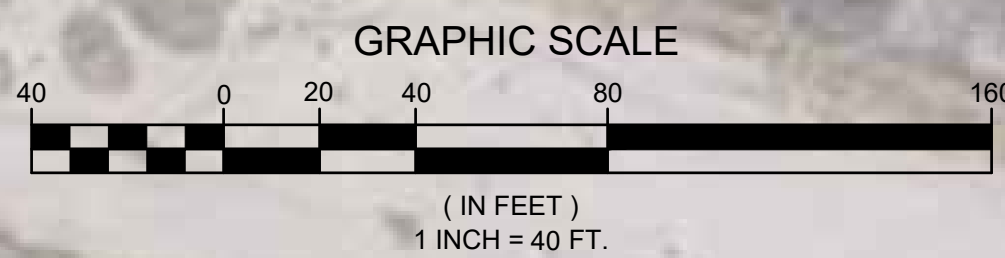


SITE DESIGN DATA

1. PROPERTY IS LOCATED IN THE CITY OF ALBUQUERQUE
2. UPC#: 101706235713540112 AND 101706235110240106
3. CURRENT ZONING: NR-BP (NON-RESIDENTIAL BUSINESS PARK)
4. PROPOSED USE: AUTOMOTIVE REPAIR
5. MINIMUM YARD & BUILDING SETBACKS PER ZONING ORDINANCE

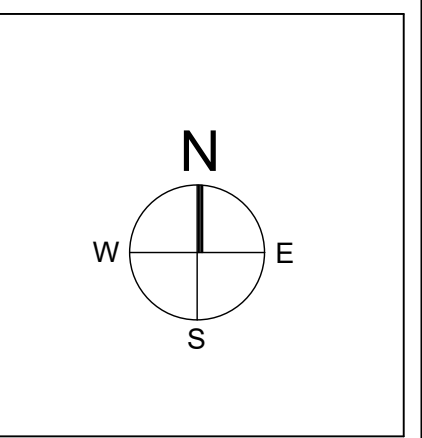
FRONT/STREET	20 FT
REAR YARD	10 FT
SIDE YARD	10 FT
8. PARKING DATA

REQUIRED	1 SPACE PER 1,000 GFA 20,822/1,000 = 20.8 (21 SPACES REQUIRED)
PROVIDED	393 SPACES



NO.	DATE	DESCRIPTION

AYER DESIGN GROUP
 PROFESSIONAL ENGINEERING SERVICES
 215 Johnston Street
 Rock Hill, SC 29730
 Phone: 803-328-5858



PRELIMINARY

SITE CONCEPT PLAN
 FOR
GPI COLLISION CENTER
 PAN AMERICAN FREEWAY, NE
 ALBUQUERQUE, NEW MEXICO

PSP-1

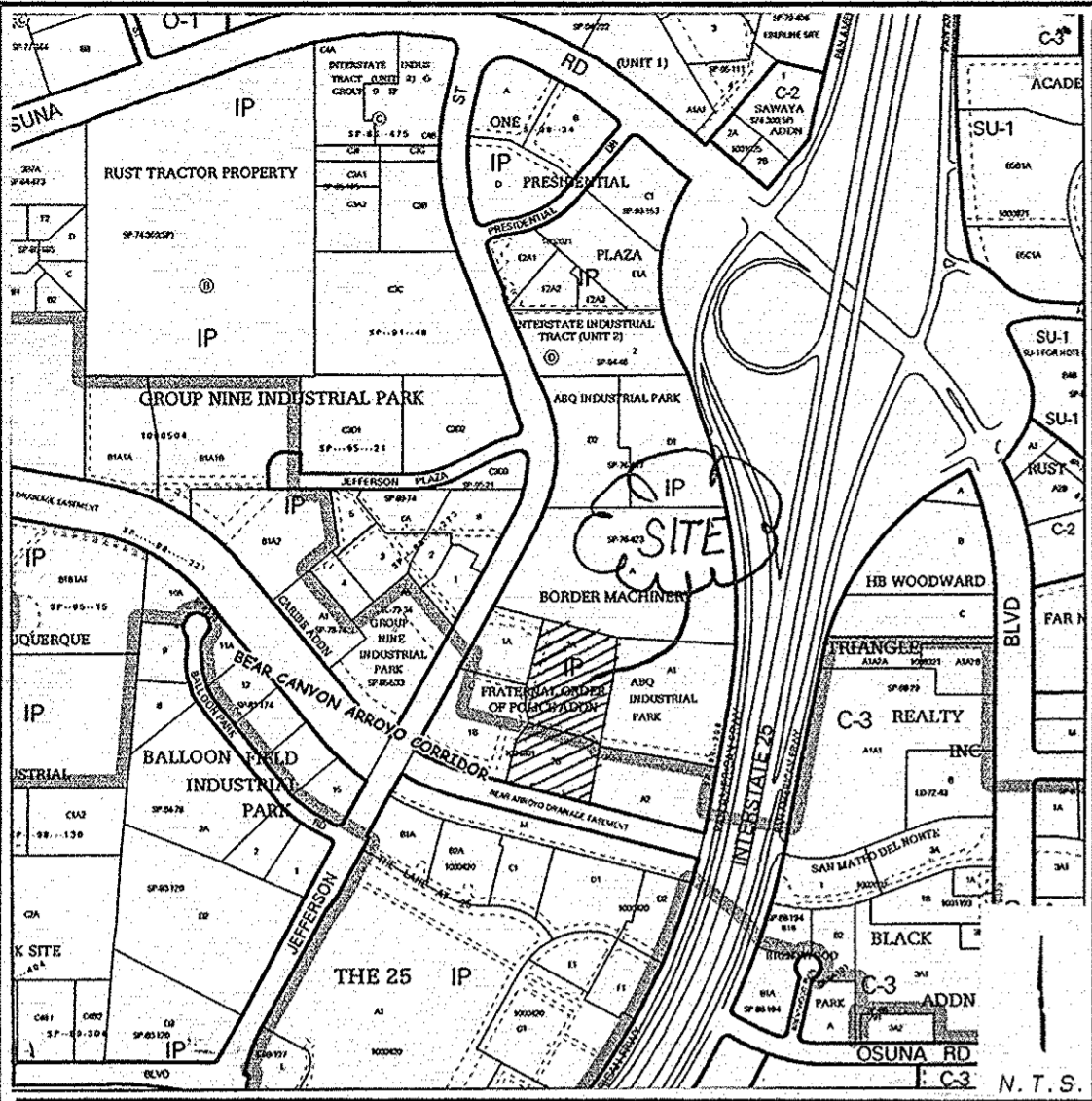
DATE: 10-14-2020

SCALE: 1" = 40'

JOB NO. 2020-1

SHEET: **1** OF **1**

ALTA/ACSM SURVEY
 OF
 LOTS 2-A & 2-B
 FRATERNAL ORDER OF POLICE ADDITION
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2019



VICINITY MAP
 ZONE ATLAS MAP NO. E-17-Z

LEGAL DESCRIPTION:

LOTS 2-A AND 2-B, PLAT OF LOTS 1-A, 1-B, 2-A AND 2-B OF FRATERNAL ORDER OF POLICE ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AUGUST 2006, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 1, 2007, IN PLAT BOOK 2007C, PAGE 50.

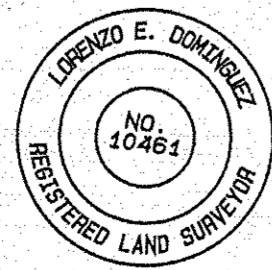
NOTES:

- BEARINGS AND DISTANCES BASED UPON PLAT OF LOTS 1-A, 1-B, 2-A, AND 2-B FRATERNAL ORDER OF POLICE ADDITION, FILED MARCH 1, 2007, PLAT BOOK 2007C, PAGE 50.
- UNLESS OTHERWISE INDICATED, BEARINGS AND DISTANCE SHOWN IN PARENTHESES ARE THOSE OF RECORD PLAT/LEGAL DESCRIPTION. ALL OTHERS ARE FIELD MEASUREMENTS.
- ALL PROPERTY CORNERS SET WITH 1/2" REBAR AND CAP 10461 UNLESS OTHERWISE INDICATED.
- ALL BEARINGS SHOWN ARE GRID, ALL DISTANCES SHOWN ARE GROUND.
- GROSS AREA OF TRACT: 5.1031 ACRES=222,292.35 SQUARE FEET.
- SUBJECT PROPERTY IS CURRENTLY ZONED NR-BP.
- NUMBER OF EXISTING TRACTS=1.
- IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD BOUNDARY IN ACCORDANCE WITH CURRENT BERNALILLO COUNTY FLOOD INSURANCE RATE MAP DATED SEPTEMBER 26, 2008, ZONE "X", MAP NO. 35001C0139 6 PANEL 139.
- DOCUMENTS USED:
 - TITLE COMMITMENT NO. SP000058474, DATED APRIL 30, 2019 PROVIDED BY FIDELITY NATIONAL TITLE & CHICAGO TITLE.
 - PLAT OF LOTS 1-A, 1-B, 2-A, AND 2-B FRATERNAL ORDER OF POLICE ADDITION, FILED MARCH 1, 2007, PLAT BOOK 2007C, PAGE 50.
 - BOUNDARY SURVEY PLAT LOTS 2-A & 2-B FRATERNAL ORDER OF POLICE ADDITION.
 - PLAT OF PARCELS "A-1" & "A-2" ALBUQUERQUE INDUSTRIAL PARK, FILED JULY 1988, BOOK C37, PAGE 130.
 - A.L.T.A./A.C.S.M. LAND TITLE SURVEY, PARCEL A-1 ALBUQUERQUE INDUSTRIAL PARK.

SURVEYOR'S CERTIFICATION:

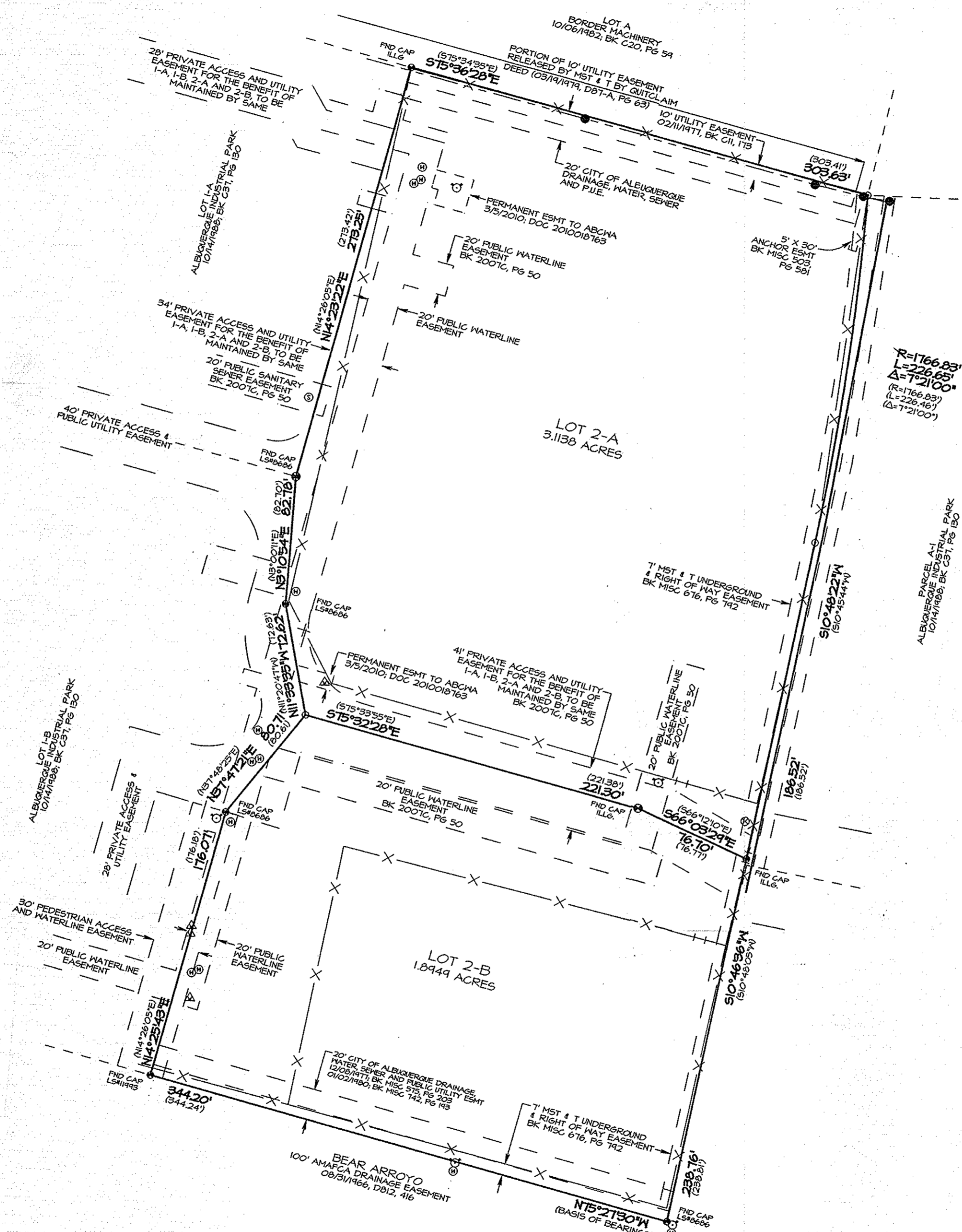
TO: GROUP 1 REALTY, INC., CHICAGO TITLE CO., WELLS FARGO BANK
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS." THIS PLAT DOES NOT MEET NEW MEXICO SUBDIVISION ORDINANCE AND IS NOT INTENDED TO SUBDIVIDE AN EXISTING PARCEL. THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT AND IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

Lorenzo C. Dominguez 7/2/2019
 LORENZO E. DOMINGUEZ N.M.P.S. NO. 10461 DATE



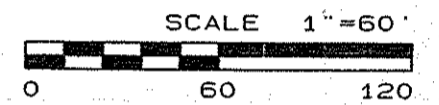
ADVANTAGE
SURVEYING
 P.O. BOX 11955
 ALBUQUERQUE, NEW MEXICO 87192
 PH. # (505) 243-1212 FAX (505) 248-0833
 ASURVEYING1001@COMCAST.NET

PROJECT NO. L191109



LEGEND

- ▲ WATER METER
- ⊙ WATER MANHOLE
- ⊙ SANITARY MANHOLE
- ⊕ FIRE HYDRANT
- FOUND CORNER
- ⊙ UNMARKED RISER
- POWER POLE
- ⊙ SET CORNER
- ++++ GATE
- X- CHAIN LINK FENCE
- - - OVERHEAD UTILITIES



NOTES CORRESPONDING TO SCH. B-2:

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF.
- RECORDED: IN BOOK 80, PAGE 353, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENTS FILED IN BOOK MISC. 169, PAGE 546, BOOK MISC. 484, PAGE 928, BOOK MISC. 799, PAGE 301, BOOK MISC. 799, PAGE 305, BOOK MISC. 860, PAGE 3, AND BOOK A37, PAGE 3201, RE-RECORDED IN BOOK A40, PAGE 8298, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AFFECTS PROPERTY)
- EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT RECORDED IN BOOK D679, PAGE 231, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- QUITCLAIM DEED FROM MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY TO PRESENT OWNERS, FILED MARCH 19, 1979, IN BOOK D87A, PAGE 63, AS DOCUMENT NO. 79-19492, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AFFECTS PROPERTY)
- EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY FILED MARCH 19, 1979, IN BOOK MISC. 676, PAGE 792, AS DOCUMENT NO. 79-19503, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AFFECTS PROPERTY)
- GRANT OF EASEMENT FOR DRAINAGE, WATER, SEWER AND PUBLIC UTILITIES, FILED JUNE 2, 1980, IN BOOK MISC. 743, PAGE 193, AS DOCUMENT NO. 80-00086, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AFFECTS PROPERTY)
- GRANT OF EASEMENT FOR DRAINAGE, WATER, SEWER AND PUBLIC UTILITIES, FILED MARCH 17, 1981, IN BOOK MISC. 837, PAGE 782, AS DOCUMENT NO. 81-013877, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AFFECTS PROPERTY)
- EASEMENT GRANTED BY DOCUMENT FILED FEBRUARY 21, 1962, IN BOOK R/W143, PAGE 1, AS AMENDED BY THAT QUITCLAIM DEED FILED MAY 14, 1985, IN BOOK D239A, PAGE 729, AS DOCUMENT NO. 85-037358, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AFFECTS PROPERTY)
- GROUNDWATER MONITORING WELL PERMIT FILED APRIL 4, 1994, IN BOOK 94-11, PAGE 154, AS DOCUMENT NO. 9404335, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- GRANT OF LICENSE TO BROOKS FIBER COMMUNICATION OF NEW MEXICO, INC. CABLE INSTALLATION ON EXISTING PNM POLES ACROSS THE AMARCA BEAR CANYON ARROYO REACH 2 CHANNEL, FILED JUNE 11, 1996, IN BOOK 96-16, PAGE 3332, AS DOCUMENT NO. 96065092, RECORDS OF BERNALILLO COUNTY, NEW MEXICO
- DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS FOR THE FRATERNAL ORDER OF POLICE ADDITION, DATED JANUARY 31, 2007, FILED FEBRUARY 9, 2007, IN BOOK A132, PAGE 2052, AS DOCUMENT NO. 2007022101; FIRST AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS FOR THE FRATERNAL ORDER OF POLICE ADDITION, FILED FEBRUARY 29, 2012, AS DOCUMENT NO. 2012020397, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN MAP BOOK 2007C, FOLIO 50, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AFFECTS PROPERTY)
- TERMS AND CONDITIONS AS CONTAINED IN THAT CERTAIN UNRECORDED SUPPLEMENTAL CLOSING AGREEMENT AS EVIDENCED BY MEMORANDUM OF SUPPLEMENTAL CLOSING AGREEMENT, FILED FEBRUARY 3, 2010, AS DOCUMENT NO. 2010009773, RECORDS BERNALILLO COUNTY, NEW MEXICO
- PERMANENT EASEMENT BY FRATERNAL ORDER OF POLICE ALBUQUERQUE LODGE #1, TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY, FILED MARCH 5, 2010, AS DOCUMENT NO. 2010018763, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AFFECTS PROPERTY)
- PERMANENT EASEMENT BY LUJAN BYRD GENERAL PARTNERSHIP TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY, FILED MARCH 5, 2010, AS DOCUMENT NO. 2010018764, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AFFECTS PROPERTY)
- LAND USE AGREEMENT DATED OCTOBER 10, 2014, FILED OCTOBER 22, 2014, AS DOCUMENT NO. 2014084826, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

PROJECT SUMMARY & AERIAL PHOTO

Collision Center

5900 Jefferson Street NE

Group 1 Automotive owns lots 2A and 2B (Fraternal Order of Police Addition), and plans to construct a new Collision Center, and associated parking, utilities and landscaping on Lot 2A and 2B. The property is zoned NR-BP (Non Residential Business Park), and recently obtained a Conditional Use Permit (PR-2019-002821) for Outdoor Vehicle Storage. Group 1 also owns and operates the adjacent Sandia BMW-Mini to the east of the proposed project. The access to the site will be off Jefferson St. NE and an access easement is existing to the west of lot 2A. The site was previously developed and a new Site Plan (Application # 06DRB01748) for the area was approved, but was expired and terminated by the City (City Code Ordinance No. 14-16-3-11). The existing drainage plan for the earlier site plan allows that Lots 1-A and 1-B shall accept the quantity of surface flows from Lots 2-A and 2-B that were contemplated under the Existing Drainage Plan (Drainage Report for the Fraternal Order of Police, Job No. 25016), subject to retention on Lots 2-A and 2-B as required under the City of Albuquerque Drainage Ordinance. The lots have water and sewer infrastructure, that was installed based on the previous site plan. Also, it appears the driveways and sidewalks along Jefferson were installed based on the previous Site Plan.





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"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major 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 type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
DRB Sketch Plat submittal showing proposed Collision Center and associated parking area on Lots 2A and 2B			

APPLICATION INFORMATION			
Applicant: Ayer Design Group		Phone: 803-328-5858	
Address: 215 Johnston St.		Email: chad@ayerdesigngroup.com	
City: Rock Hill	State: SC	Zip: 29730	
Professional/Agent (if any):		Phone:	
Address:		Email:	
City:	State:	Zip:	
Proprietary Interest in Site:		List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Lots 2-A and 2-B		Block: 0000	Unit: ABQ210837, ABQ210838
Subdivision/Addition: Fraternal Order of Police Addition		MRGCD Map No.:	UPC Code: 101706235713540112, 101706235110240106
Zone Atlas Page(s): E-17-Z	Existing Zoning: NR-BP		Proposed Zoning NR-BP
# of Existing Lots: 2	# of Proposed Lots: 2		Total Area of Site (Acres): 5.0089 SC
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 5900 Jefferson NE		Between: The Lane at 25 NE	and: Jefferson Plaza NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2019-002821, Application #06DRB01748 (Previous Site Plan)			

Signature: <i>Chad Chastain</i>		Date: 12/1/20	
Printed Name: Chad Chastain		<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
PS-2020-002821	SK	\$50	
Meeting Date: December 9, 2020		Fee Total: \$50	
Staff Signature: <i>Vanessa A Segura</i>		Date: 12/1/2020	Project # PR-2019-002821

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>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.</i>	
Signature:	Date: 12/1/20
Printed Name: Chad Chastain	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
Staff Signature:	
Date:	