



Effective 3/01/2022

<b>Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.</b>		
<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.:		Block:
Subdivision/Addition:		Unit:
MRGCD Map No.:		UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street:		Between:
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		

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.

<b>Signature:</b>	<b>Date:</b>
<b>Printed Name:</b>	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

**Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.**

**SKETCH PLAT REVIEW AND COMMENT**

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](mailto: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
- 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**

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](mailto: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
- \_\_\_ Proposed Final Plat (7 copies, 24" x 36" folded)
- \_\_\_ Design elevations & cross sections of perimeter walls (3 copies)
- \_\_\_ Copy of recorded IIA
- \_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

**SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)**

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](mailto: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
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- \_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- \_\_\_ Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal. (7 copies, folded)
- \_\_\_ 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)
- \_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- \_\_\_ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- \_\_\_ Proposed Infrastructure List, if applicable
- \_\_\_ Required notice with content per IDO Section 14-16-6-4(K)
- \_\_\_ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
- \_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved


**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

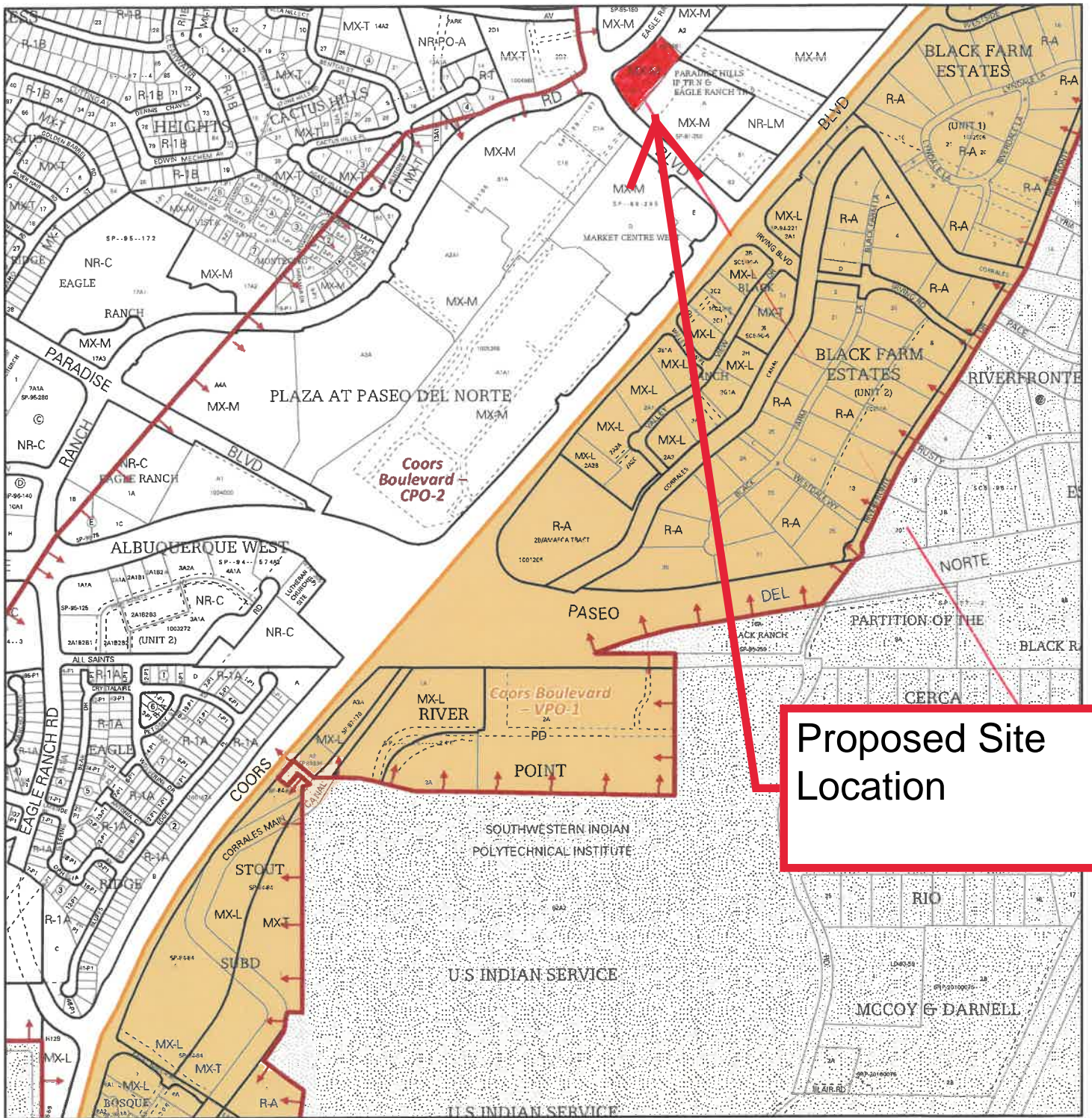
**MINOR AMENDMENT TO PRELIMINARY PLAT**

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](mailto: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
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- \_\_\_ Infrastructure List, if applicable

**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.**

<b><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></b>	
<b>Signature:</b>	<b>Date:</b>
<b>Printed Name:</b>	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
<b>Project Number:</b>	<b>Case Numbers</b>
	-
	-
	-
<b>Staff Signature:</b>	
<b>Date:</b>	



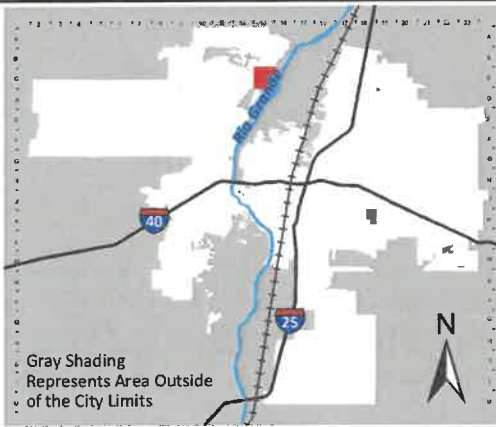
**Proposed Site Location**

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:  
**C-13-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



**Project Narrative**  
9610 Eagle Ranch Rd NW  
Albuquerque, NM 87114

Circle K Stores Inc. is proposing the development of a 3,700 SF Convenience Store with a single-stack fuel canopy with 7 dispenser and 14 fueling positions. The site is located at 9610 Eagle Ranch Road NW, Albuquerque, NM 87114 (UPC #:101306431450210301), at the eastern Corner of Eagle Ranch Rd NW and Irving Blvd. There will be 23 standard parking spots with 1 ADA parking stall. The existing lot is zoned Land Use Commercial.

Access to the site is being proposed as follows:

Irving Boulevard – as a right-in/right-out  
Eagle Ranch Road – as a right-in/right-out

The proposed Circle K will operate 24 hours per day. The building will have masonry, stone and Nichiha panel features. The store building will have varying rooflines and architectural “pop outs”



Circle K proposes to start construction on the facility once all permits are in hand and the typical construction timeframe is approximately 180 days from the start of construction.

# SUMMARY REPLAT NO. 1 OF PLAT OF TRACT A-1 AND A-2, ADOBE WELLS SUBDIVISION

- GENERAL NOTES**
- ALL BEARINGS AND DISTANCES SHOWN MATCH THE PLAT OF TRACTS A-1 AND A-2, ADOBE WELLS SUBDIVISION, PLAT BOOK 2005C, PAGE 77, FEBRUARY 24, 2005 IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF BERNALILLO, NEW MEXICO FROM FOUND MONUMENTS PS11184 EAST PROPERTY LINE.
  - ALL BOUNDARY INFORMATION MATCHES RECORD DISTANCES AND BEARINGS UNLESS SPECIFIED OTHERWISE.
  - DISTANCES ARE GROUND DISTANCES.
  - ALL PROPERTY MONUMENTS ARE SHOWN ON THE SURVEY.
  - FIELDWORK PERFORMED ON JULY 2, 2022.
  - IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE 'X' AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 35001C01086 DATED 09/26/2008.

REPLAT SUBDIVISION OF A 1.57 ACRE BEING A PROPOSED LOT 1, ALSO BEING WITHIN TRACT A-1, OF PLAT OF TRACTS A-1 AND A-2 ADOBE WELLS SUBDIVISION, RECORDED ON FEBRUARY 24, 2005, IN PLAT BOOK 2005C, FOLIO 77, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, TOGETHER WITH A PERPETUAL NON-EXCLUSIVE PRIVATE VEHICULAR ACCESS EASEMENT BENEFITING TRACT A-1 AND BURDENING TRACT A-2 AS DEPICTED AND DESCRIBED ON THE FOREGOING PLAT. WITHIN PROJECTED SECTION 7 AND 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SCALE: 1"=30' JULY 13, 2022

- ALL EXCEPTIONS LISTED ARE REFERENCE DIRECTLY FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. SP000096571, CONTAINING AN EFFECTIVE DATE NOVEMBER 25, 2020.
- 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 64, PAGE 412, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, (APPLY NOT PLOTTED)
  - 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 DOCUMENT FILED JULY 7, 1983, IN BOOK D188A, PAGE 623, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, (APPLY NOT PLOTTED)
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE PLAT OF SAID SUBDIVISION FILED IN PLAT BOOK C35, PAGE 7, AND IN PLAT BOOK 2005C, PAGE 77:
 

PURPOSE: PUBLIC UTILITY EASEMENT AFFECTS: SOUTHWESTERLY AND NORTHWESTERLY TEN (10) FEET AND AS MAY BE NOTED OR SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION, (APPLY AND PLOTTED)
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE PLAT OF SAID SUBDIVISION FILED IN PLAT BOOK C35, PAGE 7, AND IN PLAT BOOK 2005C, PAGE 77:
 

PURPOSE: PUBLIC UTILITY EASEMENT AFFECTS: SOUTHEASTERLY SEVEN AND A HALF FOOT (7.5) AND AS MAY BE NOTED OR SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION, (APPLY AND PLOTTED)
  - UTILITY EASEMENT GRANTED BY HORIZON-ALBUQUERQUE PROPERTIES CORPORATION, FILED FEBRUARY 10, 1992, IN BOOK 92-3, PAGE 4164, AS DOCUMENT NO. 9211852, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, (APPLY AND PLOTTED)
  - RESERVATION OF OIL, GAS, URANIUM AND OTHER MINERALS AS SET FORTH IN THE WARRANTY DEED FILED NOVEMBER 19, 1959, IN BOOK D513, PAGE 189, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, (APPLY NOT PLOTTED)

**GRADING AND DRAINAGE NOTES:**

A. THIS PROPERTY IS SUBJECT TO BERNALILLO COUNTY CODE CHAPTER 38 FLOODS. A GRADING AND DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THIS LOT.

B. CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.

C. LOTS MUST ACCEPT HISTORICAL STORMWATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.

D. NO MASS SITE GRADING, CLEARING, OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.

E. THE UNDERSIGNED REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFIES THAT THERE ARE NO ARROYOS, WATER DRAINAGE FACILITIES, AS DEFINED BY CHAPTER 38 OF THE BERNALILLO COUNTY CODE, TRAVERSING, CROSSING, OR ABUTTING THE PROPERTY SHOWN HEREON.

**AS SURVEY LEGAL DESCRIPTION:**  
AS SHOWN ON TRACT LETTERED "A-1" OF PLAT OF TRACTS A-1 AND A-2, ADOBE WELLS SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 24, 2005, IN PLAT BOOK 2005C, FOLIO 77, TOGETHER WITH A PERPETUAL NON-EXCLUSIVE PRIVATE VEHICULAR ACCESS EASEMENT BENEFITING TRACT LETTERED "A-1" AND BURDENING TRACT LETTERED "A-2" AS DEPICTED AND DESCRIBED ON THE FOREGOING PLAT; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN NGS BENCHMARK FOR A 3" BRASS CAP MARKED REEVES 2 FOUND AT THE EAST EDGE OF A CONCRETE DRAINAGE CHANNEL STRUCTURE, THENCE N.66°28'16"W., 19.05832 FEET TO A 5/8" IRON ROD FOUND WITH CAP 11184 FOR THE TRUE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S.43°18'52"W., 34.74 FEET TO A 5/8" IRON ROD FOUND WITH CAP 11184 FOR A CORNER OF THIS TRACT;

THENCE S.38°37'12"W., 358.97 FEET TO A 1/2" IRON ROD SET CAP 23259 FOR THE SOUTHWEST CORNER OF THIS TRACT AT THE EAST RIGHT-OF-WAY OF IRVING BOULEVARD NW;

THENCE ALONG THE SAID RIGHT-OF-WAY, AROUND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 786.30 FEET, AN ARC LENGTH OF 205.62 FEET, THROUGH A CENTRAL ANGLE OF 14°58'58" AND WHOSE LONG CHORD BEARS N.34°09'01"W., A DISTANCE OF 205.03 FEET TO A 1/2" IRON ROD SET CAP 23259 FOR THE NORTHWEST CORNER OF THIS TRACT AND THE POINT OF CONTINUOUS CURVATURE;

THENCE AT THE SOUTHERLY RIGHT-OF-WAY OF EAGLE RANCH ROAD NW, AROUND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 58.24 FEET, THROUGH A CENTRAL ANGLE OF 83°25'20" AND WHOSE LONG CHORD BEARS N.14°58'02"E., A DISTANCE OF 53.23 FEET TO A 1/2" IRON ROD SET CAP 23259 FOR THE POINT OF TANGENCY;

THENCE ALONG THE SAID RIGHT-OF-WAY, N.56°40'32"E., 90.11 FEET TO A 5/8" IRON ROD FOUND WITH CAP 11184 FOR A CORNER OF THIS TRACT;

THENCE ALONG THE SAID RIGHT-OF-WAY, AROUND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 628.00 FEET, AN ARC LENGTH OF 208.05 FEET, THROUGH A CENTRAL ANGLE OF 18°58'55" AND WHOSE LONG CHORD BEARS N.47°11'38"E., A DISTANCE OF 207.10 FEET TO A 5/8" IRON ROD FOUND WITH CAP 11184 FOR A THE NORTHEAST CORNER OF THIS TRACT;

THENCE LEAVING THE SAID RIGHT-OF-WAY, S.49°06'04"E., 161.34 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.57 ACRES OF LAND, MORE OR LESS.

**PURPOSE OF REPLAT**  
IS TO DESIGNATE A LOT NUMBER TO TRACT A-1, THE DESIGNATED "LOT 1" FOR "TRACT A-1" OF PLAT OF TRACTS A-1 AND A-2 ADOBE WELLS SUBDIVISION, RECORDED ON FEBRUARY 24, 2005, IN PLAT BOOK 2005C, FOLIO 77, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO.

**OWNERS FREE CONSENT AND DEDICATION**  
THE 1.57 ACRES PARCEL OF LAND SHOWN HEREON IS TO BE KNOWN AS "LOT 1" OF "SUMMARY REPLAT NO. 1 OF PLAT OF TRACT A-1 AND A-2, ADOBE WELLS SUBDIVISION"

THE REPLATTING OF THIS PARCEL FOR THE PURPOSE STATED IN THE "PURPOSE OF REPLAT" HEREON DESCRIBED; REFERENCED AS LOT 1, BEING WITHIN TRACT A-1, OF PLAT OF TRACTS A-1 AND A-2 ADOBE WELLS SUBDIVISION, RECORDED ON FEBRUARY 24, 2005, IN PLAT BOOK 2005C, FOLIO 77, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO. THE SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH THE DESIRES/WISHES OF THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON.

**LOT 1 OWNER OF RECORD**  
CKD INVESTMENTS, L.L.C., A NEW MEXICO LIMITED LIABILITY COMPANY

**INSTRUMENT OF OWNERSHIP**  
SPECIAL WARRANTY DEED  
DEED INSTRUMENT #2005026245  
FILED 02/24/2005

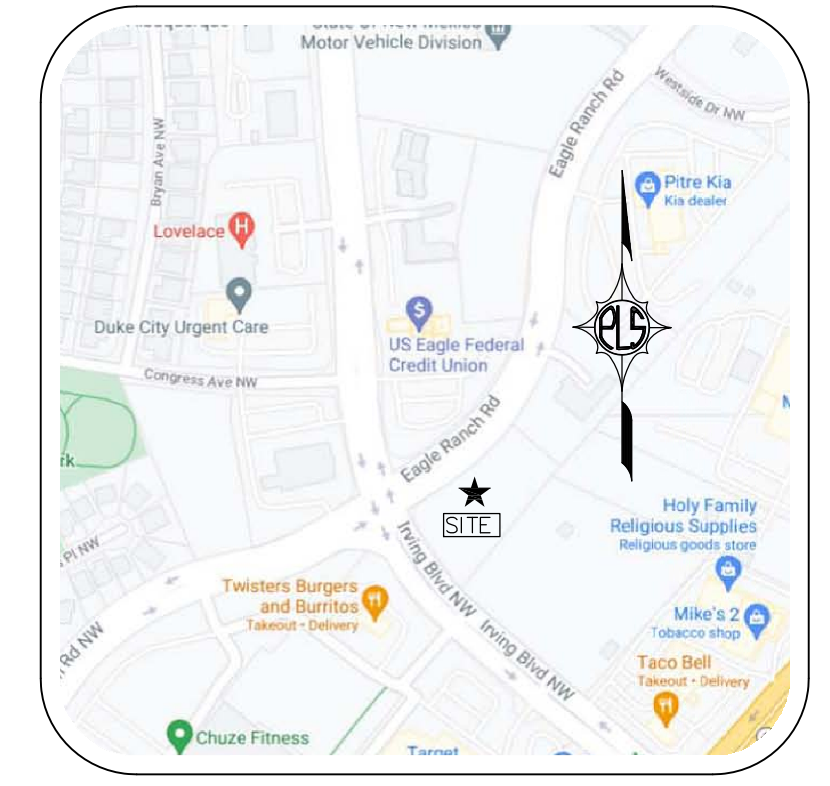
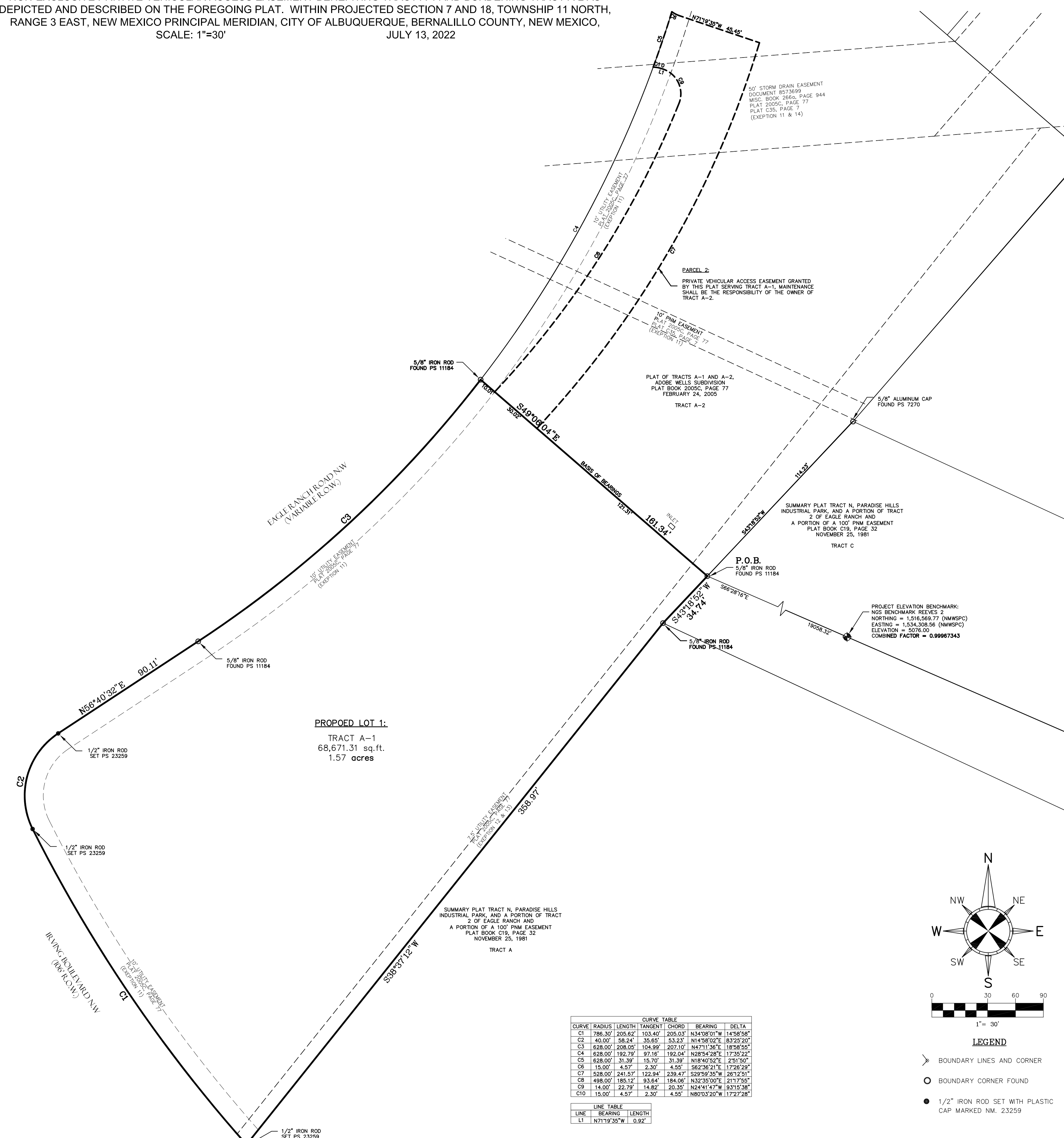
I, THE UNDERSIGNED OWNER DO HEREBY SET MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

CKD INVESTMENTS, L.L.C., A NEW MEXICO LIMITED LIABILITY COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ BY CKD INVESTMENTS, L.L.C., A NEW MEXICO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: \_\_\_\_\_

ACKNOWLEDGMENT  
STATE OF NEW MEXICO  
) SS.  
BERNALILLO COUNTY) \_\_\_\_\_  
NOTARY PUBLIC



**TREASURE CERTIFICATION**  
WE THE UNDERSIGNED CERTIFY THAT A SEARCH OF THE TAX RECORDS FOR THE PARCEL OF LAND SHOWN HEREON HAS DETERMINED THAT ALL TAXES DUE AND PAYABLE HAVE BEEN PAID ON UCP# SEE PARCELS LISTED PROPERTY OWNERS OF RECORD:

**LOT 2 OWNER OF RECORD**  
CIRCLE K STORES INC., A TEXAS CORPORATION SPECIAL WARRANTY DEED INSTRUMENT 2020009134, FILED JANUARY 30, 2020.

BERNALILLO COUNTY TREASURER	DATE
PUBLIC UTILITY EASEMENT APPROVALS	
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 SERVICE.	
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)	DATE
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.	
NEW MEXICO GAS COMPANY	DATE
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.	
QWEST COMMUNICATIONS d/b/a CENTURYLINK	DATE
COMCAST FOR INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE	
COMCAST	DATE

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, REPAIR, 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 GRANITOR 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 ERRECTED 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.

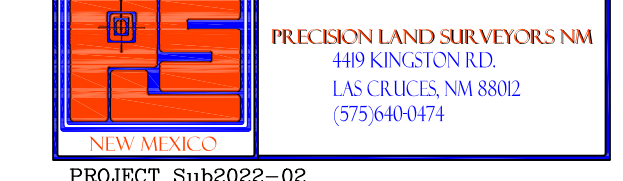
**DISCLAIMER**  
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**APPROVALS PERMIT NO.:**

APPROVED BY THE CITY SURVEYOR THIS _____ DAY OF _____ 2021	
BY _____	
BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR	DATE
BERNALILLO COUNTY ZONING DEPARTMENT	DATE
BERNALILLO COUNTY FIRE MARSHAL'S OFFICE	DATE
BERNALILLO COUNTY NATURAL RESOURCE SERVICES	DATE
BERNALILLO COUNTY PUBLIC WORKS DIVISION	DATE
A.M.A.F.C.A.	DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE

**SURVEYOR'S CERTIFICATION**  
I, R. GERARDO IBARRA, A NEW MEXICO PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

R. GERARDO IBARRA, NM PS #23259 DATE \_\_\_\_\_  
FOR AND ON BEHALF OF PRECISION LAND SURVEYORS NM  
4419 KINGSTON RD  
LAS CRUCES, NM 88012  
R. GERRY IBARRA: 575-640-0474



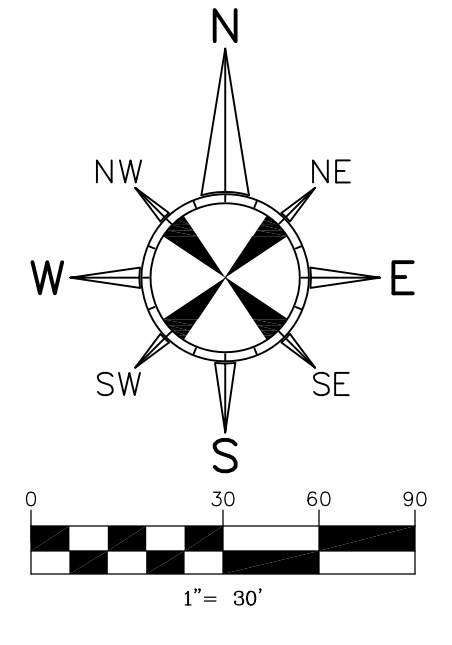
PROJECT: Sub2022-02

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	786.30	205.62	103.40	205.03	N34°09'01"W	14°58'58"
C2	40.00	58.24	35.65	53.23	N14°58'02"E	83°25'20"
C3	628.00	208.05	104.02	207.10	N47°11'38"E	18°58'55"
C4	628.00	192.79	97.16	192.04	N28°54'28"E	17°35'22"
C5	628.00	31.39	15.70	31.30	N18°40'52"E	2°31'50"
C6	15.00	4.57	2.30	4.55	S62°06'21"E	17°28'29"
C7	528.00	241.57	122.84	239.47	S29°59'50"W	26°12'51"
C8	488.00	185.12	93.04	184.00	S32°35'00"E	21°17'50"
C9	14.00	22.79	14.82	20.95	N24°41'47"W	93°15'38"
C10	15.00	4.57	2.30	4.55	N80°03'20"W	17°27'28"

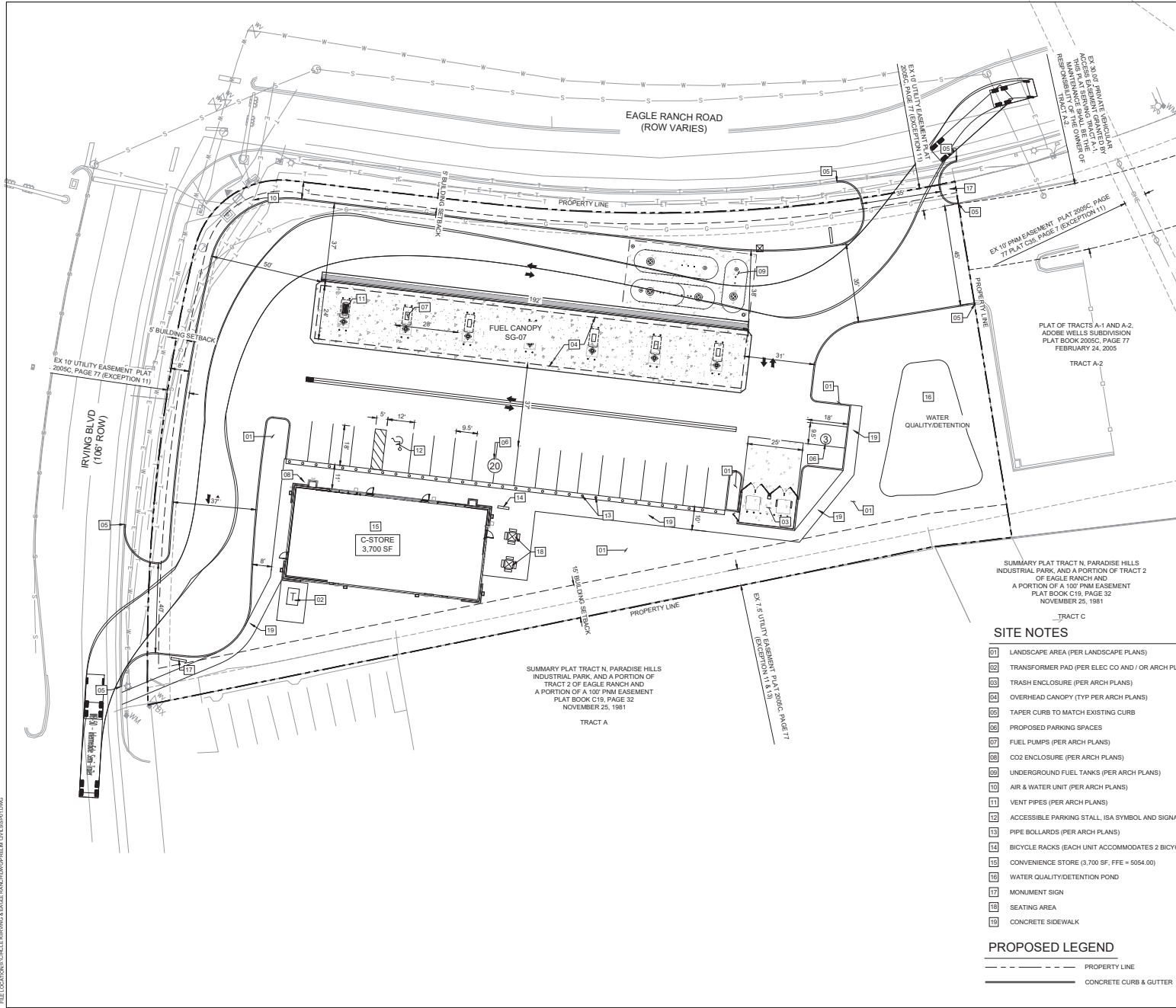
**LINE TABLE**

LINE	BEARING	LENGTH
L1	N11°19'35"W	0.92'



- LEGEND**
- BOUNDARY LINES AND CORNER
  - BOUNDARY CORNER FOUND
  - 1/2" IRON ROD SET WITH PLASTIC CAP MARKED NM: 23259

D:\\_C-Draw-Carry Data\_Precision Land Surveyors\2022 Subdivision\Sub2022-02 Irving & Eagle Ranch Albuquerque NM\Survey\Sub2022-02 Irving & Eagle Ranch Subdivision Albuquerque NM Preliminary 7-13-22.dwg LAUDIT: REPLAT SUBDIVISION STATUS: REV: 07/13/2022



SUMMARY PLAT TRACT N, PARADISE HILLS INDUSTRIAL PARK, AND A PORTION OF TRACT 2 OF EAGLE RANCH AND A PORTION OF A 100' PNM EASEMENT PLAT BOOK C19, PAGE 32 NOVEMBER 25, 1981

TRACT C

**SITE NOTES**

- 01 LANDSCAPE AREA (PER LANDSCAPE PLANS)
- 02 TRANSFORMER PAD (PER ELEC CO AND / OR ARCH PLANS)
- 03 TRASH ENCLOSURE (PER ARCH PLANS)
- 04 OVERHEAD CANOPY (TYP PER ARCH PLANS)
- 05 TAPER CURB TO MATCH EXISTING CURB
- 06 PROPOSED PARKING SPACES
- 07 FUEL PUMPS (PER ARCH PLANS)
- 08 CO2 ENCLOSURE (PER ARCH PLANS)
- 09 UNDERGROUND FUEL TANKS (PER ARCH PLANS)
- 10 AIR & WATER UNIT (PER ARCH PLANS)
- 11 VENT PIPES (PER ARCH PLANS)
- 12 ACCESSIBLE PARKING STALL, ISA SYMBOL AND SIGNAGE (PER ARCH PLANS)
- 13 PIPE BOLLARDS (PER ARCH PLANS)
- 14 BICYCLE RACKS (EACH UNIT ACCOMMODATES 2 BICYCLES) (CYCLE-SAFE "U-RACK" OR APPROVED EQUAL)
- 15 CONVENIENCE STORE (3,700 SF, FFE = 5054.00)
- 16 WATER QUALITY/DETENTION POND
- 17 MONUMENT SIGN
- 18 SEATING AREA
- 19 CONCRETE SIDEWALK

**PROPOSED LEGEND**

- PROPERTY LINE
- CONCRETE CURB & GUTTER



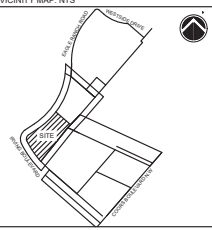
**Matrix**  
 Excellence by Design  
 2435 RESEARCH PARKWAY, SUITE  
 300 COLORADO SPRINGS, CO 80903  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

**LAND DEVELOPMENT**  
 CONSULTANTS, LLC  
 950 S. CHERRY STREET, SUITE 512  
 DENVER, CO 80246  
 OWNER/DEVELOPER:



SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.



PROJECT:  
**CIRCLE K STORES INC.**

PRELIMINARY CIVIL  
 9620 EAGLE RANCH ROAD NW  
 ALBUQUERQUE, NM

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
 PROJECT NO: 21-1007-001  
 DRAWN BY: JAM  
 CHECKED BY: NMS

SHEET TITLE:  
**PRELIMINARY  
 SITE PLAN**

SHEET 1 OF 3  
 SP01  
 CITY FILE NO.:

FILE LOCATIONS: CIRCLE K STORES INC. 9620 EAGLE RANCH RD NW ALBUQUERQUE, NM 87111