



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-2021-605009
Application No. SD-2021-00091

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.

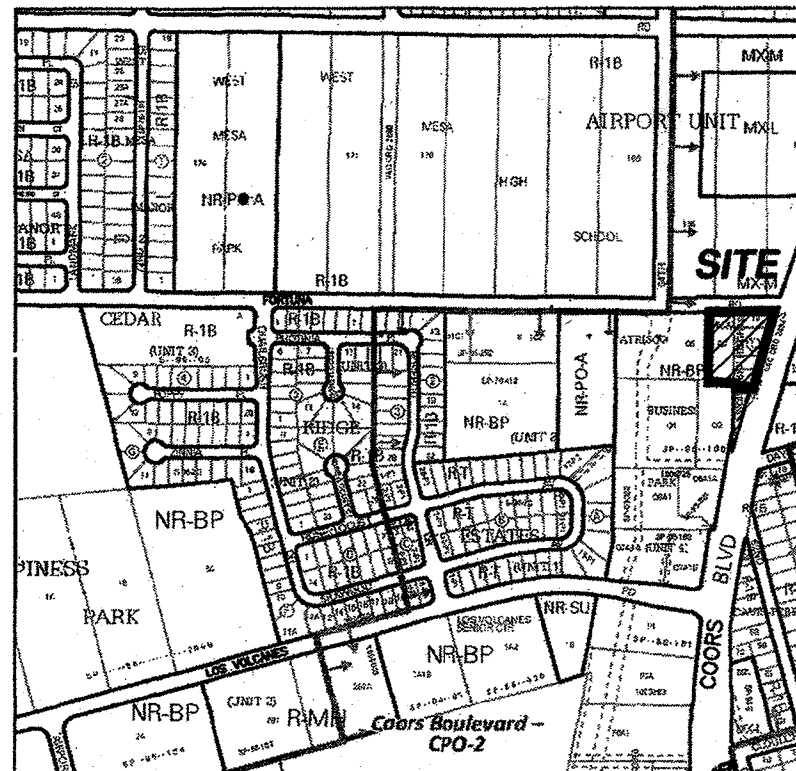
DRB SCHEDULED HEARING DATE: 2/16/2022 HEARING DATE OF DEFERRAL: 10/13/2022

SUBMITTAL
DESCRIPTION: PLAT REVISIONS ADDRESSED PER COMMENTS
FROM HEARING DATE 9/14/2022, INCLUDING UPDATED
INFRASTRUCTURE LIST FROM ENGINEER

CONTACT NAME: TEM R. JOHNSON, GEN. MANAGER, WAYJOHN

TELEPHONE: (505) 255-2052 EMAIL: TEM@WAYJOHN.COM

VICINITY MAP (J-10) NO SCALE



PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from six existing lots, and dedication of additional right of way.

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.
- An existing Seven foot (7') Public Utility Easement as shown on replat of Tract Q of Unit 2 Atrisco Business Park, recorded April 1, 1985 in Volume C26, Folio 171.

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# 1 010 058 507 232 403 12, 1 010 058 512 224 403 06, 1 010 058 514 232 403 08,
1 010 058 514 238 403 08, 1 010 058 515 243 403 10

PROPERTY OWNER OF RECORD:
BLAKES LOTABURGER LLC
BERNALILLO COUNTY TREASURER'S OFFICE

SUBDIVISION DATA

- DRB Project No. PR-2021-005009
- Zone Atlas Index No. J-10
- Gross acreage 1.3523 Ac.
- Existing number of lots 6
Replatted number of lots 1

SURVEY LEGAL DESCRIPTION

Legal Description

A certain parcel of Land situate within the City of Albuquerque, New Mexico, being identified as the North 43.47 feet of Lot numbered Eight (8), Lot numbered Nine (9), and all of Lot numbered Ten (10) except the North 13 feet thereof, in Block lettered "L" of NORTHERN HEIGHTS, a Subdivision, Albuquerque, New Mexico, as the same are shown and designated on the plat of Blocks "J", "K" and "L", of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 14, 1947, and including that portion of vacated 62nd Street NW lying between and adjacent to said Lots Nine (9) and Ten (10) and Coors Boulevard NW (State Road 448), but excepting those portions of said Lots Eight (8) and Nine (9) now within the right-of-way of said Coors Boulevard NW (State Road 448).

Being more particularly described by metes and bounds survey as follows:

Beginning at the Northwest corner of the parcel herein described, being a point on the Westerly boundary of Lot Ten (10) in Block "L" of Northern Heights Subdivision, as above described, whence the Northwest corner of said Lot Ten (10), being a point on the original Southerly right-of-way line of Fortuna Road NW, bears N. 00 deg. 41' E, 13.00 feet distance; thence,

S 89 deg. 19' E, 156.16 feet distance along a line 13.00 feet South of and parallel with said original Southerly line of Fortuna Road NW to its intersection with the Westerly right-of-way line of Coors Boulevard NW (State Road 448), said intersection being common to the Northeast corner of the parcel herein described; thence,

S 19 deg. 01' 30" W, 75.80 feet distance along said Westerly right-of-way line of Coors Boulevard NW (State Road 448) to a point of curve; thence,

Southwesterly, 74.16 feet distance along the arc of a curve bearing to the left having a radius of 5789.58 feet and a chord which bears S 18 deg. 41' 18" W, 74.15 feet distance continuing along said Westerly right-of-way line of Coors Boulevard NW (State Road 448) to a point on curve at the Southeast corner of the parcel herein described; thence,

N 89 deg. 19' W, 109.39 feet distance along a line 43.47 feet South of and parallel with the Northerly boundary of said Lot Eight (8) to a point on the Westerly boundary of said Lot Eight (8) and common Southwest corner of the parcel herein described; thence,

N 00 deg. 41' E, 142.47 feet distance along the Westerly boundaries of said Lots Eight (8), Nine (9) and Ten (10) to the Northwest corner of the parcel herein described, the point and beginning.

TOGETHER WITH

All of Lots 6, 7 and 8 in Block lettered "L" of NORTHERN HEIGHTS, a subdivision, Albuquerque, New Mexico, as the same is shown and designated on the plat of Blocks "J", "K" and "L", of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 14, 1947, excepting therefrom the North 43.47 feet of Lot 8 and further excepting therefrom that portion thereof of now within the right-of-way of Coors Boulevard NW (State Road 448).

FREE CONSENT AND DEDICATION and dedication of additional right of way in fee simple with warranty covenants. 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.

Ross Brown, Authorized Representative of Blakes Lotaburger, LLC

Date

ACKNOWLEDGMENT
STATE OF NEW MEXICO

) ss



OFFICIAL SEAL
LEVI J. PARSONS
NOTARY PUBLIC - State of New Mexico

COUNTY OF BERNALILLO
On this 4th day of May, 2021, the foregoing instrument was acknowledged by:

Ross Brown, Authorized Representative of Blakes Lotaburger, LLC.

My Commission expires February 11, 2025

Notary Public

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

Date

PLAT OF
TRACT Q-2-A
ATRISCO BUSINESS PARK, UNIT 2
A REPLAT OF PORTION OF LOTS 6,7,8,9 & 10, BLOCK L,
NORTHERN HEIGHTS ADDITION AND TRACT Q-2,
UNIT 2, ATRISCO BUSINESS PARK
WITHIN PROJECTED SECTIONS 14 & 15, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2021

PROJECT NUMBER: PR-2021-005009

Application Number: SD-2021-00091

Utility Company Approvals:

PNM Electric Services

PNM Electric Services

Jeff Edwards

Jeff Edwards (May 5, 2021 15:30 MDT)

New Mexico Gas Company

Abdul Bhuiyan

Abdul Bhuiyan (May 6, 2021 10:36 MDT)

Qwest Corporation D/B/A CenturyLink QC

Mike Mortus

Mike Mortus (May 5, 2021 14:14 MDT)

Comcast

City Approvals:

Loren N. Risenhoover P.S.

City Surveyor

Real Property Division

Environmental Health Department

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

City Engineering/Hydrology

Code Enforcement

DRB Chairperson, Planning Department

05/06/2021

Date
05/05/2021

Date
05/06/2021

Date
05/05/2021

Date

4/29/2021
Date

Date

Date

Date

Date

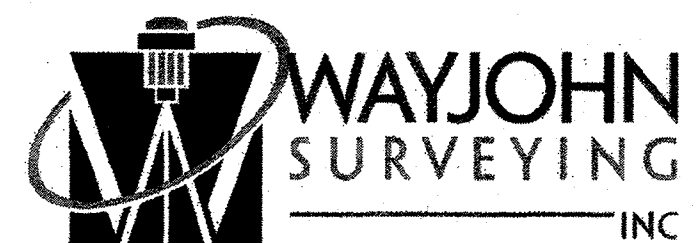
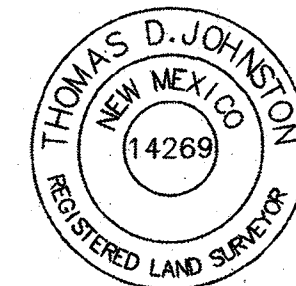
Date

3/14/2022
Date

Date

Date

Date



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

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: BLAKES LOTABURGER LLC

LOCATION: SECTIONS 14&15, T10N, R4E
ATRISCO BUSINESS PARK UNIT 2

DRAWN: J T K

CHECKED: T D J

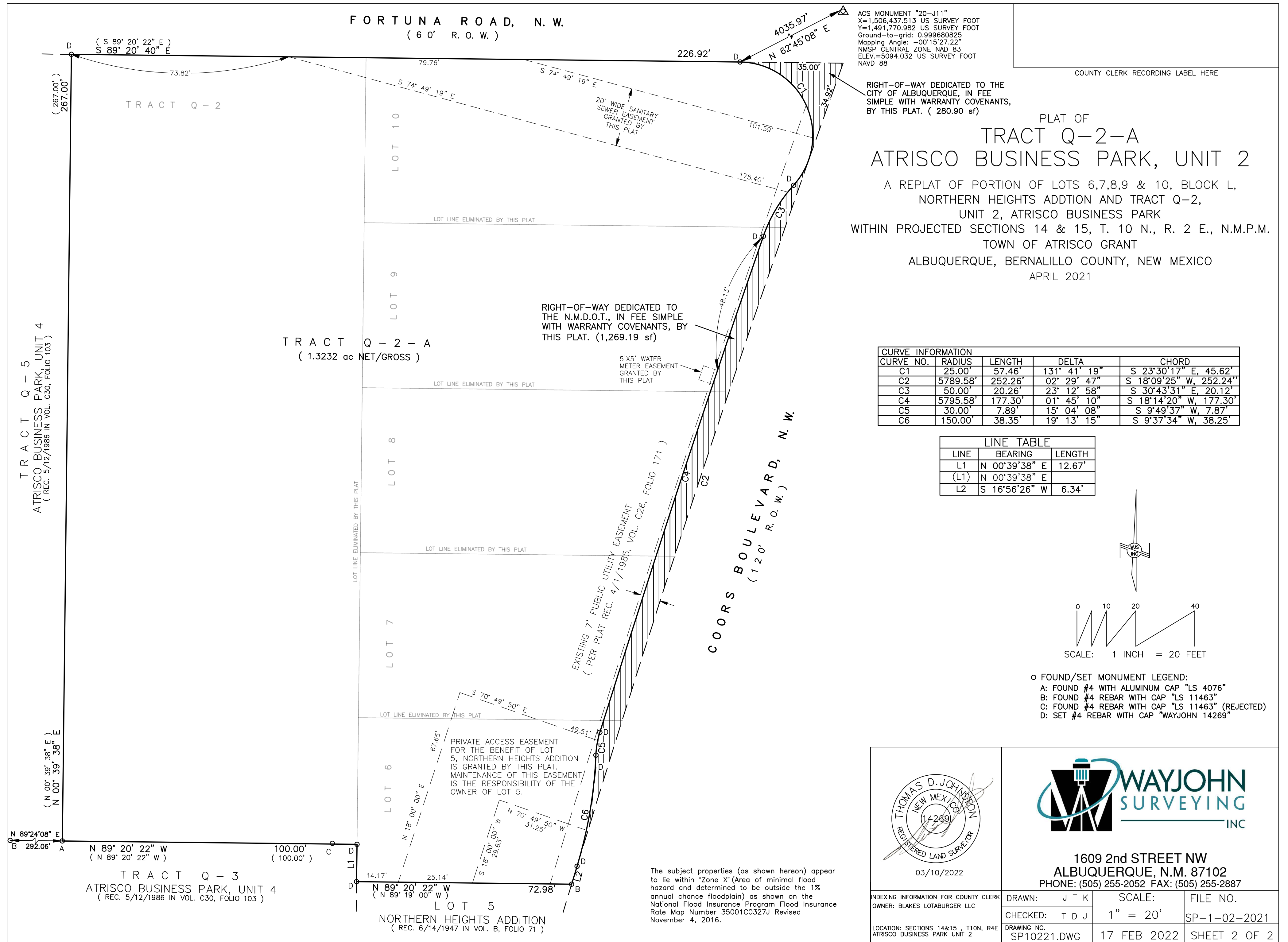
DRAWING NO.
SP10321.DWG

27 APR 2021

SCALE:
1" = 20'

FILE NO.
SP-1-02-2021

SHEET 1 OF 2



INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

TRACT Q-2-A of Atrisco Business Park Unit 2

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 6, 7, 8, 9 & 10, Block L, Northern Heights Addition and Tract Q-2 Atrisco Business Park Unit 2

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		City Cnst Engineer
							Inspector	P.E.	
<div></div>	<div></div>	30' Width	Drive Entrance	Coors Blvd NW	18' north of SE _____ Property Corner_	58' north of SE Property Corner_	<div>/</div>	<div>/</div>	<div>/</div>
<div></div>	<div></div>	6' Width	6' Wide Sidewalk with ADA Ramps	Coors Blvd NW	NE Property Corner	SE Property Corner	<div>/</div>	<div>/</div>	<div>/</div>
<div></div>	<div></div>	6' Width	6' Wide Sidewalk with ADA Ramps	Fortuna Rd.	NW Property Corner	NE Property Corner	<div>/</div>	<div>/</div>	<div>/</div>
<div></div>	<div></div>	11' Width	Asphalt Paving for Roadway Expansion	Coors Blvd NW	NE Property Corner	SE Property Corner	<div>/</div>	<div>/</div>	<div>/</div>
<div></div>	<div></div>	252 LF	Curb and Gutter	Coors Blvd NW	NE Property Corner Close off existing curb cuts	SE Property Corner Close off existing curb cuts	<div>/</div>	<div>/</div>	<div>/</div>
<div></div>	<div></div>	75 LF	Curb and Gutter	Fortuna Rd.	NW Property Corner	NE Property Corner	<div>/</div>	<div>/</div>	<div>/</div>
<div></div>	<div></div>	3' Width	Median Valley Gutter	Coors Blvd NW	NE Property Corner	SE Property Corner	<div>/</div>	<div>/</div>	<div>/</div>
<div></div>	<div></div>	8' Width	Median Vallet Drop Inlet	Coors Blvd NW	~120' north of SE Property Corner	<div></div>	<div>/</div>	<div>/</div>	<div>/</div>
<div></div>	<div></div>	<div></div>	Relocated Fire Hydrant	Coors Blvd NW	~135' north of SE Proptv Corner	<div></div>	<div>/</div>	<div>/</div>	<div>/</div>

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	P.E.	City Cnst Engineer
							Inspector		
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<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
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Morey Walker

NAME (print)

Walker Engineering

FIRM

 9/22/22

SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER