



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2020-004537
Application No. SD-2021-00009

TO:

- ☒ Planning Department/Chair
- ☒ Hydrology
- ☒ Transportation Development
- ☒ ABCWUA
- ☒ Code Enforcement
- ☒ Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 01/13/2021 HEARING DATE OF DEFERRAL: _____

SUBMITTAL
DESCRIPTION: Updated plat has all utility signatures and an updated page 2 landfill note changed to

match landfill gas mitigation report approval statement by Environmental Health ESD (also provided), as

recommended by planning.

CONTACT NAME: Ryan J. Mulhall

TELEPHONE: 505-896-3050 EMAIL: cartesianryan@gmail.com

CITY OF ALBUQUERQUE



January 7, 2021

In reference to the Project:
Proposed Starbuck No. 63770
8721 Washington St NE
Albuquerque, NM

Mr Ethan Perro,

This letter serves as approval for the proposed landfill gas mitigation report, dated November 2, 2020 and completed under supervision of Jared Geissler PE, for the proposed Starbucks at 8721 Washington St, NE, Albuquerque, NM.

Monitoring of landfill gases is required if buried debris is encountered.

PO Box 1293

Thank you,

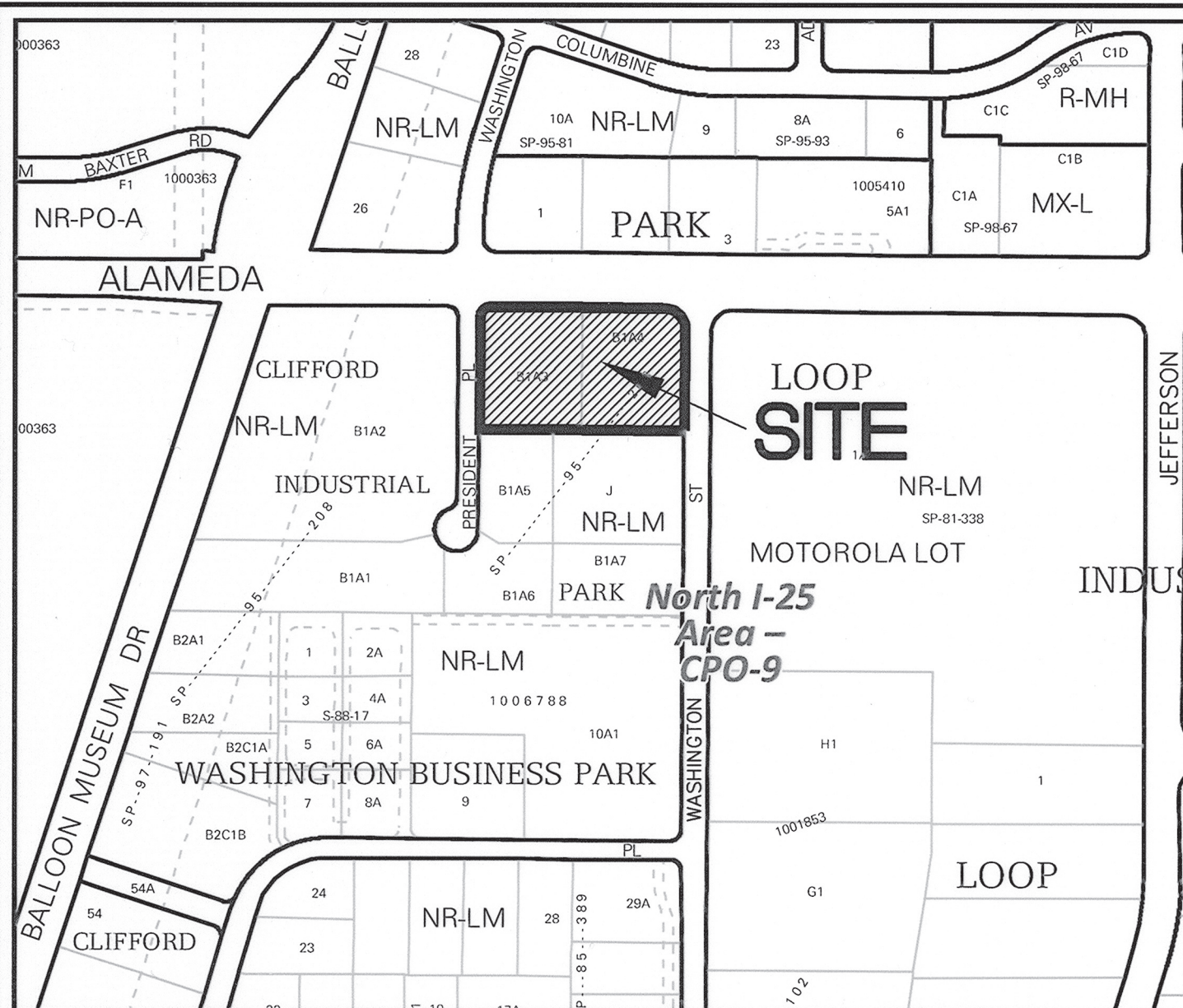
Albuquerque

Signature on file

NM 87103

Paul Olson, PE
Environmental Health ESD
505/768-2633

www.cabq.gov



Vicinity Map - Zone Atlas C-17-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2020.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN ALAMEDA BOULEVARD AND PRESIDENT PLACE NE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

MICHAEL P. MCMULLAN, MEMBER/MANAGER AS GENERAL PARTNER DATE
MTKP CO, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY A GENERAL PARTNER OF FAIR
PLAZA ASSOCIATES, LP A NEW MEXICO LIMITED PARTNERSHIP

STATE OF NEW MEXICO } SS
COUNTY OF }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: MICHAEL P. MCMULLAN, MEMBER/MANAGER
MTKP CO, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY A GENERAL PARTNER OF FAIR
PLAZA ASSOCIATES, LP A NEW MEXICO LIMITED PARTNERSHIP

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 14, Township 11 North, Range 3 East, N.M.P.M.
as Projected into the Elena Gallegos Grant
Subdivision: Clifford Industrial Park
Owner: Fair Plaza Associates
UPC #: 101706424534530251 (Tract B-1-A-4)
101706422034530243 (Tract B-1-A-3)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 3.0121 ACRES
ZONE ATLAS PAGE NO. C-17-Z
NUMBER OF EXISTING LOTS. 2
NUMBER OF LOTS CREATED. 2
MILES OF FULL-WIDTH STREETS. 0.00 MILES
MILES OF HALF-WIDTH STREETS. 0.00 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.1140 ACRES
DATE OF SURVEY. NOVEMBER 2020

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Legal Description

TRACTS B-1-A-3 AND B-1-A-4 OF THE PLAT OF TRACTS B-1-A-1 THRU B-1-A-7 AND TRACTS B-2-A-1 AND B-2-A-2, CLIFFORD INDUSTRIAL PARK, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 31, 1995, IN VOLUME 95C, FOLIO 331.

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SPO00086614 AND AN EFFECTIVE DATE OF JULY 30, 2020.
2. PLAT OF RECORD FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 31, 1995, IN BOOK 95C, PAGE 331.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 101706424534530251
101706422034530243

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Tracts B-1-A-3-A & B-1-A-4-A
Clifford Industrial Park
Being Comprised of
Tracts B-1-A-3 & B-1-A-4
Clifford Industrial Park
City of Albuquerque
Bernalillo County, New Mexico
January 2021

Project Number: PR2020-004537

Application Number: _____

Plat Approvals:

PNM Electric Services 12/30/2020
Abdul A. Bheeraman 1/7/2021
Qwest Corp. d/b/a CenturyLink QC
New Mexico Gas Company 1/4/2021
Comcast 1/5/21

City Approvals:

Foran M. Rioshoover P.S. 12/28/2020
City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Cable Enforcement

Richard J. Fredt 1/4/2021
AMAFCA

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. 12/28/2020
Date
WILL PLOTNER JR.
N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

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



Plat for
Tracts B-1-A-3-A & B-1-A-4-A
Clifford Industrial Park
Being Comprised of
Tracts B-1-A-3 & B-1-A-4
Clifford Industrial Park
City of Albuquerque
Bernalillo County, New Mexico
January 2021

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (8/31/1995, 95C-331)
●	FOUND MONUMENT AS INDICATED
○	SET REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT, ILLEGIBLE

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.29' (39.27')	25.00' (25.00')	90°02'34"	35.37'	S 45°24'05" W
C2	78.45' (78.52')	50.00' (50.00')	89°54'03"	70.65'	N 44°37'37" W
C3	27.17'	25.00'	62°15'48"	25.85'	S 59°17'28" W
C4	78.45'	50.00'	89°54'03"	70.65'	N 44°37'37" W
C5	25.59'	20.00'	73°18'33"	23.88'	S 53°40'04" W
C6	25.31'	20.16'	71°56'20"	23.68'	S 53°42'36" E

Line Table		
Line #	Direction	Length (ft)
L1	S 00°22'50" W	8.48'
L2	S 00°26'16" W	39.84'
L3	S 45°51'54" W	3.93'
L4	S 00°51'54" W	9.72'
L5	S 89°39'57" E	1.00'

Landfill Disclosure Statement

THE SUBJECT PROPERTY IS LOCATED ON A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING ON A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES" SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE. MONITORING OF LANDFILL GASES IS REQUIRED IF BURIED DEBRIS IS ENCOUNTERED.

Alameda Blvd NE

(124' R/W)

Right-of-Way Dedication
to the City of Albuquerque in Fee Simple
4,964 Sq. Ft.
0.1140 Acres

ACS Monument "10-C18"
NAD 1983 CENTRAL ZONE
X=1542565.263 *
Y=1524123.885 *
Z=5222.09 * (NAVD 1988)
G-G=0.999665042
Mapping Angle=-0°11'19.43"

* U.S. SURVEY FOOT

N 73°25'18" E
5582.79'

Washington St NE

(60' R/W)

Easement Notes

- EXISTING 10' P.U.E. (4/21/1983, C21-44) AND SHOWN ON PLAT (8/31/1995, 95C-331)
- EXISTING 10' P.U.E. (8/31/1995, 95C-331)
- EXISTING 20' X 111' PUBLIC SANITARY SEWER EASEMENT (8/31/1995, 95C-331) SHOWN HEREON AS
- EXISTING 15' PRIVATE DRAINAGE EASEMENT BENEFITING THE OWNER OF TRACT B-1-A-4 AND MAINTAINED BY THE SAME (8/31/1995, 95C-331)
- EXISTING 10' COMMUNICATION AND PNM EASEMENT, (4/21/1983, C21-44) SHOWN ON PLAT (1/13/1987, C32-135) AND (8/31/1995, 95C-331)
- PRIVATE DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNER OF TRACT B-1-A-4-A GRANTED WITH THE FILING OF THIS PLAT
- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 15' PRIVATE SAS EASEMENT BENEFITING AND MAINTAINED BY THE OWNER OF TRACT B-1-A-4-A GRANTED WITH THE FILING OF THIS PLAT

ACS Monument "NM-47-1"
NAD 1983 CENTRAL ZONE
X=1531939.493 *
Y=1524341.971 *
Z=5000.55 * (NAVD 1988)
G-G=0.999678153
Mapping Angle=-0°12'33.22"

* U.S. SURVEY FOOT

President Place NE

(50' R/W)

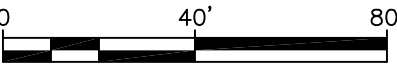
Tract B-1-A-3-A
89,323 Sq. Ft.
2.0506 Acres

Tract B-1-A-4-A
36,919 Sq. Ft.
0.8475 Acres

Lot J
Clifford Industrial Park
(6/28/1988, C36-181)

Tract B-1-A-5
Clifford Industrial Park
(8/31/1995, 95C-331)

BAR SCALE



SCALE: 1" = 40'

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