



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.		
MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)	
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input checked="" type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of SW (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	
BRIEF DESCRIPTION OF REQUEST		
Develop Lot C-1 of Lovelace Heights Addition into a drive-thru oil change facility		
APPLICATION INFORMATION		
Applicant/Owner: Durban Development (Zack Holland)		Phone: (704) 319-8343
Address: 106 Foster Avenue		Email: zack.holland@durbandevelopment.com
City: Charlotte	State: NC	Zip: 28203
Professional/Agent (if any): Galloway & Company (Doug Jones)		Phone: (303) 770-8884
Address: 5500 Greenwood Plaza Boulevard, Suite 200		Email: DougJones@gallowayus.com
City: Greenwood Village	State: CO	Zip: 80111
Proprietary Interest in Site: None, Consultant		List all owners: Durban Development
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lot C-1	Block: N/A	Unit: N/A
Subdivision/Addition: Lovelace Heights Addition	MRGCD Map No.:	UPC Code: 101505541251311601
Zone Atlas Page(s): M-15	Existing Zoning: NR-C	Proposed Zoning: NR-C
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 0.4216 Ac.
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 2040 Gibson Blvd SE	Between: Walker Rd SE	and: Yale Blvd SE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2021-005482, M15-D021, DRC #643186		
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.		
Signature:		Date: 06/12/23
Printed Name: Zack Holland		<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022 **AMENDMENT TO INFRASTRUCTURE LIST**

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

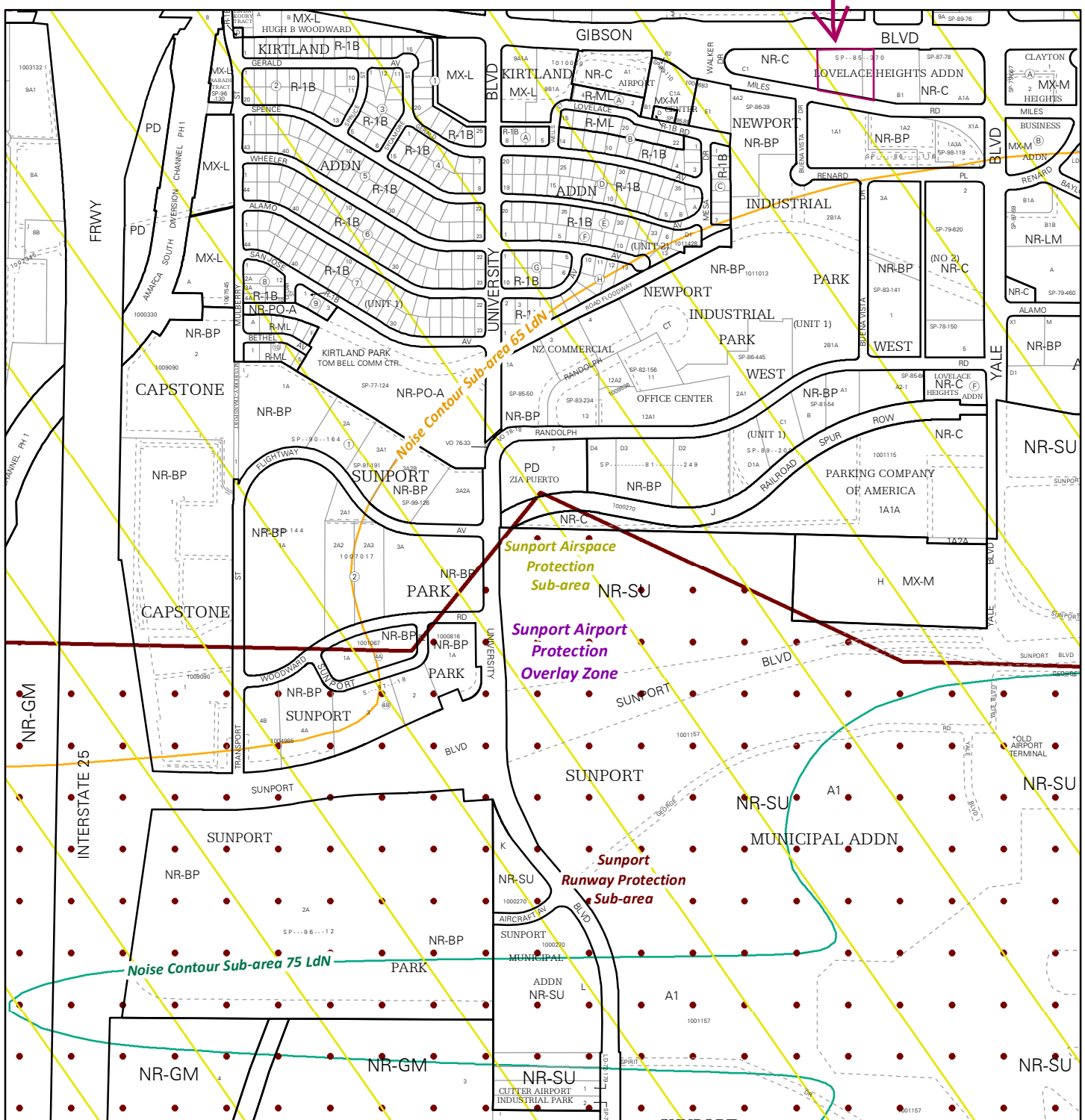
- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- X ___ 1) DFT Application form completed, signed, and dated
- X ___ 2) Form S3 with all the submittal items checked/marked
- X ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- X ___ 4) Letter describing, explaining, and justifying the request
- X ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- X ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

2121 Yale Blvd SE Lot C1



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
M-15-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

Feet
0 250 500 1,000



6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

June 13, 2023

Development Facilitation Team
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

**RE: 2040 Gibson Boulevard SE – Sketch Plan Review Request
Development Facilitation Team (DFT)**

Development Facilitation Team,

On behalf of Durban Development (Applicant); Galloway & Company, Inc. (Agent) formally submits the enclosed documents for review of a Sketch Plan (Application) pursuant to IDO Section 14-16-6-5(D). The proposed Sketch Plan is for the development of a drive-thru oil change facility on Lot C-1 Lovelace Heights Addition, 2040 Gibson Boulevard SE. The development is consistent with the current Non-Residential – Commercial Zone District (NR-C) land use designation. Right-of-way dedication and improvements were previously with the overall development Lovelace Heights Addition, DRC #643186.

A copy of the ALTA & topographic survey of the subject property has been included to serve as the site sketch for the existing conditions. As noted on the survey, a number of the shade structures for the former airport parking facility have already been removed from the property.

We appreciate your consideration of our Application and look forward to discussing the project with the DFT. In the meantime, please let us know should you need additional information or have questions.

Sincerely,

GALLOWAY

Doug Jones
Civil Design Engineer
DougJones@GallowayUS.com
303-770-8884

CC: Durban Development
Zack Holland, Assistant Development Director



ALTA/N.S.P.S. LAND TITLE SURVEY
PROPOSED LOT C-1
LOVELACE HEIGHTS ADDITION

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2023

UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. NM 811 LOCATE REQUEST TICKET NUMBER 21AP060221, CREATION DATE: 04/6/21. THERE MAY BE PRIVATE UNDERGROUND UTILITY LINES NOT WITHIN DOCUMENTED EASEMENTS THAT WERE NOT MARKED OUT BY UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811. THIS PROJECT WAS CALLED IN TO NM811 AS A "DESIGN LOCATE". SOME UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811 CONSIDER "DESIGN LOCATE" CALLS AS LOW PRIORITY AND IN SOME CASES DELAY RESPONSE, PARTIALLY COMPLETE OR NOT RESPOND AT ALL.

THE RETAINING OF A PRIVATE UTILITY LINE-SPOTTING COMPANY MAY BE NECESSARY FOR COMPLETE UTILITY LINE-SPOTTING OF A SUBJECT PROPERTY.

PAINT MARKS AND FLAGGING SET ON THE GROUND BY UTILITY COMPANIES AND OTHERS ARE USED TO DESIGNATE UNDERGROUND UTILITIES AS SHOWN HEREON: RED FOR ELECTRIC, BLUE FOR WATER, YELLOW FOR GAS, ORANGE FOR COMMUNICATIONS, GREEN FOR SEWER.

ANY PIPE SIZES OR MATERIAL TYPES SHOWN HEREON WERE DERIVED FROM ASBUILT PLANS AS PROVIDED BY THE VARIOUS UTILITY COMPANIES. SURV-TEK, INC. MAKES NO REPRESENTATION THAT SAID INFORMATION IS CURRENT OR CORRECT.

ARCHITECT, ENGINEER, AND CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF SAID INFORMATION DURING THEIR DESIGN PROCESS.

QUALIFIED SUBSURFACE UTILITY ENGINEERING (SUE) SERVICES MAY BE REQUIRED.

UTILITIES LABELED WITH AN ASTERISK (*) ARE DERIVED OR TRANSCRIBED FROM PROVIDED PLANS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

UTILITIES LABELED WITH AN POUND SIGN (#) ARE ASSUMED UTILITY LOCATIONS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

NOTE: ALL UTILITIES FAILED TO RESPOND TO THE REQUEST FOR LINE SPOTTING ALONG OR WITHIN GIBSON BOULEVARD R/W. ALL UTILITIES SHOULD BE NOTIFIED BY NM ONE CALL FOR LINE SPOTTING AND VERIFICATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

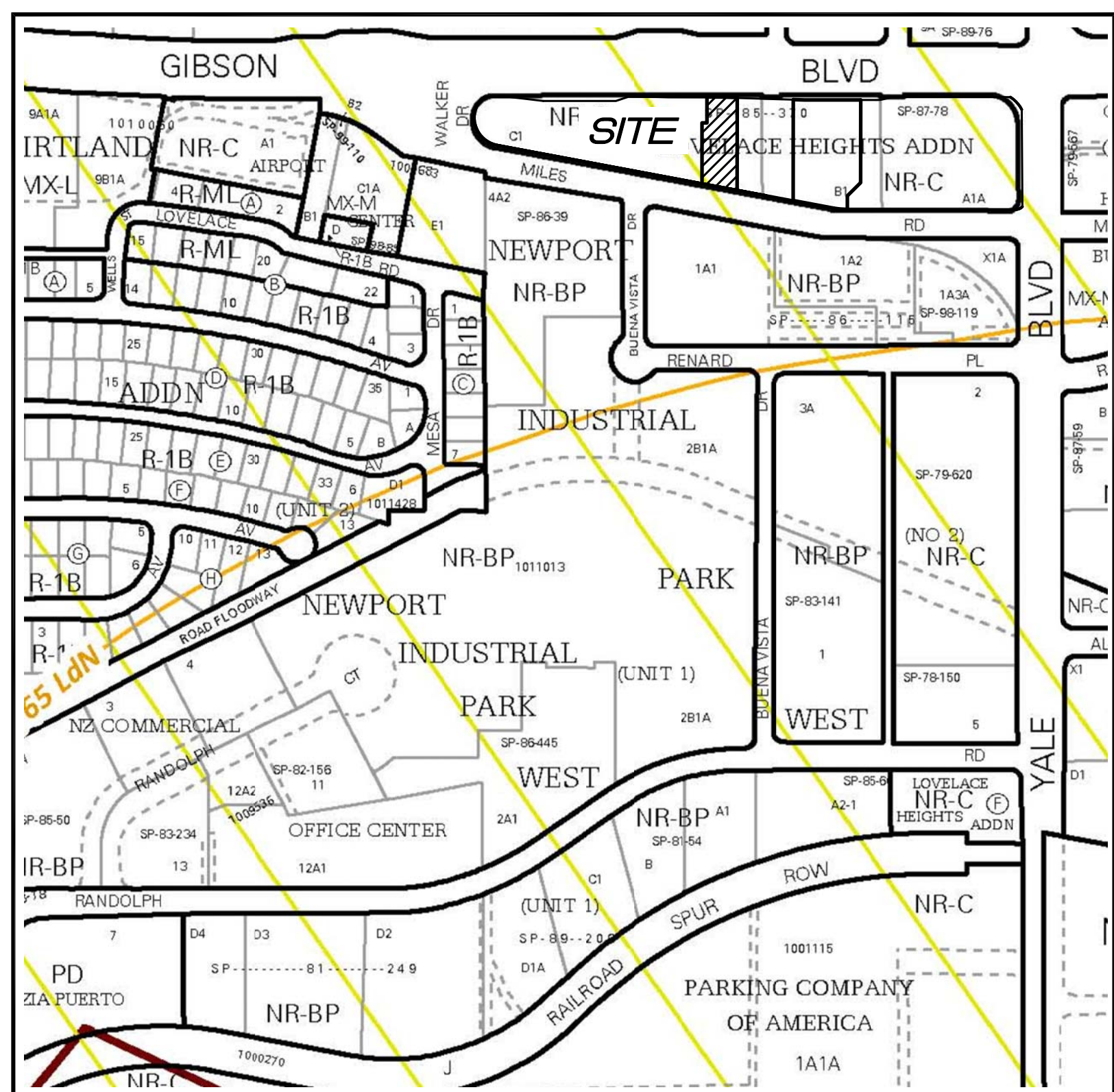
SCHEDULE B, PART II - EXCEPTIONS

As contained in the Title Commitment prepared for this property by Old Republic National Title Insurance Company Commitment Number 2300816, Effective Date: February 23, 2023.

9. Reservations contained in Patent from the United States of America, recorded August 14, 1922 in Book 77, Page 651, records of Bernalillo County, New Mexico. (Affects subject property- not plottable)
10. Easements reserved along the insured premises, as shown and/or provided for on the Plat, recorded August 30, 1985, in Volume C28, folio 44, records of Bernalillo County, New Mexico. (Affects subject property- Easements plotted hereon)
11. Easements reserved along the insured premises, as shown and/or provided for on the Replat, recorded March 11, 1987, in Volume C33, folio 29, records of Bernalillo County, New Mexico. (Affects subject property- Easements plotted hereon)
12. Terms, conditions and provisions of the Real Property Encroachment Agreement and Covenants Upon Real Estate with the City of Albuquerque, New Mexico, a municipal corporation, recorded January 28, 1987 in Book Misc. 446-A, Page 263 as Document No. 87-9030, records of Bernalillo County, New Mexico. (Affects subject property- Encroachment described in document was not revealed by field survey and appears to have been removed. Additional public right of way along Gibson Boulevard was dedicated by plat filed June 10, 2022 in Plat Book 2022C, Page 57 which eliminated this possible encroachment)
13. Terms, conditions and provisions of the Real Property Encroachment Agreement and Covenants Upon Real Estate with the City of Albuquerque, New Mexico, a municipal corporation, recorded January 28, 1987 in Book Misc. 446-A, Page 263 as Document No. 87-9031, records of Bernalillo County, New Mexico. (Affects subject property- Encroachment described in document was not revealed by field survey and appears to have been removed. Additional public right of way along Gibson Boulevard was dedicated by plat filed June 10, 2022 in Plat Book 2022C, Page 57 which eliminated this possible encroachment)
14. Terms, conditions and provisions of the Lease Agreement executed by and between MRC Partnerships, Inc., Lessor, and Donrey Outdoor Advertising Company, Lessee, recorded October 11, 1994 in Book 94-28, Page 8155 as Document No. 94123262, records of Bernalillo County, New Mexico. (Affects subject property- Overhead Billboards have been removed)
15. Terms, conditions and provisions of the Agreement of Unconditional Guaranty recorded November 4, 1997 in Book 97-30, Page 9443 as Document No. 97116275, records of Bernalillo County, New Mexico. (Affects subject property- Overhead Billboards have been removed)
16. Declaration of Easements, Covenants and Restrictions recorded September 29, 2021, as Document No. 202116117, amended by First Amendment to Declaration of Easements, Covenants and Restrictions recorded April 13, 2022, as Document No. 2022036399, records of Bernalillo County, New Mexico. (Affects subject property- Easements as shown on the plat are plotted hereon)
17. Infrastructure Improvements Agreement, Agreement to Construct Public and/or Private Infrastructure Improvements recorded May 13, 2022, as Document No. 2022047362, records of Bernalillo County, New Mexico. (Affects subject property- Not plottable)
18. Easements and notes as shown, noted and provided for on the Plat, recorded June 10, 2022, in Plat Book 2022C, Page 57 as Document No. 2022056241, records of Bernalillo County, New Mexico. (Affects subject property- Easements plotted hereon)
19. Pro rata charges for water, sewer, and/or standby charges and any possible assessments for paving, sidewalk, sewer and water extensions which are or might be a lien by law but have not yet been filed for record in the office of the County Clerk of Bernalillo County, New Mexico. (Affects subject property- Non survey matter)
20. Any consequences arise out of the failure to record the Land Division or Summary Plat of the insured premises in the Real Property Records of Bernalillo County, New Mexico. (Affects subject property- not plottable)

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- a. Title Commitment prepared for this property by Old Republic National Title Insurance Company Commitment Number 2300816, Effective Date: February 23, 2023.
- b. Plat of Tracts "B-1" and "C-1" of LOVELACE HEIGHTS ADDITION, being a replat of Lovelace Heights Addition and Tract 1-A, of Newport Industrial Park West- Unit 2, Albuquerque, New Mexico, as the same are shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 30, 1985 in Volume C28, folio 44.
- c. Plat of Tract A-1A" of Lovelace Heights Addition, being a replat of Tract A-1 of said Addition, as the same is shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1987 in Volume C33, folio 29.
- d. Plat of "LOTS A THRU F, LOVELACE HEIGHTS ADDITION, (BEING A REPLAT OF TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION", Albuquerque, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 10, 2022 in Plat Book 2022C, Page 57.
- e. Plat of "LOTS A THRU F, LOVELACE HEIGHTS ADDITION, (BEING A REPLAT OF TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION) WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO"; filed in the office of the County Clerk of Bernalillo County, New Mexico on June 10, 2022 in Plat Book 2022C, Page 57.



VICINITY MAP
 NOT TO SCALE

GENERAL NOTES

1. Bearings are grid based on New Mexico State Plane Coordinate System, Central Zone (NAD 83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. Field surveys were performed during the month of April, 2023.
8. Vertical Datum is based upon Albuquerque Control Survey Monument "ACS BM 24-L16", Elevation = 5191.31 feet (NAVD 88).
9. Contour interval is one foot.
10. This property is subject to all exceptions pertaining to this property as listed in the Title Commitment prepared for this property by Old Republic National Title Insurance Company Commitment Number 2300816, Effective Date: February 23, 2023.
11. The above described Title Commitment was used in defining easements as shown hereon. Numbers in circles by the easements description correspond to the Title Commitments SCHEDULE B, SECTION II item number. Where possible, said easements have been plotted.
12. Subject property contains the following existing painted parking spaces: Proposed Lot C-1: 42 regular spaces from the previous Park and Ride which have been abandoned.
13. The word Certify or Certification as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief, as such, and does not constitute a guarantee, nor a warranty, expressed or implied.
14. There is observed current earth moving work, construction of underground utilities and new curb and gutter being constructed at the time of this field survey.
15. Apparent changes in street line right of way is shown hereon and has been dedicated by replat filed June 10, 2022.
16. With regard to Table A, item 11, source information from Plans and markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of those underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
17. The subject properties are currently Zoned NR-C (Non-Residential, Commercial) as shown and designated on the City of Albuquerque GIS Zone Atlas Page M-15, dated May 17, 2018.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X" (areas of minimal flooding) in accordance with the National Flood Insurance Program Rate Map No. 35001C0361 G, Effective Date 9/26/2008 and Map No. 35001C0342 G, Effective Date 9/26/2008.

TITLE COMMITMENT LEGAL DESCRIPTION
 As contained in the Title Commitment prepared for this property by Old Republic National Title Insurance Company Commitment Number 2300816, Effective Date: February 23, 2023.

Proposed Lot lettered "C-1" of the Replat of Lot lettered "C" of LOVELACE HEIGHTS ADDITION, (Being a Replat of Tracts A-1A, B-1 and C-1, Lovelace Heights Addition), Within Section 33, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 10, 2022 in Plat Book 2022C, Page 57.

SURVEY LEGAL DESCRIPTION - PROPOSED LOT C-1
 That certain parcel of land situate within Section 33, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising a Westerly portion of Lot C, Lovelace Heights Addition as the same is shown and designated on the plat entitled "LOTS A THRU F, LOVELACE HEIGHTS ADDITION, (BEING A REPLAT OF TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION) WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO"; filed in the office of the County Clerk of Bernalillo County, New Mexico on June 10, 2022 in Plat Book 2022C, Page 57 more particularly described using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Southwest corner of said Lot C, a point on the Northerly right of way line of Miles Road S.E. whence the Albuquerque Control Survey Monument 1-25-30 bears N 78°14'37"W, 4156.30 feet distant; Thence,
 N 00°21'46"E, 149.61 feet to a point; Thence,
 S 89°38'14"E, 12.00 feet to a point; Thence,
 N 00°21'46"E, 63.00 feet to the Northwest corner of said Lot C and a point on the current Southerly right of way line of Gibson Boulevard S.E.; Thence Southeasterly along said Southerly right of way line of Gibson Boulevard S.E. for the following two (2) courses:
 S 89°38'14"E, 32.78 feet to a point; Thence,
 S 87°55'21"E, 41.99 feet to the Northeast corner of the parcel herein described; Thence,
 S 00°21'46"W, 227.56 feet to a point on said Northerly right of way line of Miles Road S.E. and the Southeast corner of the parcel herein described; Thence,
 N 79°03'15"W, 88.25 feet along said Northerly right of way line of Miles Road S.E. to the point of beginning of the parcel herein described.

Said parcel contains 0.4216 acre, more or less.

SURVEYORS CERTIFICATION

To: 125 & Gibson LLC, a New Mexico limited liability company; Durban Acquisitions, LLC and Old Republic National Title Insurance Company

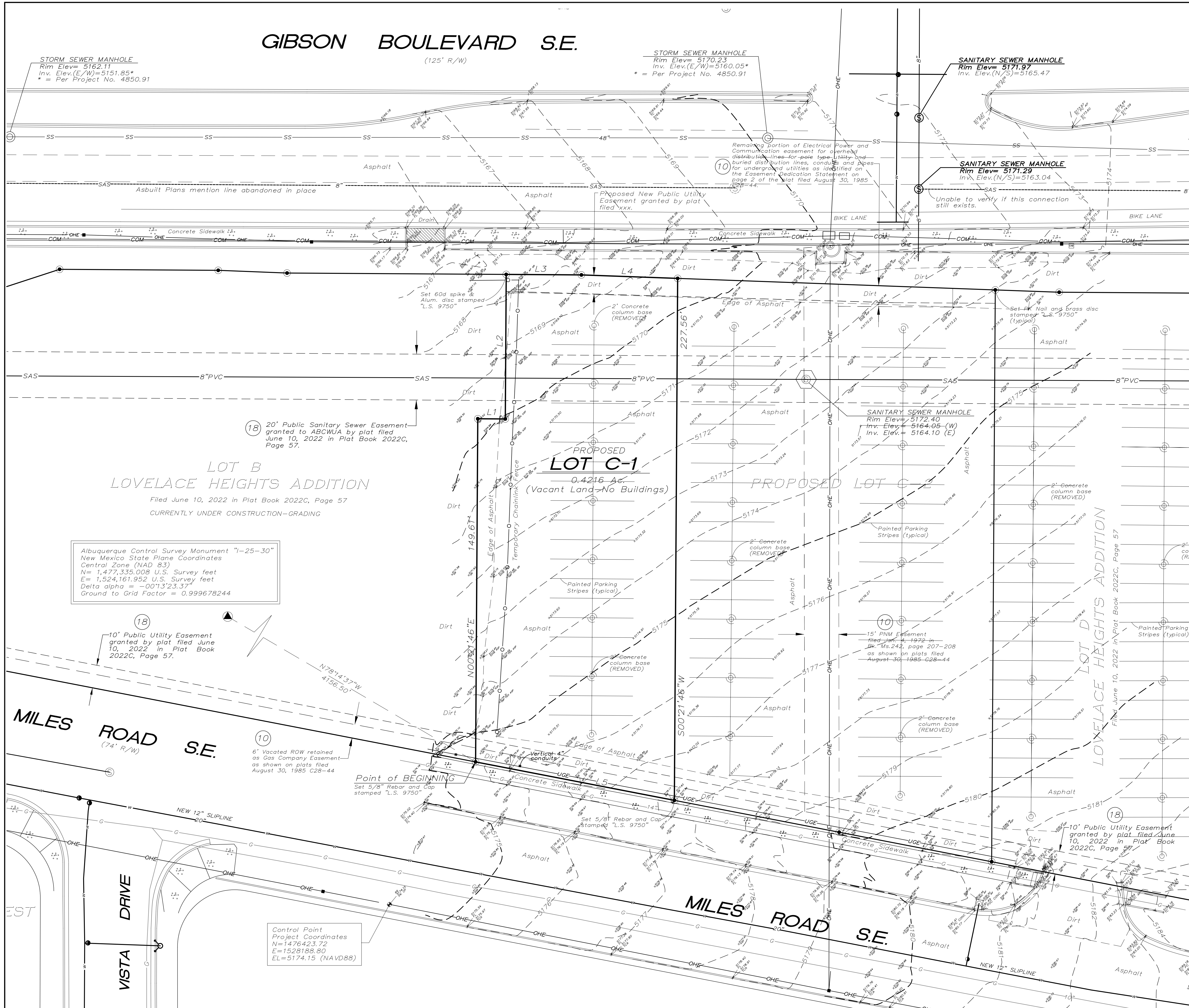
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a)(b), 13, 16, 17, and 18 of Table A thereof. The field work was completed on April 13, 2023.

Russ P. Hugg
 Russ P. Hugg
 NMPS No. 9750
 April 21, 2023



ALTA./N.S.P.S. LAND TITLE SURVEY
PROPOSED LOT C-1
LOVELACE HEIGHTS ADDITION
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2023

GIBSON BOULEVARD S.E.
 (125' R/W)



LEGEND

⊙	Storm Drain Manhole as shown on provided plans - Not Found	⊗	Electric Transformer
⊙	Storm Drain Manhole as shown on provided plans - Not Found	⊠	Traffic Box
⊙	Sanitary Sewer Manhole as shown on provided plans - Not Found	⊡	Telephone Pedestal
⊙	Sanitary Sewer Manhole as shown on provided plans - Not Found	⊕	Traffic Light Post
⊙	Manhole Unknown Utility	⊖	Pedestrian/Traffic Light Post
SAS	Sanitary Sewer Line	⊞	Utility Box
SS	Storm Sewer Line	⊟	Chain Link Fence
⊠	Storm Drain Inlet	⊠	Guard Rail
⊞	Power Pole	⊠	Light Pole
⊞	High Voltage Tower	⊠	Parking Lot Light Pole
⊞	Guy Wire	⊠	Ballard
OHE	Overhead Wires	⊠	Concrete Symbol
COM	Communications Line	⊠	Gas Meter
CAB	Cable Television Line	⊠	Utility Pedestal
TEL	Telephone Line	⊠	Fiber Optic Pedestal
G	Gas Line	⊠	Sign
UGE	Under Ground Electric	⊠	Handicap Parking Sign
W	Water Line	⊠	Wall
⊠	Sanitary Sewer Clean-out	⊠	Telephone Manhole
⊠	Water Meter	⊠	Water Manhole
⊠	Water Valve	⊠	Electric Manhole
⊠	Hydrant	⊠	Handicap Parking Space
⊠	Cable Pedestal		
⊠	Electric Pedestal		

18) 20' Public Sanitary Sewer Easement granted to ABCWUA by plat filed June 10, 2022 in Plat Book 2022C, Page 57.

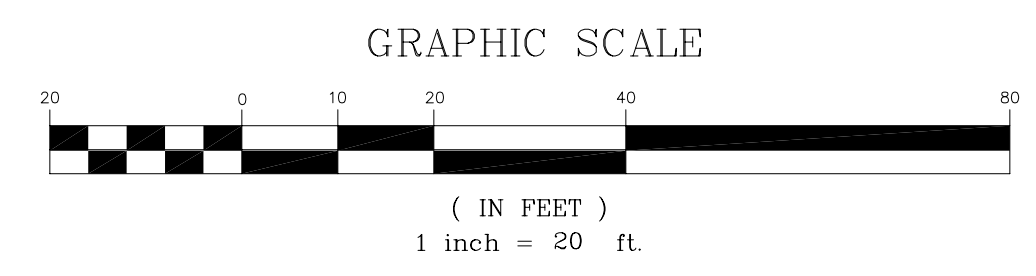
LOT B
 LOVELACE HEIGHTS ADDITION
 Filed June 10, 2022 in Plat Book 2022C, Page 57
 CURRENTLY UNDER CONSTRUCTION-GRADING

Albuquerque Control Survey Monument "1-25-30"
 New Mexico State Plane Coordinates
 Central Zone (NAD 83)
 N = 1,477,335,008 U.S. Survey feet
 E = 1,524,161,952 U.S. Survey feet
 Delta alpha = -00'13"23.37"
 Ground to Grid Factor = 0.999678244

18) 10' Public Utility Easement granted by plat filed June 10, 2022 in Plat Book 2022C, Page 57.

10) 6' Vacated ROW retained as Gas Company Easement as shown on plats filed August 30, 1985 C28-44

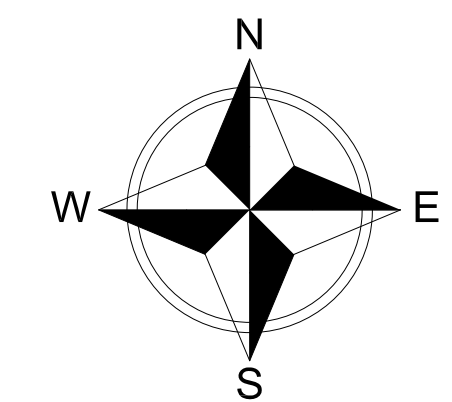
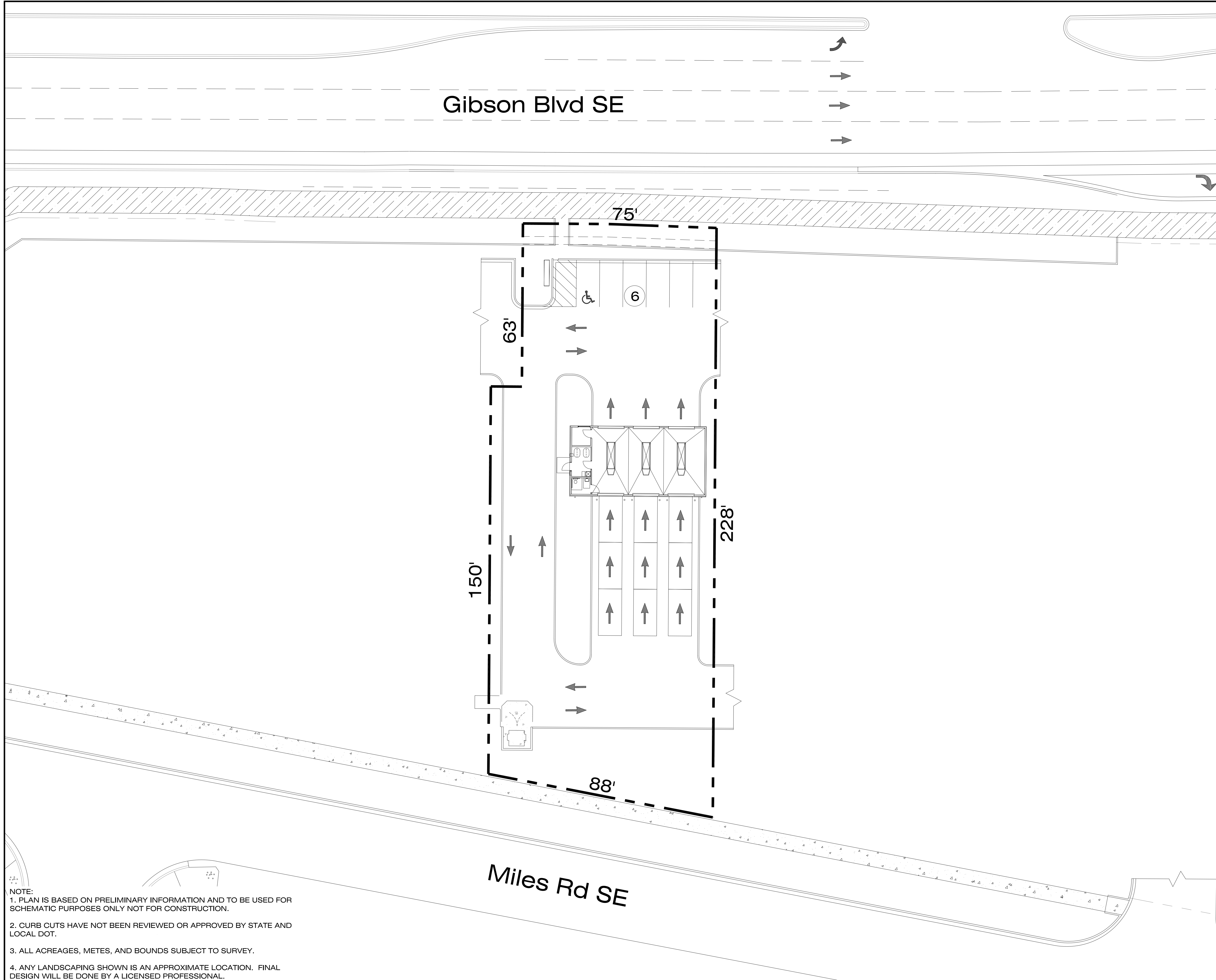
Control Point
 Project Coordinates
 N=1476423.72
 E=1528188.80
 EL=5174.15 (NAVD88)



LINE TABLE

LINE	LENGTH	BEARING
L1	12.00	S89°38'14"E
L2	63.00	N00°21'46"E
L3	32.78	S89°38'14"E
L4	41.99	S87°55'21"E
L5	88.25	N79°03'15"W





Albuquerque, NM

2151 Gibson Blvd. SE

SITE PLAN

Site Data Summary

Building Summary:
1,438 SF 3 Bay Drive Thur Oil Change

Existing Zoning:
Non Residential - Commercial (NR-C)
Jurisdiction: City of Albuquerque

Area Summary:
Property: .42 AC (18,365 SF)
Parcel ID: 101505541251311601

Vehicular Parking Summary:
Ratio: 4 per 1000
Minimum Required: 6
Provided: 6
Stall Size: 9' x 18'

Setback:
Front: 5'
Side: 0'
Rear: 0'

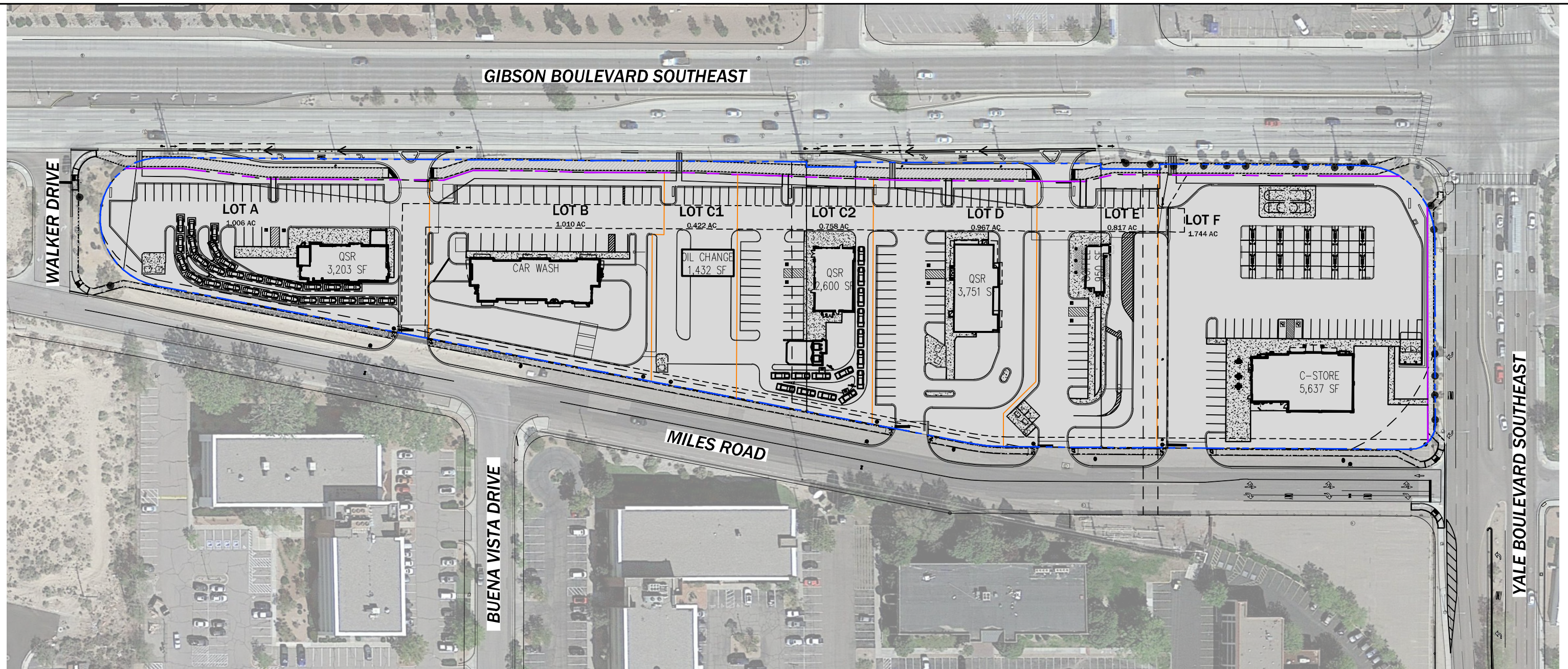
Buffers:
Front: 8'
Side: 0'
Rear: 0'

Date Prepared: 12/05/23	Drawn By: DG
-------------------------	-----------------

Prepared For: 

 **DURBAN DEVELOPMENT**
Corporate Office:
106 Foster Ave
Charlotte, NC 28203
Pittsburgh Office:
PO Box 302,
Wexford, PA 15090

NOTE:
1. PLAN IS BASED ON PRELIMINARY INFORMATION AND TO BE USED FOR SCHEMATIC PURPOSES ONLY NOT FOR CONSTRUCTION.
2. CURB CUTS HAVE NOT BEEN REVIEWED OR APPROVED BY STATE AND LOCAL DOT.
3. ALL ACREAGES, METES, AND BOUNDS SUBJECT TO SURVEY.
4. ANY LANDSCAPING SHOWN IS AN APPROXIMATE LOCATION. FINAL DESIGN WILL BE DONE BY A LICENSED PROFESSIONAL.



SITE DATA

LOT A		LOT B		LOT C1		LOT C2		LOT D		LOT E		LOT F	
PARCEL AREA	1.006 AC	PARCEL AREA	1.010 AC	PARCEL AREA	0.422 AC	PARCEL AREA	0.758 AC	PARCEL AREA	0.967 AC	PARCEL AREA	0.817 AC	PARCEL AREA	1.744 AC
PARKING	32	PARKING	29	PARKING	7	PARKING	34	PARKING	40	PARKING	16	PARKING	32
BUILDING	3,203 SF	BUILDING	5,400 SF	BUILDING	1,432 SF	BUILDING	2,600 SF	BUILDING	3,751 SF	BUILDING	950 SF	BUILDING	5,637 SF

NOTE: Adjacent Off-site layouts are conceptual and shown for overall development context. Off-site layouts are not a part of this review and are subject to change.

