



Effective 3/01/2022

**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>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 S1)	<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 checked="" 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>		
Sketch Plat review for Hutton 2600 Juan Tabo car wash site. Proposed plat will split the site into 2 sections, the existing southwest portion of the site into a its own lot.		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: Applicant: Olsson - Taylor Ellis		Phone: 720-413-6198
Address: 1525 Raleigh Street #400		Email: tellis@olsson.com
City: Denver	State: Colorado	Zip: 80129
Professional/Agent (if any): N/A		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List all owners: GBN Holdings LLC
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Tract 1-A (See attached)		Block: 101
Subdivision/Addition: Brentwood Hills		Unit: N/A
MRGCD Map No.: N/A		UPC Code: 102205902845521401
Zone Atlas Page(s): H-21-Z & H-22-Z	Existing Zoning: MX-M	
Proposed Zoning: MX-M		
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 1.8021
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 2600 Juan Tabo BLVD NE Between: Juan Tabo BLVD NE and: Lexington AVE NE		
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
N/A		

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> Taylor Ellis	<b>Date:</b> 07-26-2022
<b>Printed Name:</b> Taylor Ellis	<input checked="" 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? No 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
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

### ☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Proposed Final Plat
- \_\_\_ Design elevations & cross sections of perimeter walls
- \_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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

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- \_\_\_ 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)
- \_\_\_ 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
- \_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets
- \_\_\_ 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, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- \_\_\_ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- \_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

**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 / INFRASTRUCTURE LIST

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
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ 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.**



- FOUND 1/2" REBAR WITH CAP
- SET 5/8" REBAR WITH CAP \*ALS LS 7719" (TYP)

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	39.27'	90°00'00"	25.00'	25.00'	N45°40'14"W	35.36'
C2	39.27'	90°00'00"	25.00'	25.00'	N45°40'14"W	35.36'

BRENTWOOD HILLS SUBDIVISION  
BLOCK 101  
TRACT 3  
(01-23-62, D3-20)

(01-23-62, D3-20)

- FOUND 5/8" REBAR  
WITH CAP "LS 5953"

**PLAT  
FOR  
TRACTS 1-A AND 2-A  
BLOCK 101  
BRENTWOOD HILLS SUBDIVISION**

WITH AN  
SECTION TO  
TOWNSHIP 10 NORTH, RANGE 4 EAST, MAPPA  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY,  
NEW MEXICO  
AUGUST 1999

1993/4/981  
3867-73  
Pg# 2 of 2  
11/93/1993/83 96  
B#-996 Pg-318  
R 12 98  
F.AT  
Rev. 1.0  
MOOREHEAD  
Jung 0

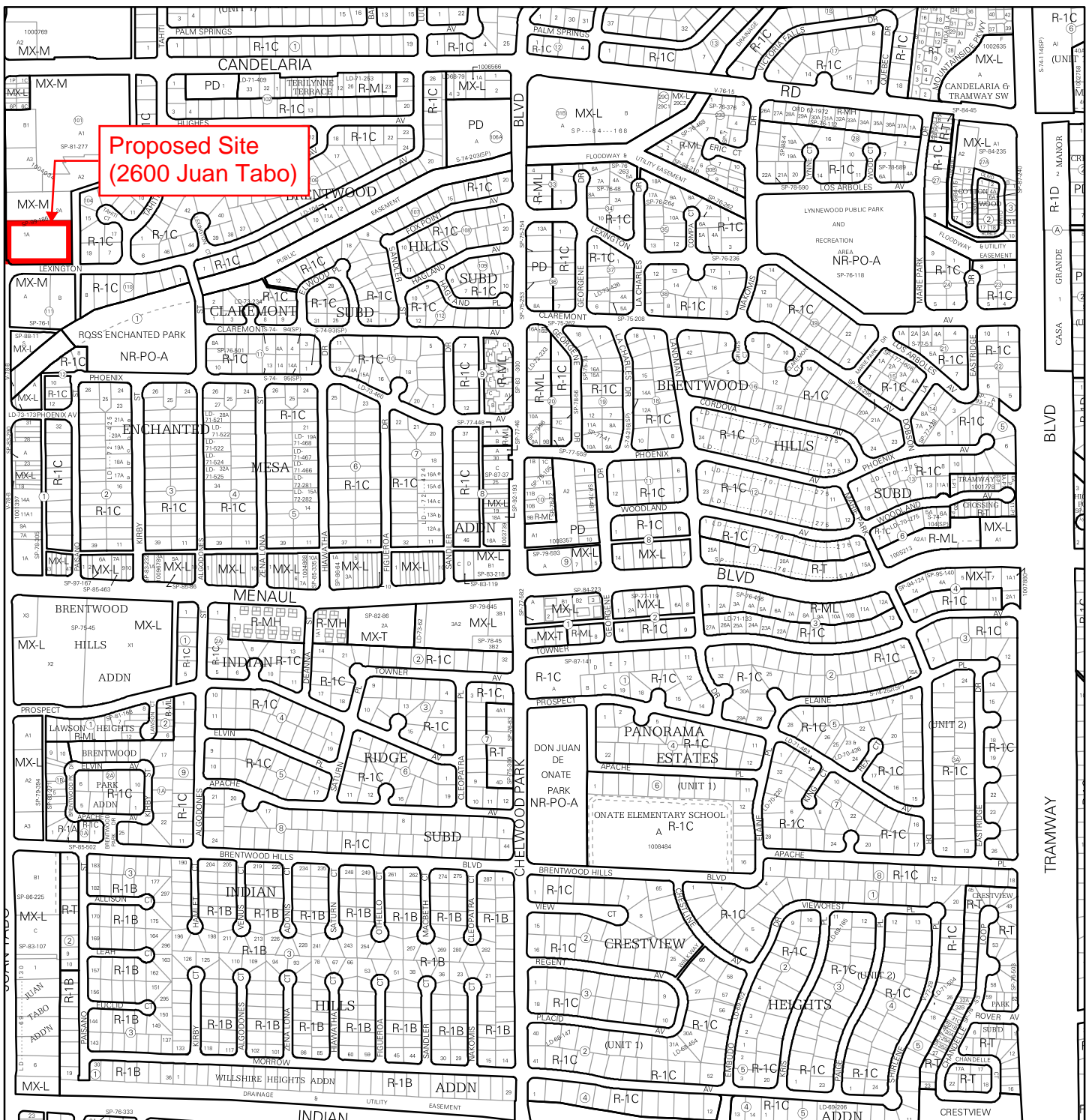
SCALE: 1"=40'

ACS MONUMENT  
"10-M22"  
Y= 1,496,557.28  
X= 4,207,28.75  
G-C= 0.896,398  
Az= -00°09'  
CENTRAL ZONE  
MAD (1927)/SLD (1929)  
ELEVATION=5611.10

**SHEET 2 OF 2**

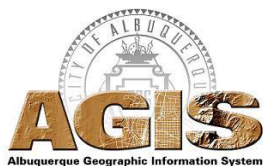




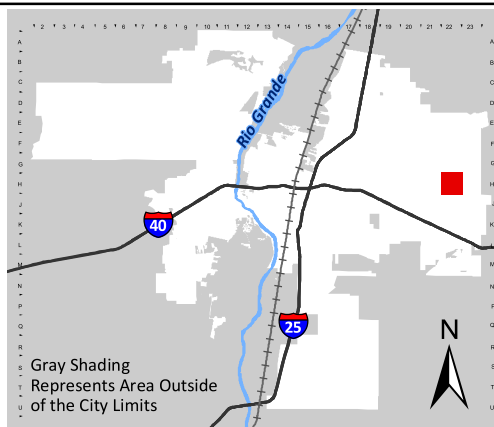


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**H-22-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
- 0 250 500 1,000 Feet



July 26, 2022

Robert Webb  
City of Albuquerque  
Planning/Development Services  
600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102

RE: 2600 Juan Tabo Sketch Plat

Mr. Webb:

The existing state of 2600 Juan Tabo is a single lot, Tract 1-A, with a single commercial building. The proposed plat of 2600 Juan Tabo will split Tract 1-A into two sections. The area containing the existing development will be contained in proposed Tract 1-A-1, and the remaining area of the existing Tract 1-A will be proposed Tract 1-A-2. This split allows for additional development space, as the proposed site will leave space for the existing building to remain. Tract 1-A-1 will remain and serve as an additional commercial lot. Tract 1-A-2 will be the proposed site of a car wash development.

Thank you for the review of the Sketch Plat. If there are any questions, please contact me at [tellis@olsson.com](mailto:tellis@olsson.com), or at 970-635-3727 or [rbanning@olsson.com](mailto:rbanning@olsson.com).

Sincerely,

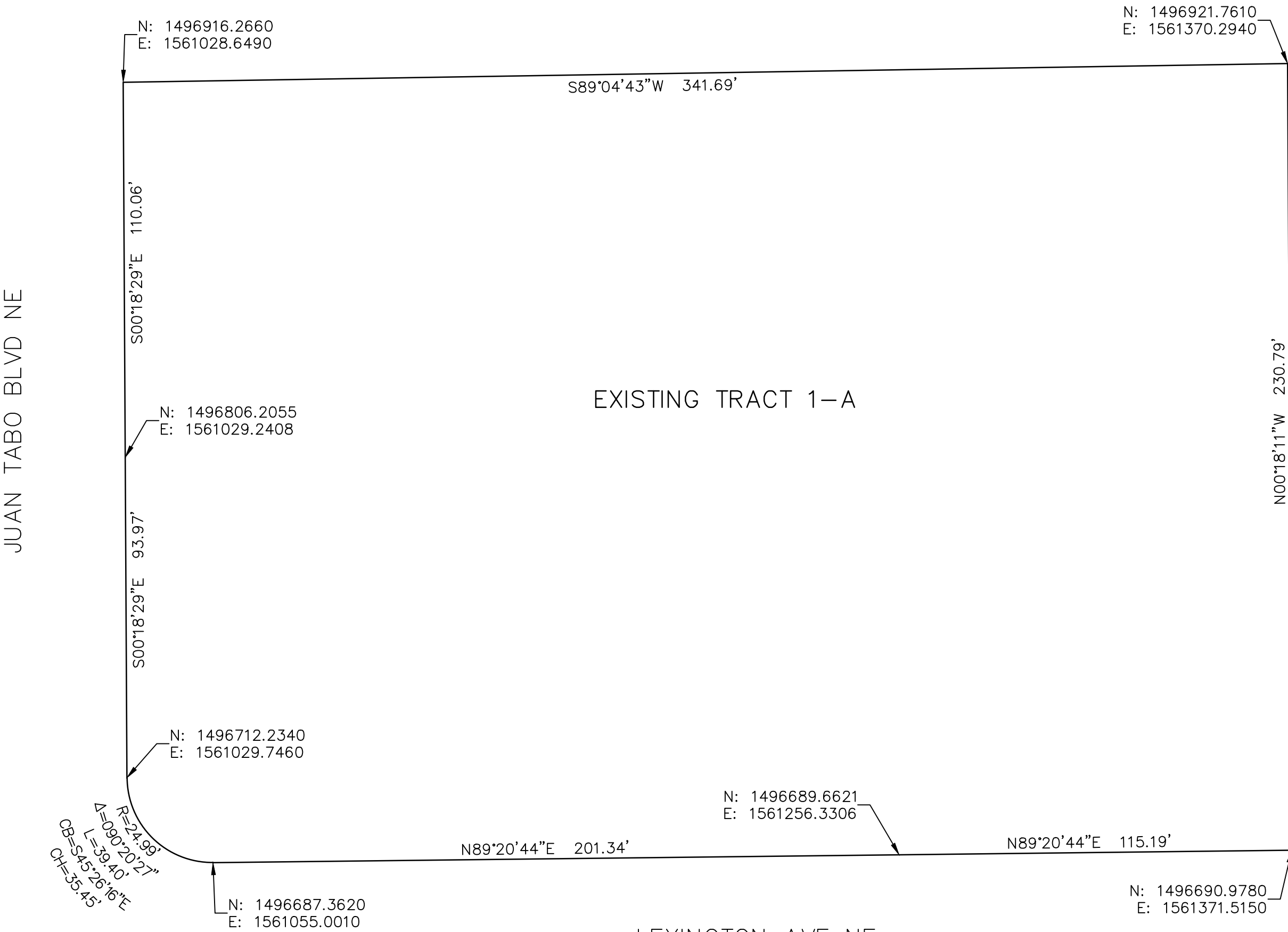
Taylor Ellis, EI  
Olsson

Ryan Banning, PE  
Olsson

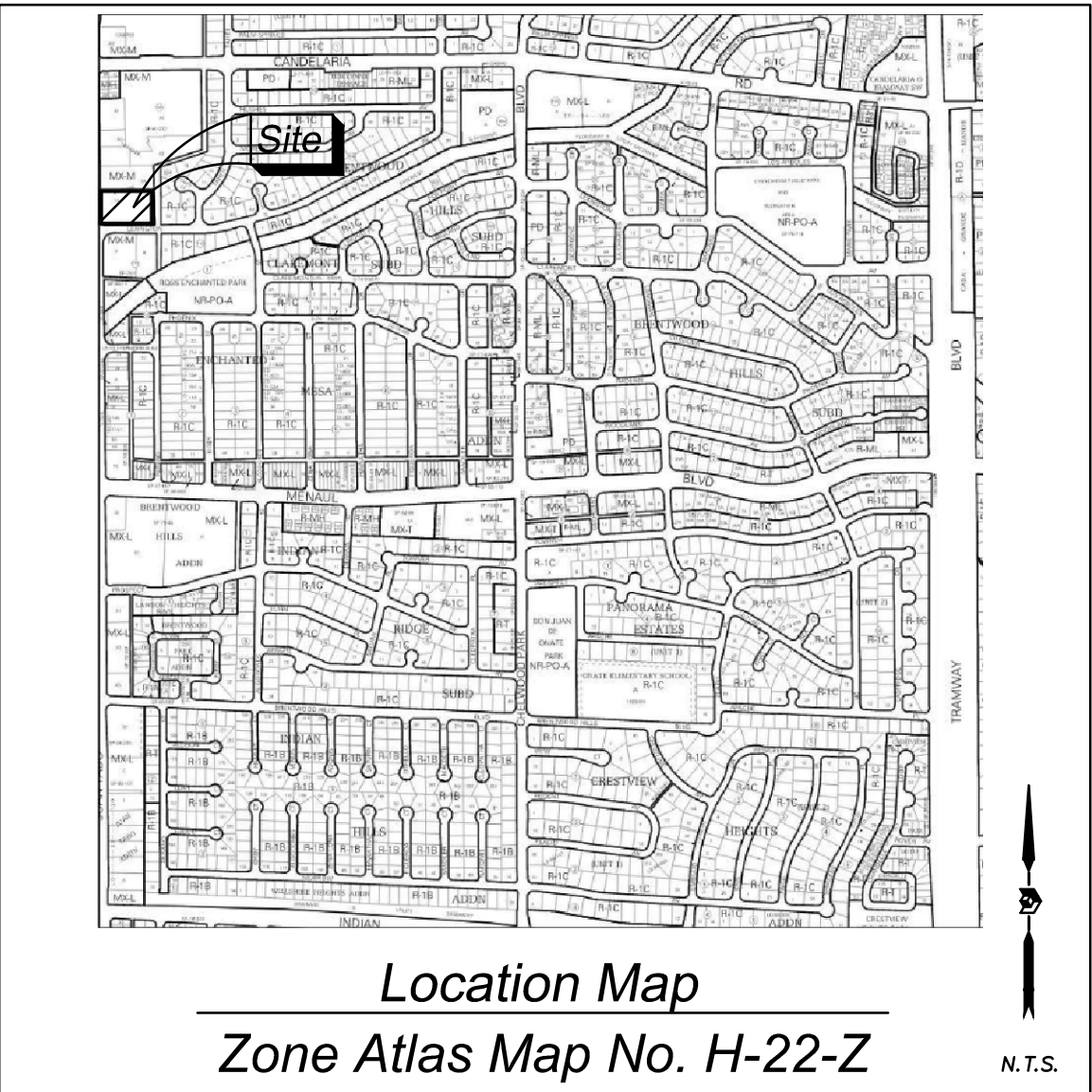
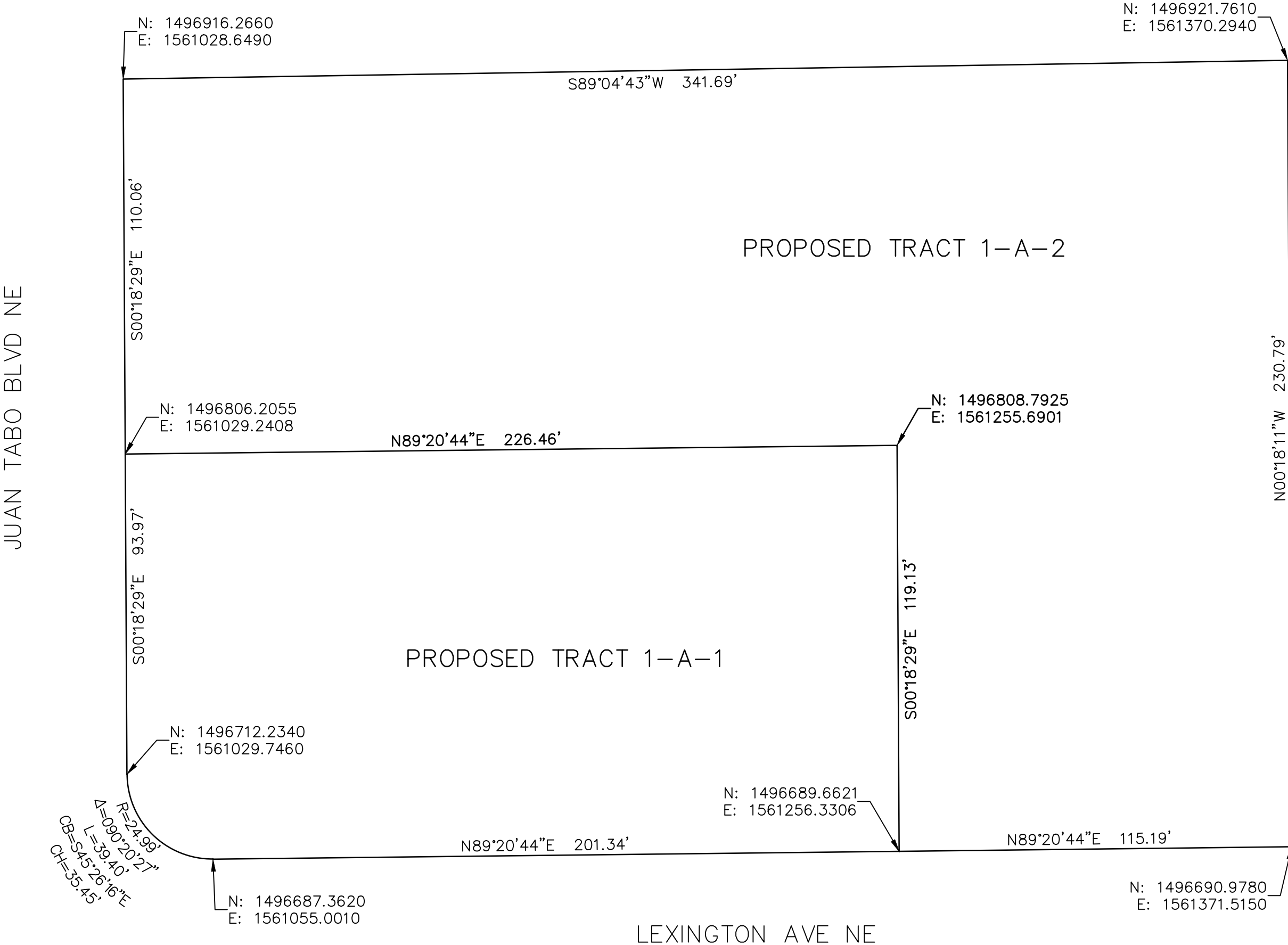
TRACT 1-A-1 AND TRACT 1-A-2 REPLAT OF TRACT 1-A, IN BLOCK 101, PLAT FOR BRENTWOOD HILLS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

LOCATED WITHIN SECTION 10, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

EXISTING SUBDIVISION PLAT SCALE DRAWING



PROPOSED SUBDIVISION PLAT SCALE DRAWING



Zoning Data

NUMBER OF STRIPED PARKING SPACES:

- REGULAR = 60
- HANDICAPPED = 1
- TOTAL = 61

ZONING REPORT NOT PROVIDED

Legal Description Per Title Commitment

TRACT NUMBERED ONE-A (1-A), IN BLOCK NUMBERED ONE-HUNDRED ONE (101), PLAT FOR BRENTWOOD HILLS SUBDIVISION, 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 NOVEMBER 9, 1999, IN PLAT BOOK 99C, PAGE 310.

Legal Description Per Field Survey

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 10, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT 1-A, BLOCK 101, BRENTWOOD HILLS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLATE THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 9, 1999, IN BOOK 99C, PAGE 310, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE NORTH RIGHT OF WAY LINE OF LEXINGTON AVENUE NORTHEAST, MARKED BY A FOUND CHISELED "X" FROM WHENCE A TIE TO A.G.R.S. MONUMENT "10\_H22" BEARS S 50°01'11" W, A DISTANCE OF 105.06 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID NORTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 39.42 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°20'27", A CHORD BEARING OF N 45°26'16" W, AND A CHORD LENGTH OF 35.46 FEET TO A POINT OF TANGENCY, LYING ON THE EAST RIGHT OF WAY LINE OF JUAN TABO BOULEVARD, N.E., MARKED BY A FOUND NO. 4 REBAR WITH PINK PLASTIC CAP "CARTESIAN LS 18374"

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 00°18'29" W, A DISTANCE OF 204.11 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND PK NAIL;

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N 89°04'43" E, A DISTANCE OF 341.81 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "RPLS 7429";

THENCE S 00°18'11" E, A DISTANCE OF 230.87 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE NORTH RIGHT OF WAY LINE OF LEXINGTON AVENUE, N.E., MARKED BY A FOUND NO. 4 REBAR WITH PINK PLASTIC CAP "CARTESIAN LS 18374";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S 89°20'44" W, A DISTANCE OF 316.65 FEET TO THE POINT OF BEGINNING, CONTAINING 1.8021 ACRES (78,498 SQUARE FEET), MORE OR LESS.

1525 Raleigh Street  
Suite 400  
Denver, CO 80204  
TEL 303.237.2072 www.olsson.com

NOTE  
THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ONLY FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL), THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REV. NO.	DATE	REVISIONS DESCRIPTION

PROPOSED PLAT SCALE DRAWING

2600 JUAN TABO HUTTON CAR WASH

ALBUQUERQUE, NM

2022

drawn by: TE

checked by: RB

approved by: RB

QA/QC by: RB

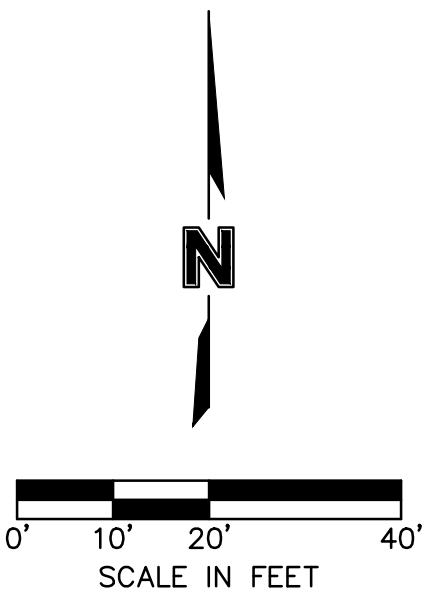
project no.: RB

drawing no.: RB

date: 07.21.2022

SHEET 1





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**CALL 811 SEVENTY-TWO HOURS  
PRIOR TO DIGGING, GRADING OR  
EXCAVATING FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES**

[illegible]

PRELIMINARY SITE PLAN	
2600 JUAN TABO HUTTON CAR WASH	
ALBUQUERQUE, NM	2022

drawn by: \_\_\_\_\_ TE  
checked by: \_\_\_\_\_  
approved by: \_\_\_\_\_ RB  
QA/QC by: \_\_\_\_\_  
project no.: \_\_\_\_\_  
drawing no.: \_\_\_\_\_  
date: \_\_\_\_\_ 07.26.2022