.04'
L30	S 89°58'30" W	22.20'
L31	N 24°20'46" W	33.15'
L32	S 89°58'30" W	16.00'
L33	S 00°23'26" W	151.43'
L34	N 00°01'30" W	6.00'
L35	S 89°53'26" W	88.51'
L36	S 00°20'57" W	4.71'
L37	N 89°39'03" W	10.00'
L38	S 00°20'57" W	14.71'
L39	S 89°39'35" E	81.84'
L40	N 00°20'25" E	10.01'
L41	N 89°39'03" W	71.84'
L42	N 00°20'55" W	37.98'
L43	S 00°20'55" E	38.05'
L44	S 00°04'44" W	54.27'
L45	N 00°35'37" W	31.38'
L46	N 00°36'05" W	29.78'
L47	N 00°19'42" E	33.76'
L48	N 86°23'49" E	2.83'
L49	S 89°26'45" E	28.61'
L50	S 00°33'15" W	80.81'
L51	S 02°04'56" W	35.63'
L52	S 02°59'54" W	40.91'
L53	S 00°51'32" W	1.56'
L54	S 00°51'32" W	38.29'
L55	S 00°51'32" W	39.85'
L56	S 00°21'47" W	89.70'

**Final Plat for  
Lots 2-B-1, 2-B-2, 2-B-3,  
2-B-4, 2-B-5 & 2-B-6,  
American Square  
Being Comprised of  
Lot 2-B, American Square  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2025**

Line Table		
Line #	Direction	Length (ft)
L57	S 00°18'09" W	34.13'
L58	N 88°34'43" E	11.50'
L59	N 89°58'30" E	39.42'
L60	N 85°48'15" E	13.75'
L61	N 88°48'53" E	30.51'
L62	N 88°39'23" E	43.61'
L63	N 88°39'23" E	79.87'
L64	N 88°39'23" E	123.48'
L65	S 00°00'10" E	44.76'
L66	N 03°45'23" E	8.96'
L68	N 20°27'11" E	25.53'

\*L27 INTENTIONALLY OMITTED

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	54.35'	150.00'	20°45'37"	54.05'	S 79°27'21" E
C2	53.92'	150.00'	20°35'45"	53.63'	S 79°22'26" E
C3	44.29'	999.63'	2°32'19"	44.29'	S 02°13'43" W
C4	55.07'	1007.00'	3°08'00"	55.06'	S 01°55'52" W
C5	38.36'	143.00'	15°22'13"	38.25'	N 82°25'27" W
C6	11.73'	143.00'	4°42'00"	11.73'	N 72°23'23" W
C7	19.88'	57.00'	19°59'07"	19.78'	N 80°01'56" W
C8	21.60'	57.00'	21°42'42"	21.47'	S 79°07'09" W
C9	50.64'	143.00'	20°17'19"	50.37'	S 78°24'28" W
C10	33.51'	150.00'	12°47'55"	33.44'	N 09°42'18" E
C11	35.10'	150.00'	13°24'30"	35.02'	S 09°24'01" W
C12	54.67'	35.00'	89°30'00"	49.28'	N 45°08'26" E
C13	18.51'	104.40'	10°09'37"	18.49'	N 79°19'11" E

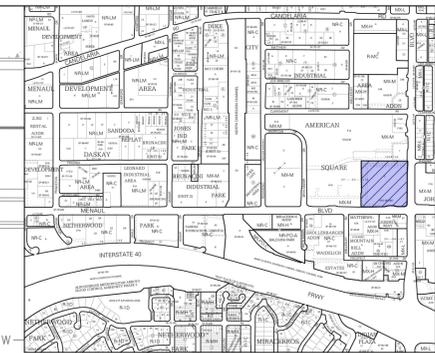
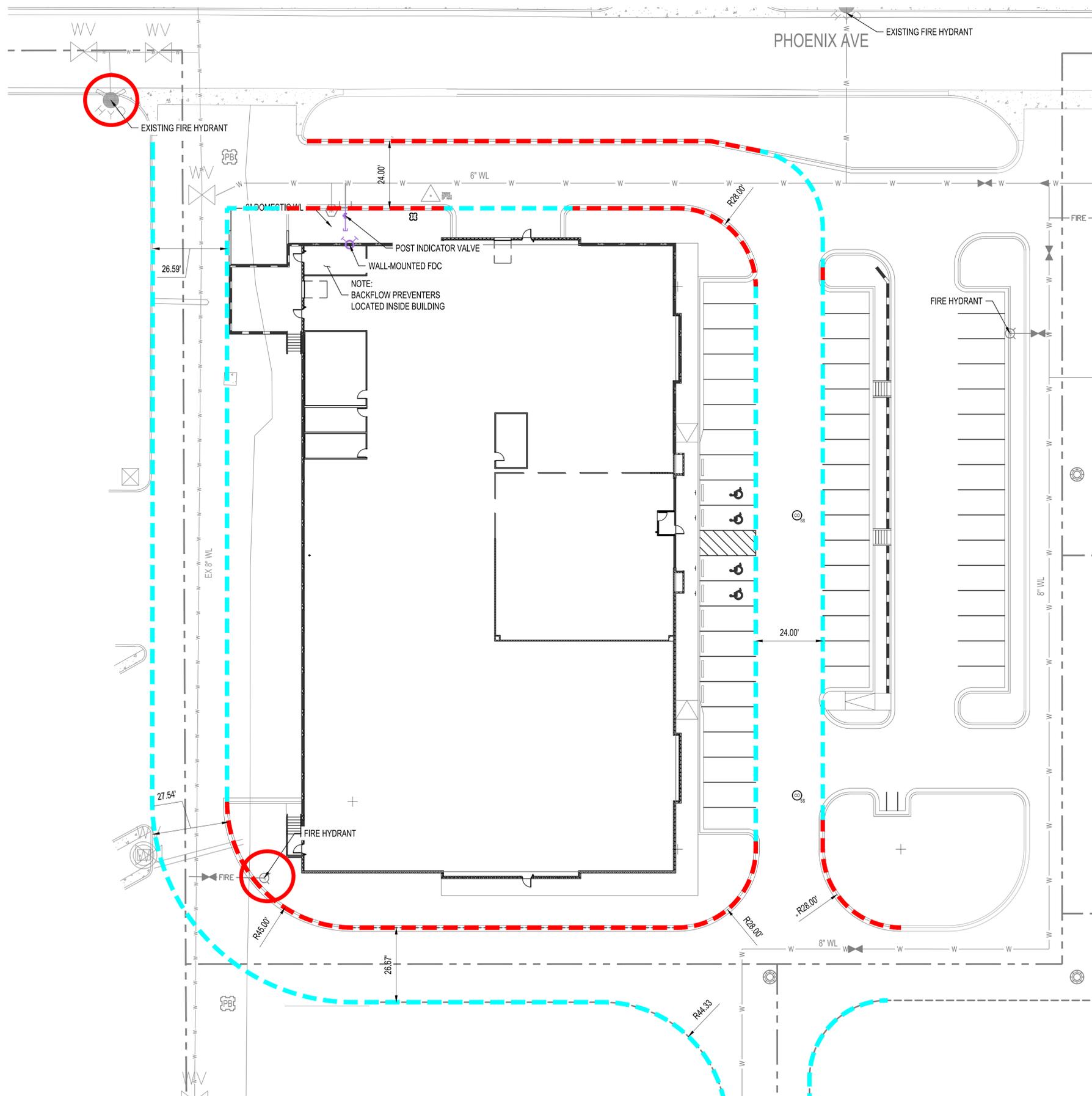
DOCH 2026002504

01/12/2026 11:08 AM Page 5 of 5 R: \$25.00  
PLAT B: 2026C P: 0001 Michelle S. Kavanaugh, Bernalillo County



**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
cartesianbrian@gmail.com



**VICINITY MAP**  
ZONE ATLAS PAGE: H-16-Z



**ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE PLANS  
CHECKING DIVISION**  
**PERMIT**  
PERMIT NUMBER: FP-26-000013  
APPROVED DATE: 01/13/2026  
**APPROVED**  
THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY  
THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE  
CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS.  
THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.  
**FIRE FLOW: 1875 GPM, 2 HYDRANTS**

**BUILDING INFORMATION**

EXISTING LEGAL DESCRIPTION: LT 2-B PLAT FOR LOTS 2-A & 2-B AMERICAN  
 SQUARE ADDRESS: 3535 MENAUL BLVD NE, ALBUQUERQUE, NM 87107  
 ZONE ATLAS: H-16-Z  
 BUILDING AREA: 30,016 GSF  
 CONSTRUCTION TYPE: II-B  
 SPRINKLERED: YES  
 FIRE FLOW: 1,875 GPM  
 BUILDING OCCUPANCY CLASSIFICATION: TYPE M AND S-1  
 BUILDING HEIGHT: 25' (1 STORY)  
 HYDRANTS REQUIRED: 2  
 AVERAGE SPACING BETWEEN HYDRANTS: 450'

- NOTES**
1. ALL RADII ALONG FIRE LANE SHALL BE 28'.
  2. MONUMENT SIGN IDENTIFYING BUILDINGS WILL BE PROVIDED AT ADJACENT ROADWAYS OR ON BUILDING.
  3. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE AS SHOWN.
  4. FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 100 FT OF A FIRE HYDRANT.
  5. ALL FIRE ACCESS ROUTES SHALL BE PAVED.
  6. SLOPES WILL NOT EXCEED 10% IN GRADE FOR THE FIRE ACCESS ROAD.
  7. LINE SIZES, FIRE SERVICE LOCATIONS, CONSTRUCTION TYPES, AND SQUARE FOOTAGE PROVIDED BY OTHERS. REFER TO FIRE 2 PLAN FOR FURTHER INFORMATION.
  8. ALL FIRE ACCESS AREAS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
  9. NO OVERHEAD OBSTRUCTIONS.
  10. ALL MAIN FIRE LINES AND FIRE HYDRANT LEGS WILL BE A MINIMUM OF 6" LINES.
  11. ALL WATER LINE MAIN LINES WILL BE A MINIMUM OF 6" LINES.

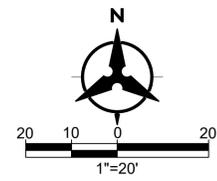
**LEGEND**

	PROPERTY LINE
	MARKED FIRE ACCESS
	FIRE ROUTE
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING VALVE
	WATERLINE INSTALLED WITH CPN 78092
	FIRE LINE INSTALLED WITH CPN 78092
	PROPOSED FIRE LINE
	HYDRANT INSTALLED WITH CPN 781092
	PROPOSED REMOTE FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED POST INDICATOR VALVE (PIV)
	PROPOSED CAP

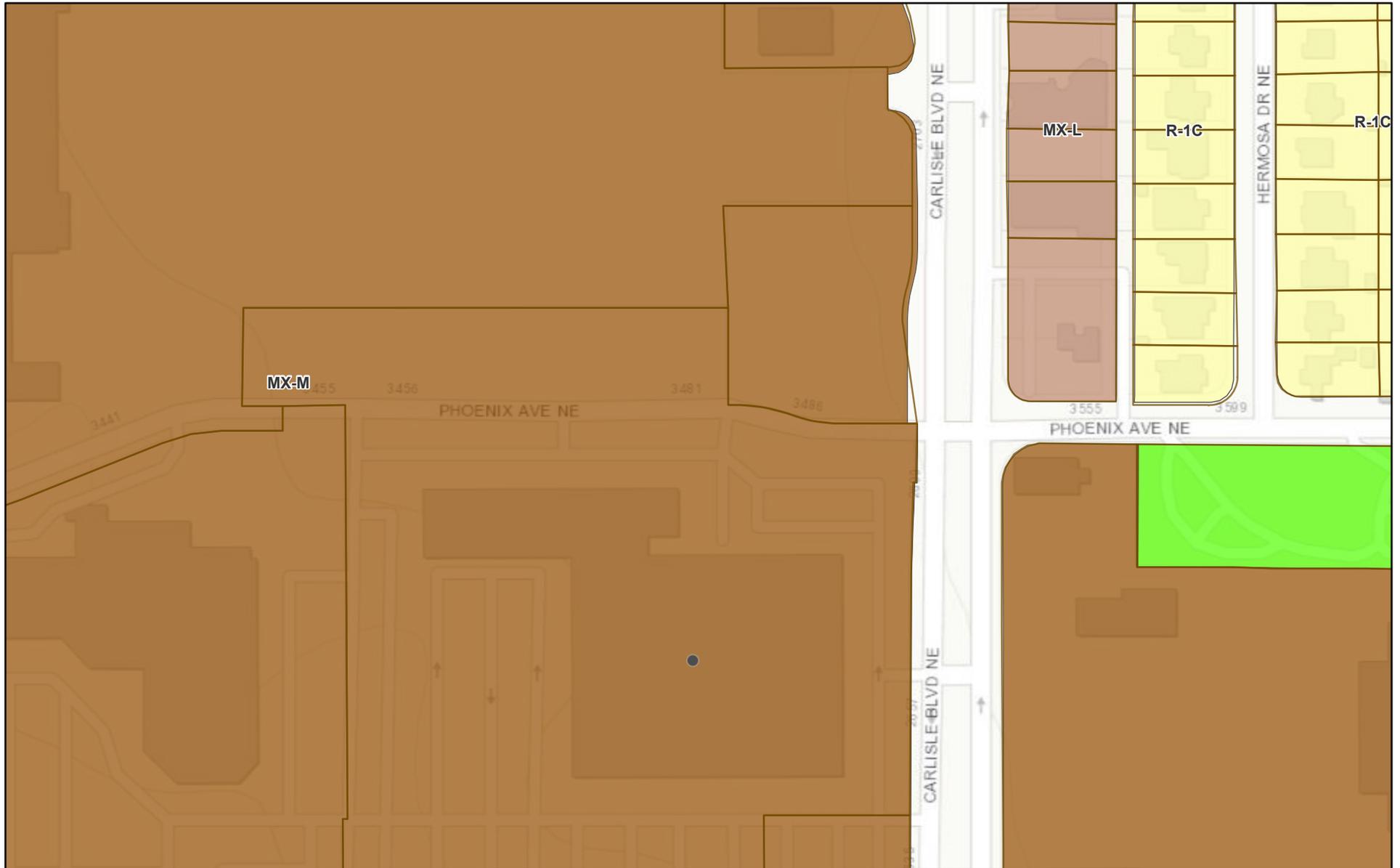
**FIRE ONE PLAN**

**O'REILLY'S**

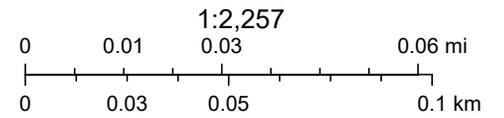
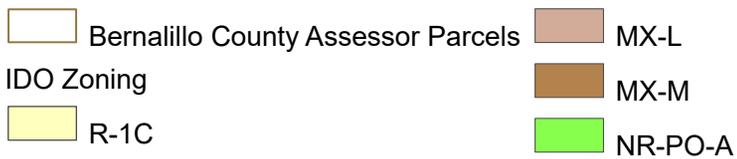
DRAWN BY:	LS	DATE:	1/9/26
CHECKED BY:	KK	BHI PROJECT NO.	20260288
		SHEET NO.	1



# 3535 Menaul BLVD NE



January 15, 2026



Bernalillo County, NM, City of Albuquerque, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA,