



DEVELOPMENT REVIEW BOARD APPLICATION

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.							
SUBDIVISIONS	☐ Final Sign off of EPC Site Plan(s) (Forms P2)			☐ Extension of IIA: Temp. Def. of S/W (Form V2)			
☐ Major – Preliminary Plat (Forms S & S1)	☐ Amendment to Site Plan (Forms <i>P</i> & P2)	□ \	□ Vacation of Public Right-of-way <i>(Form V)</i>			
☐ Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLIC	ATIONS	□ \	□ Vacation of Public Easement(s) DRB (Form V)			
☐ Extension of Preliminary Plat (Form S1)	☐ Extension of Infrastructure	e List or IIA (Form S1)	□ \	☐ Vacation of Private Easement(s) (Form V)			
☐ Minor Amendment - Preliminary Plat (Forms S & S2)	☐ Minor Amendment to Infra	structure List (Form S2)	PRE	PRE-APPLICATIONS			
☐ Minor - Final Plat (Forms S & S2)	☐ Temporary Deferral of S/V	V (Form V2)	₫:	☑ Sketch Plat Review and Comment (Form S2)			
☐ Minor – Preliminary/Final Plat (Forms S & S2)	☐ Sidewalk Waiver (Form V	2)		☐ Sketch Plan Review and Comment (Form P2)			
SITE PLANS	☐ Waiver to IDO (Form V2)		API	APPEAL			
□ DRB Site Plan (Forms P & P2)	☐ Waiver to DPM (Form V2)			☐ Decision of DRB (Form A)			
BRIEF DESCRIPTION OF REQUEST			-				
Sketch Plat review for Hutton 2600 Juan southwest portion of the site into a its ow		oposed plat will split the	ne si	te into 2 sections, the existing			
·							
APPLICATION INFORMATION							
Applicant/Owner: Applicant: Olsson - Taylor Ellis Phone: 720-413-6198							
Address: 1525 Raleigh Street #400	Email: tellis@ols		Email: tellis@olsson.com				
City: Denver	State: Colorado		Zip: 80129				
Professional/Agent (if any): N/A				Phone:			
Address:	Email:		Email:				
City:		State: Zip:		Zip:			
Proprietary Interest in Site:		List all owners: GBN Holdings LLC					
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)							
Lot or Tract No.: Tract 1-A (See attached)	Block: 101		Unit: N/A				
Subdivision/Addition: Brentwood Hills	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			
LOCATION OF PROPERTY BY STREETS							
Site Address/Street: 2600 Juan Tabo BLVD NE Between: Juan Tabo BLVD NE and: Lexington AVE NE							
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)							
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.

Signature: Tayler Ellis

Date: 07-26-2022

Printed Name: Taylor Ellis

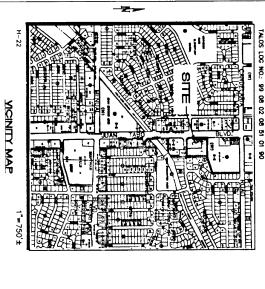
☑ Applicant or □ Agent

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.

Ø	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 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: A <u>Single</u> 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 on a CD. PDF <u>shall be organized</u> 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 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) Interpreter Needed for Hearing? if yes, indicate language: A <u>Single</u> 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 on a CD. PDF <u>shall be organized</u> 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) 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 5-2(C) Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer.
	MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST Interpreter Needed for Hearing? if yes, indicate language: A <u>Single</u> 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 on a CD. PDF <u>shall be organized</u> 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.



SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 2
 Total Number of Lots created: D
 Total Number of Tracts created: 2
 Gross Subdivision Acreage: 2.9766 Acres
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
 Beerings and distances in parenthesis are record.
 Beais of boundary are the following plats and documents of record entitled: "BRENTWOOD HILLS SUBDIVISION". (01-23-62, D3-20) off being records of Bernatillo County. New Mexico.
- 9. Field Survey performed July, 1999.
- Title Report: Provided by Stewart Title of Albuquerque, L.L.C. Commitment NO. 99070386MD (Effective date: 07-22-99)
- 11. City of Albuquerque, New Mexico Zone: C-2 (SC)
- Flood Zone Designation: Zone X, Panel 357 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernollia County, New Mexico, dated September 20, 1998.

 This property does not lie within the 100 Year Flood Plain.

A NEW MEXICO LIMITED PARTNERSHIP

Encroachments: None apparent.

DISCLOSURE STATEMENT

THE INTENT OF THIS PLAT IS TO REDEFINE THE INTERIOR LOT BOUNDARES OF THE TWO LOTS SHOWN HEREON AND TO GRANT A PUBLIC ROADWAY EASEMENT ALONG JUAN TABO BLYD. TO THE CITY OF ALBUQUERQUE.



BOX 30701, ALBQ., N.M. 87190 -884-1990

EGAL DESCRIPTION

A Tract of land situate within Section 10, Township 10 North, Range 4 East, New Merico Principal Meridian, City of Albuquerque, Berndillo County, New Merico being all of ITA/CTS 1, AMD 2, BLOCK 101, BRENITACOO HLLS SUBDINSION as the same la shown and designated on said plot filed for record in the office of the County Clark of Bernalial County, New Merico on Jonuary 23, 1982 in Yolume D3, Folio 20 and being more particularly described as follows:

BEGINNING at a point on the south line of the herein described tract, said point being on the north right-of-way line of Lexington Avenue N.E. from whence the Abuquerque Control Survey Manument "10-H22" bears S 51'01'20"

THENCE leaving sold right-of-way line 39.27 feet along a curve to the right whose radius is 25.00 feet through a central angle of 90°00°00° and whose chord bears N. 45.4014° W. 33.36 feet to a point of tangency, said point being on the east right-of-way line of Juan Tabo Boulevard N.E.;

IntEXCE along sold east right-of-way line it 00-4014" w. 344,79 feet to the northwest come selfs pich, being common with the southwest come of RACT 3. BLCCX 101, BRENTINDOD HILLS SUBDIVISION use the some is above and designated on and plot filled for record in the office of the County Cart of Bendillia County, here Mexicos on January 32, 1982 in Volume D3, Folio 20;

THENCE leaving sold east right-of-way line N 8915'24' E. 341.55 feet along a line common with the south line of sold TRACT 3 to the northeast comer. sold point being on the west line of a Public Alley.

THENCE S 00'40'14" E. 380.22 feet along soid west line to the southeast corner, said point being on the north right-of-way line of said Lexington Avenue N.E.;

THENCE along said north right—of—way line S 8979'46" W, 316.56 feet to the point of beginning and containing 2.9766 acres more or less.

HEE CONSENT AND DEDICATION

The aubdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) to hereby grant: the public rodowsy (access, utility and drainage) ecsement shown hereon including the right to construct, owneries, many personal states therein; and all public utility seasonants shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or ownerhead utilities where shown or indicated, and including the right of ingress and egress for construction and mointenance, and the right to trim interfering trees and shrubs. Sold mointenance, and the right to trim interfering trees and shrubs. Sold other of the construction of the foregoing the state of the proprietor(s) do hereby consent to all of the foregoing the construction of the

Charles Harry HUASUHITESPHUE THIS IS TO CERTIFY THAT TAKES ARE CURRENT AND PAID ON UPG # 1-0-22-05-1 0-24-05-1 (42-2-1) PRIOPERTY OWNER OF FLOUID.

CHAFFEE FAMILY LIMITED PARTNERSHIP

STATE OF NEW MEXICO SS COUNTY OF BERNALILLO) **ACKNOWLEDGMENT** OFFICIAL SEAL Ruth T. Lozano

This instrument was advanced before me on Superfinedity 15 1999, by Harold D. Chaffee as Managing Partner of the Chaffee Family LP. on behalf of sold Limited Partnership.

Commission Expires: There 4/22/2003

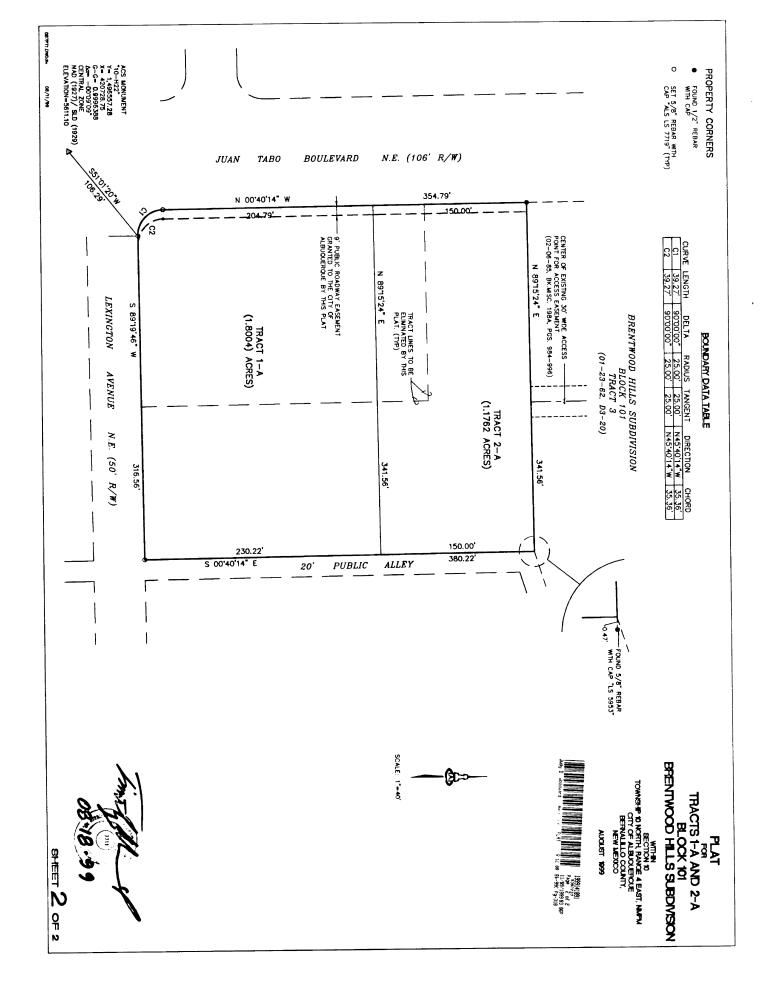
BRENTWOOD HILLS SUBDIVISION EN I TOWNSHIP TO NOTHING MECTION TO SECTION TO SECTION TO SECTION TO ALBIQUEROUS SETHULLUD COUNTY, SET TRACTS 1-A AND 2-A

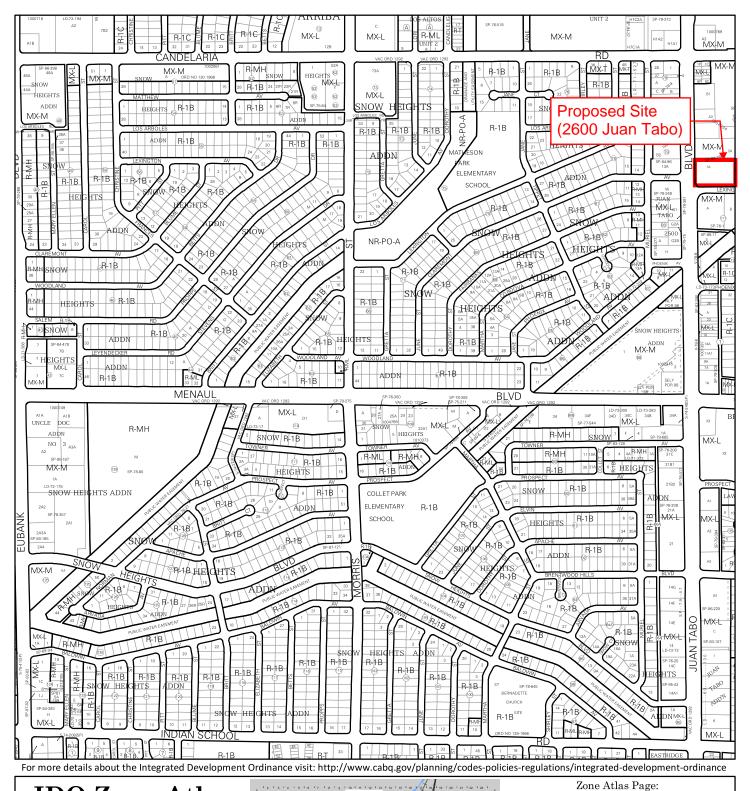
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APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUER- QUE SUBDIVISON ORDINANCE, ARTICLE XI OF THE REVISED ORDINANCES OF ALBUQUEROULE, N.M.	CITY ENGINEER, PUBLY WORK DEPT.	REAL PROPERTY DIVISION, D.F.M.	NEW MEXICO UTILITIES, INC.	and a the	CITY SURVEYOR, ENCH AND P.W.D. CITY SURVEYOR, ENCH AND P.W.D. CITY SURVEYOR, ENCH AND P.W.D. CITY SURVEYOR, ENCH AND P.W.D.	US MEST COMMUNICATIONS JOHES HTERCHIE	PUBLIC SERVICE CO. OF NH GAS SERVICES DIV.	APPROYALS SP 41.184 DRB I
D BY THE ALBUQUER-	9-27-1	9-25-99	DATE	9-28-89 10-1-99	5.6.11	DATE	DATE	ERWICES DIV. DATE

ST TETT

QF 22





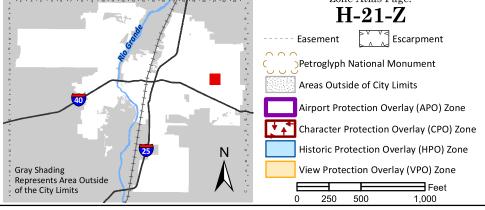


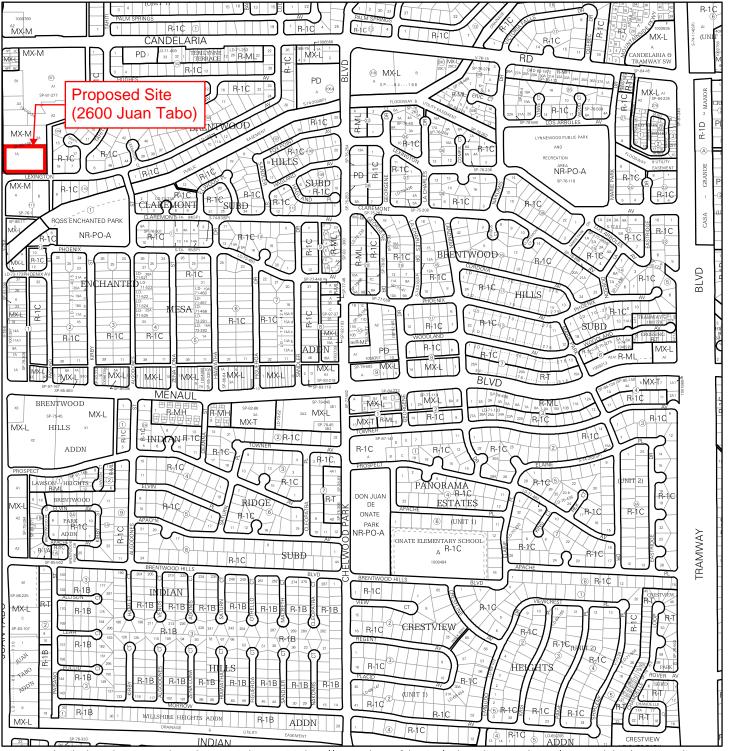


IDO Zoning information as of May 17, 2018

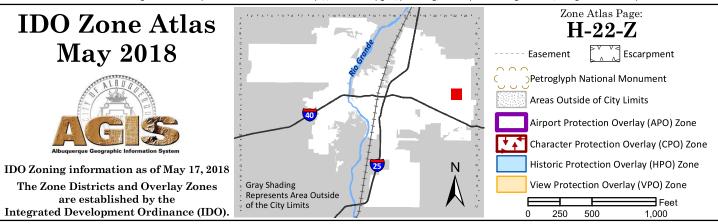
The Zone Districts and Overlay Zones

are established by the Integrated Development Ordinance (IDO).





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





July 26, 2022

Robert Webb City of Albuquerque Planning/Development Services 600 2nd 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 and will remain and serve as an additional commercial lot. Tract 1-A-2 will be the proposed site of a car wash development.

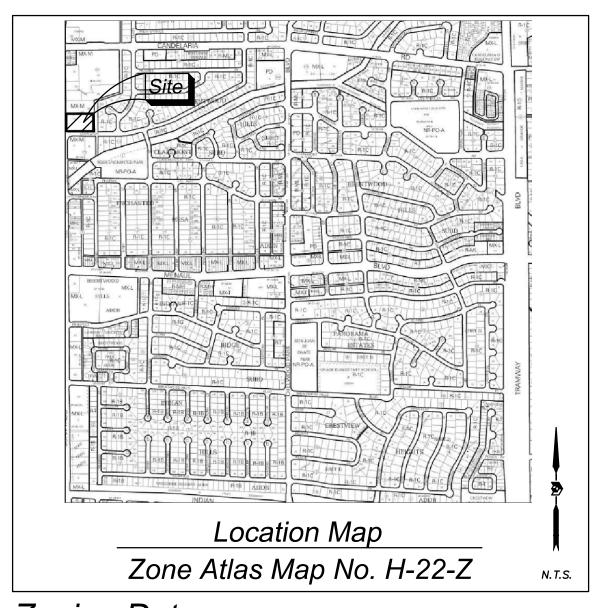
Thank you for the review of the Sketch Plat. If there are any questions, please contact me at tellis@olsson.com, or at 970-635-3727 or rbanning@olsson.com.

Sincerely,

Taylor Ellis, El Olsson

Ryan Banning, PE Olsson 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



Zoning Data

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, NÉW 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;

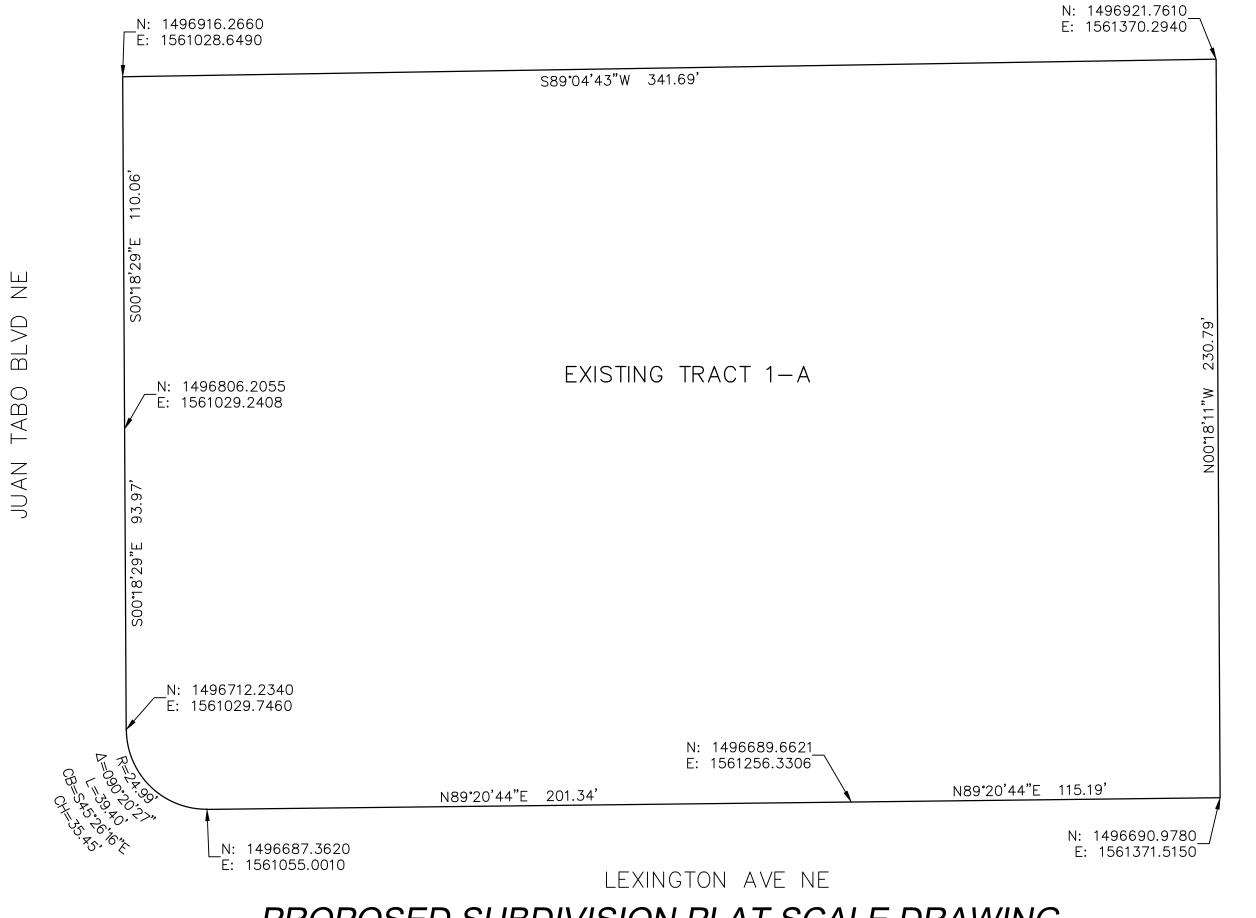
THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID NORTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 39.42 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°20'27", A CHORD BEARING OF N 45°26'16" W, AND A CHORD LENGTH OF 35.46 FEET TO A POINT OF TANGENCY, LYING ON 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 0018'29" W, A DISTANCE OF 204.11 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND PK NAIL;

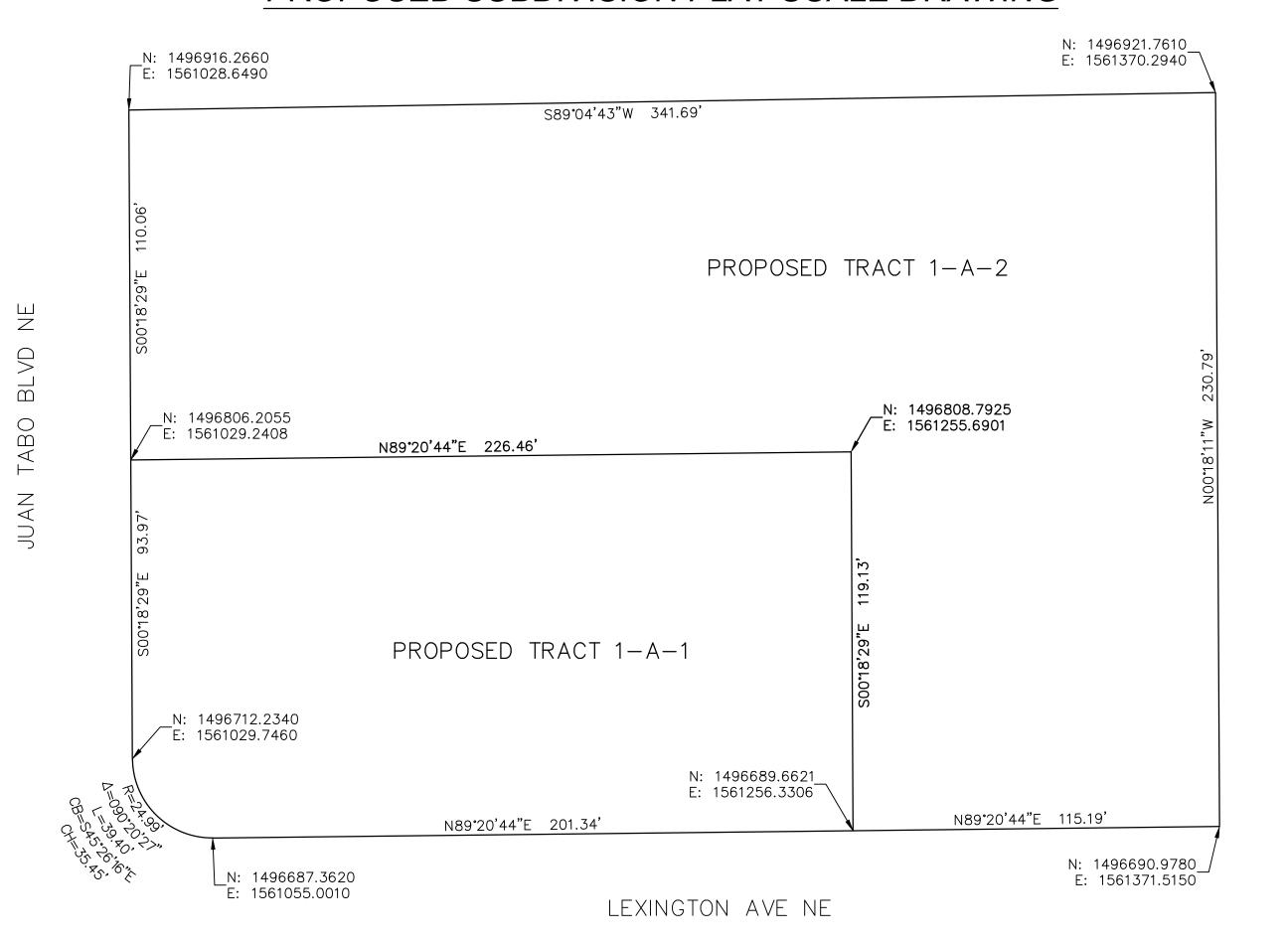
THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N 89°04'43" E, A DISTANCE OF 341.81 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "RPLS 7429";

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.



PROPOSED SUBDIVISION PLAT SCALE DRAWING



THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ONLY FO REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS, AND IS SUBJE TO CHANGE. THIS DOCUMENT I NOT TO BE USED FOR CONSTRUCTION.

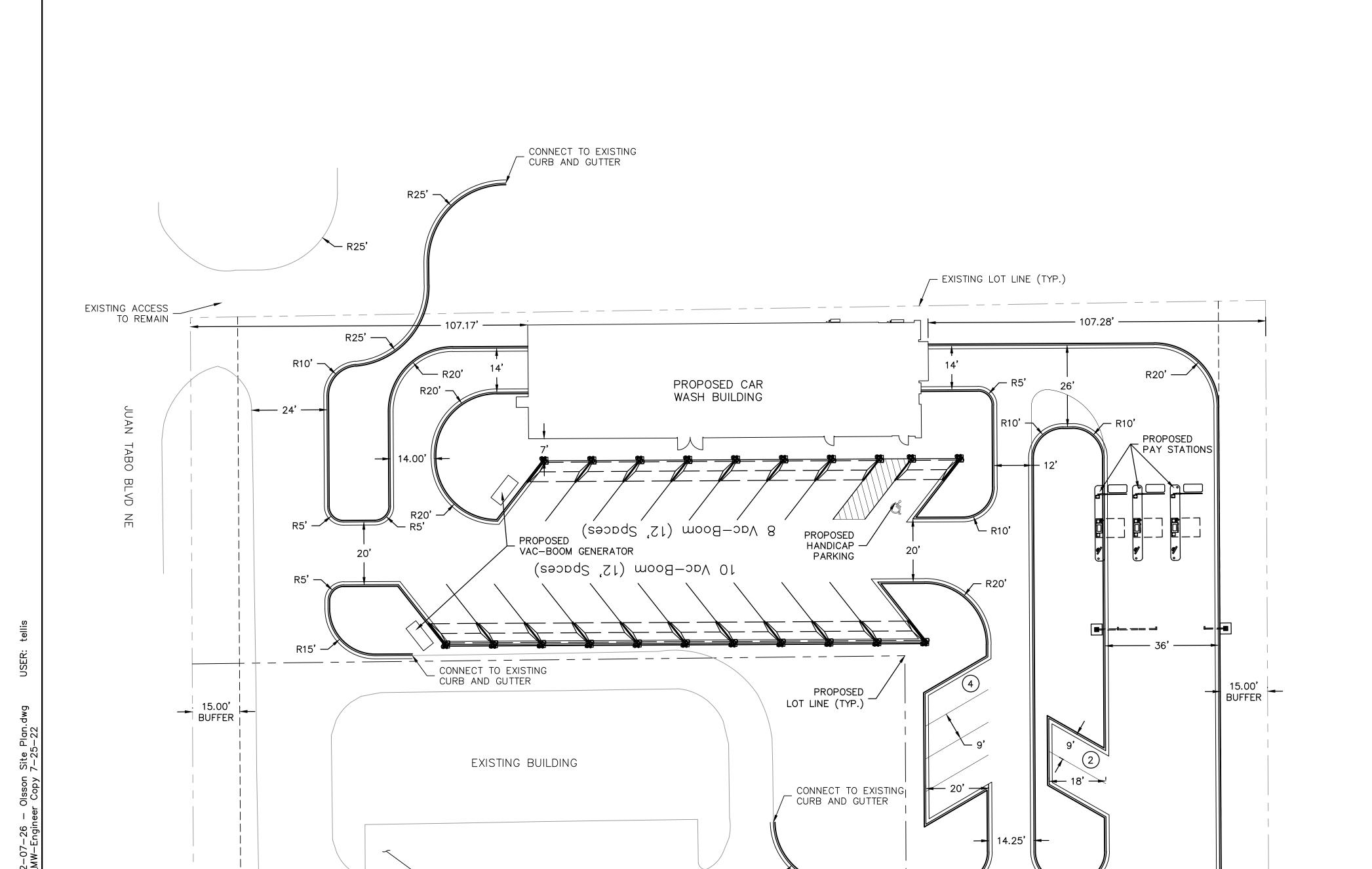
RESPONSIBILITY FOR EXISTING OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF SCALE IN FEET

SCALE IN FEET

drawn by: checked by: approved by: QA/QC by: project no.: drawing no.:

07.21.2022 SHEET



LEXINGTON AVE NE

_ CONNECT TO EXISTING CURB AND GUTTER

EXISTING ACCESS _ TO REMAIN _

_ PROPOSED TRASH ENCLOSURE

– EXISTING PARKING AREA —

10' 20' SCALE IN FEET

NOTE
THIS DOCUMENT HAS BEEN
RELEASED BY OLSSON ONLY FOR
REVIEW BY REGULATORY
AGENCIES AND OTHER
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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.

NOT TO BE USED FOR CONSTRUCTION.

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

drawn by:

SHEET

checked by: approved by: QA/QC by: project no.: drawing no : 07.26.2022