

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and 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.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- The approved Site Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- The approved Site Development Plan being amended
- N/A Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ACCELERATED EXPIRATION SITE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- Site Plan to be Expired


ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- Required notices with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - Sign Posting Agreement


ALTERNATIVE LANDSCAPE PLAN

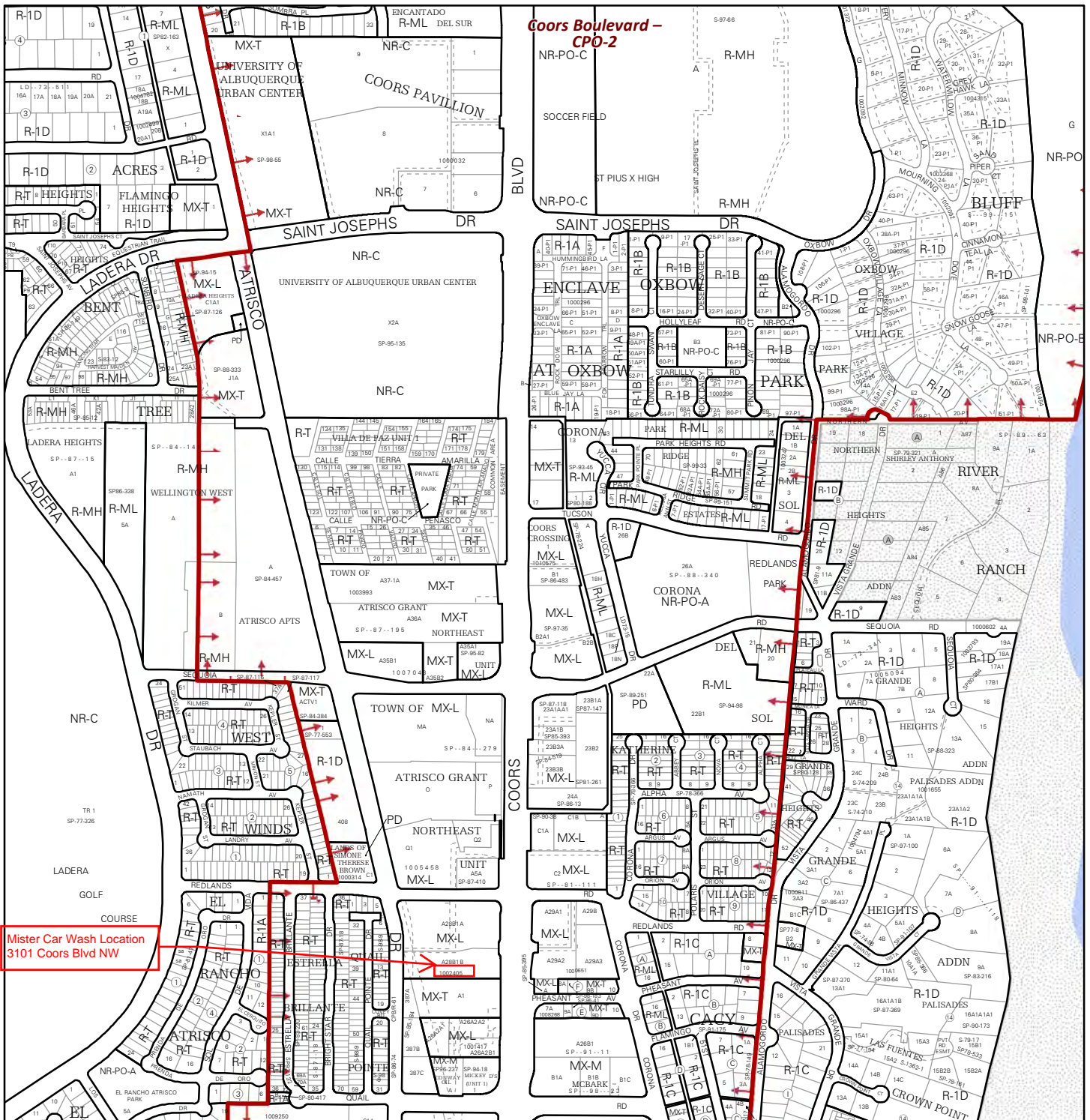
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan

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.

Signature: 	Date: 12/22/2021
Printed Name: James Kinney	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers	
	-	
	-	
	-	
Staff Signature:		
Date:		



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:
G-11-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



December 22, 2021

City of Albuquerque

Attn: Jay Rodenbeck (jrodenbeck@cabq.gov) / PLNDRS (plndrs@cabq.gov)

NM 0392 3101 Coors Blvd NW

Subject: Administrative Amendment - Minor Amendment to Site Plan Approved Prior to the Effective Date of the IDO

Re: Justification Letter

Current Mister Car Wash Location is applying for a minor amendment to our current location at 3101 Coors Blvd NW to add a permanent canopy shade structure at existing drive lanes. Requirements of the existing site development plan are unchanged, original requirements are still met.

The requested change demolishes existing shade structure of 600 square feet and adds approximately 667 square feet of permanent canopy shade structure to the existing building square footage of approximately 7700 square feet which is under the threshold of 10% per the IDO Section 14-16-6-4(Z)(1)(a). The requested change does not require any significant changes to access or circulation patterns on the site, drive lanes will remain in place, solely adding shade structure as identified on the drawings.

After speaking with Mr. Rodenbeck, a copy of the official notice of decision associated with the prior approval could not be found for the site plan. Approved site plan included as part of this submittal package.

Mister Car Wash appreciates your consideration and time on this administrative amendment. Previously applied for building permit, BP-201-45637, and administrative amendment was a requirement per comments made from the city.

Please let me know if you have any questions or require any additional information.

Very Respectfully,

Tricia Fear

Tricia Fear
Project Manager
Tfear@mistercarwash.com
520-307-4481

GENERAL NOTES

- A. BUILDING MOUNTED SIGNAGE : 6% MAXIMUM OF THE FACADE AREA. LETTERS TO BE CHANNELIZED OR NEON.
- B. ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE FROM ADJACENT PROPERTY OR RIGHT-OF-WAYS. HEIGHT OF SUCH EQUIPMENT MUST BE BELOW PARAPET HEIGHT.

PROJECT DATA

1. LEGAL DESCRIPTION
TRACT A-28-B1 of the NORTHEAST UNIT, TOWN OF ATRISCO GRANT, as the same is shown and designated on the Plat for TRACT A-28-B1 and A-28-B2 NORTHEAST UNIT, TOWN OF ATRISCO GRANT (Being a Replot of Tracts A-28 and A-28) filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 3, 1996 in Map Book 960, Folio 181.
2. ZONING
CITY OF ALBUQUERQUE, NEW MEXICO ZONE: C-1 SU-1
AUTO BODY REPAIR AND PAINTING
AREAS
TRACT AREA: 1.72 ACRES
BUILDING FOOTPRINT: 11,470 SF
F.A.R.: .15
HEIGHT: 26 FT
4. PROPOSED USE
CAR WASH
5. PARKING
PARKING REQUIRED 11,470 SF BLDG.
EMPLOYEES PER SHIFT 8
120 SF OFFICE SPACE 1/200 SF 1
1 ACCESSIBLE SPACE 2
TOTAL PARKING PROVIDED 19
BICYCLE PARKING PROVIDED 1
6. LANDSCAPE
LANDSCAPE REQUIRED (15% NET LOT AREA) 9,135 SF
LANDSCAPE PROVIDED 13,299 SF
7. PARKING NOTES
TYPICAL STANDARD SPACES: 9'-0" X 20'-0"
TYPICAL HC SPACES: 8'-6" X 20'-0"
ALL SPACES ARE STANDARD UNLESS OTHERWISE NOTED

PROJECT NUMBER: 1002405
 APPLICATION NUMBER: 24DRB-0177

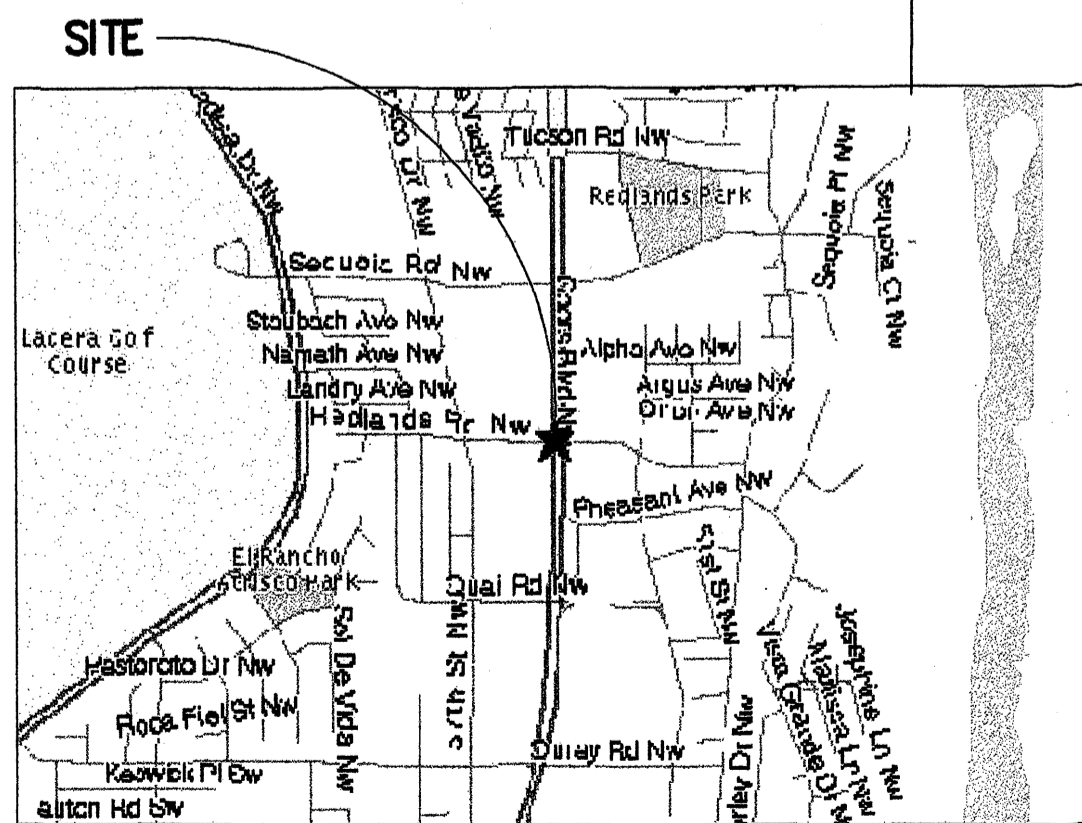
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) on [] and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

Is an Infrastructure List required? () YES (X) NO
 If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

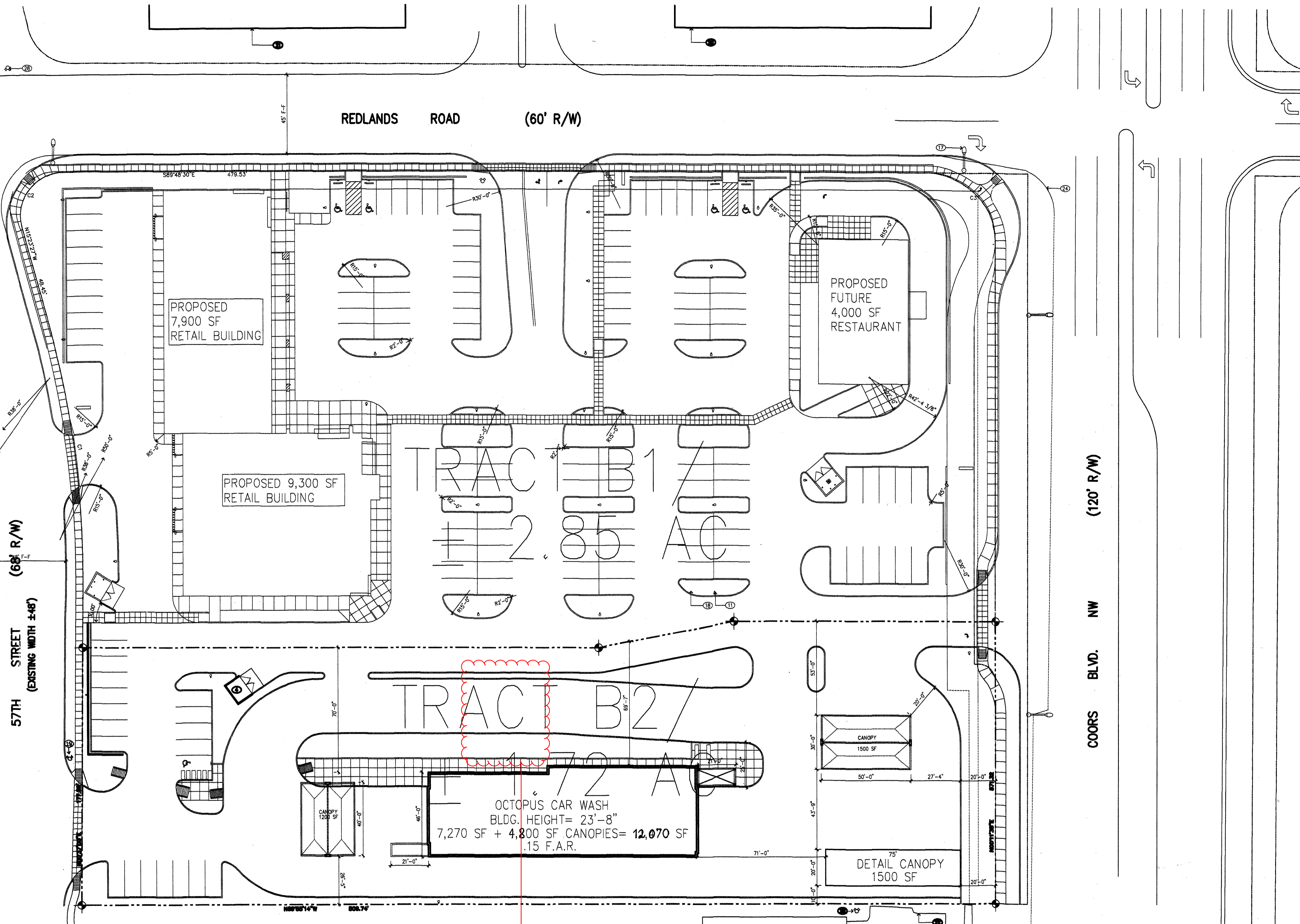
SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	<u>[Signature]</u>	<u>12-1-04</u>
Utilities Development	<u>[Signature]</u>	<u>12-1-04</u>
Parks and Recreation Department	<u>Christina Sandoval</u>	<u>12/1/04</u>
City Engineer, Engineering Division / AMAFCA	<u>[Signature]</u>	<u>12/1/04</u>
Environmental Health Department (conditional)	<u>[Signature]</u>	<u>11-23-04</u>
Solid Waste Management	<u>[Signature]</u>	<u>1/5/05</u>
DRB Chairperson, Planning Department	<u>[Signature]</u>	<u>1/5/05</u>

* Environmental Health, if necessary



VICINITY MAP



RADIUS INFORMATION:

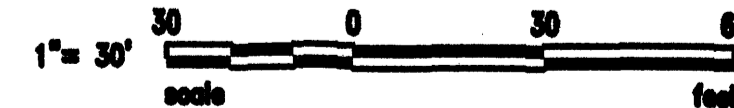
- | | |
|-------------------|--------------------|
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| ⑥ RADIUS = 20'-0" | ⑫ RADIUS = 100'-0" |

Demoing existing shade structure to replace with new



SITEPLAN

SCALE: 1" = 30'-0"



AFD Plans Checking Office
 924-3611
 HYDRANTS ONLY
 Hydrants shall be installed prior to construction
 APPROVED/DISAPPROVED
[Signature] 11-23-04
 Signature & Date

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

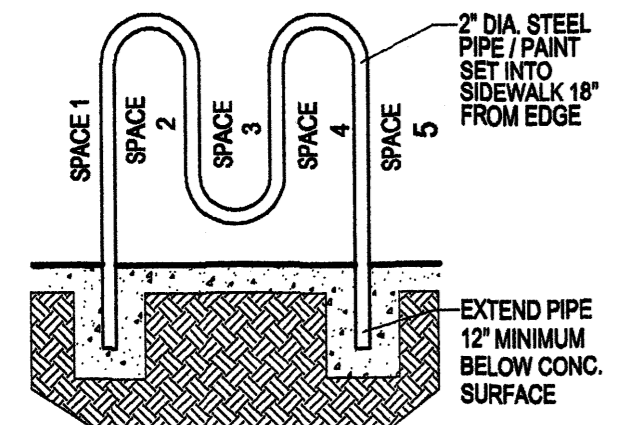
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
OCTOPUS CARWASH
 COORS BLVD. NW & REDLANDS RD. NW
 ALBUQUERQUE, NEW MEXICO

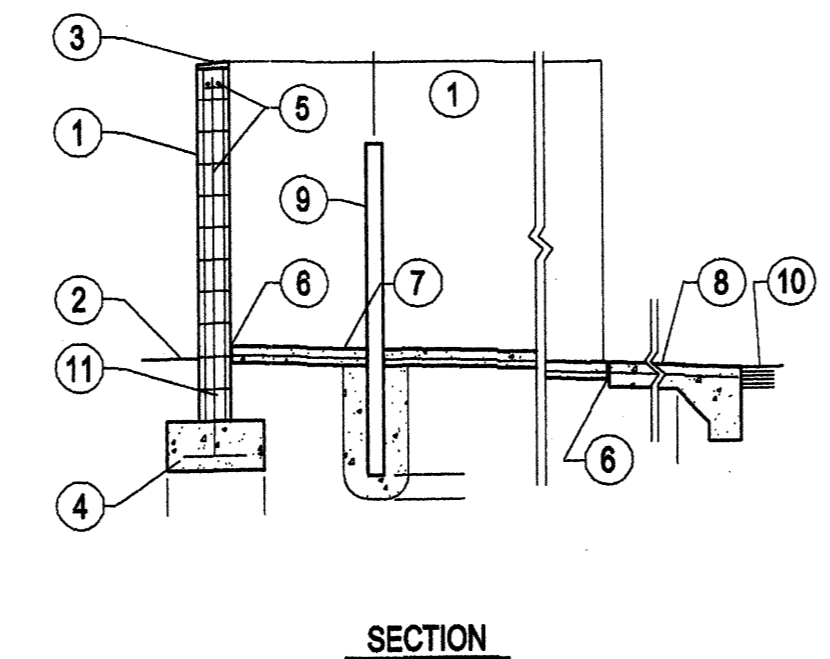
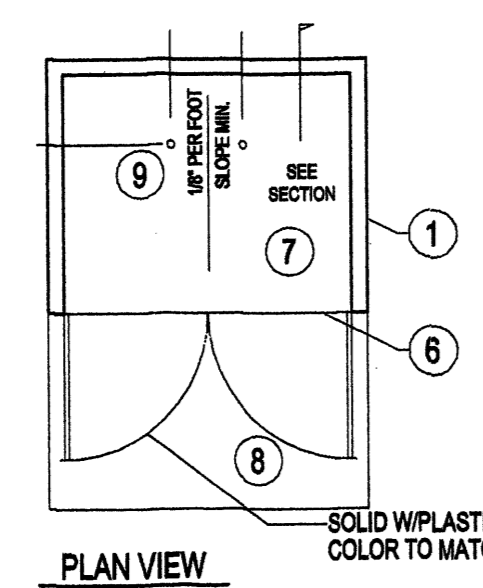
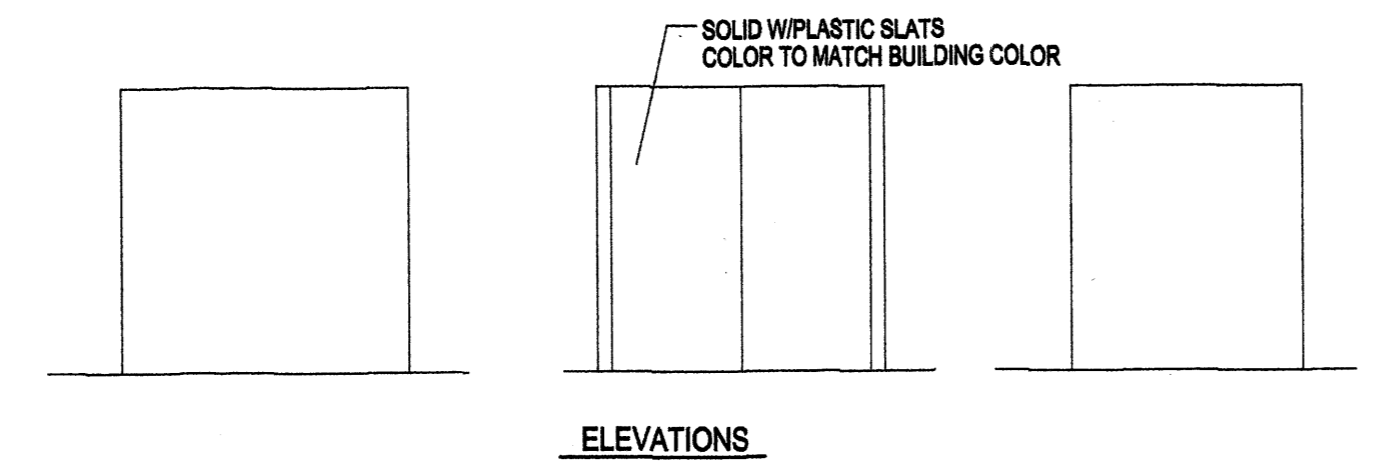
PROJECT MANAGER
 MIKE SAFRANY
 DRAWN BY:
 MPS
 SHEET TITLE
SITE PLAN - SUBDIVISION

DATE: 5-21-04
 SCALE: AS NOTED
 sheet: **A1.1**

PROJECT # 1002405



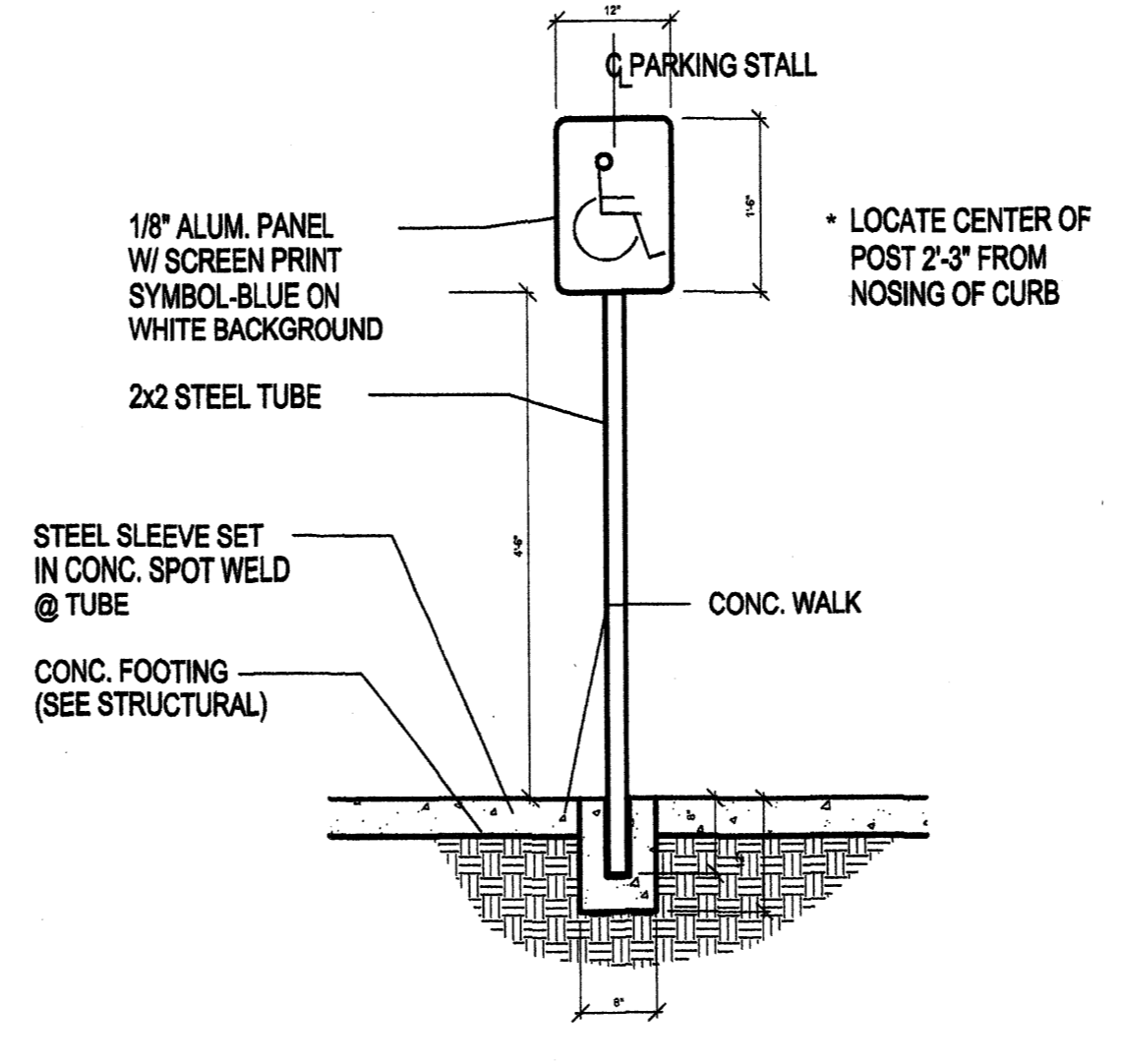
10 BIKE RACK DETAIL
NTS



REFUSE CONTAINER NOTES

1. PRECAST CONCRETE WALL FINISH TO MATCH BLDG.
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM, CONTINUOUS: #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS, DURAWALL @ 16" O.C. HORIZONTAL.
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
8. 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
9. 4" CONCRETE FILLED PIPE IN 18" DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PAVING
11. GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

4 REFUSE CONTAINER DETAILS
NTS



27 HC PARKING SIGN
Scale: Not to Scale

GENERAL NOTES

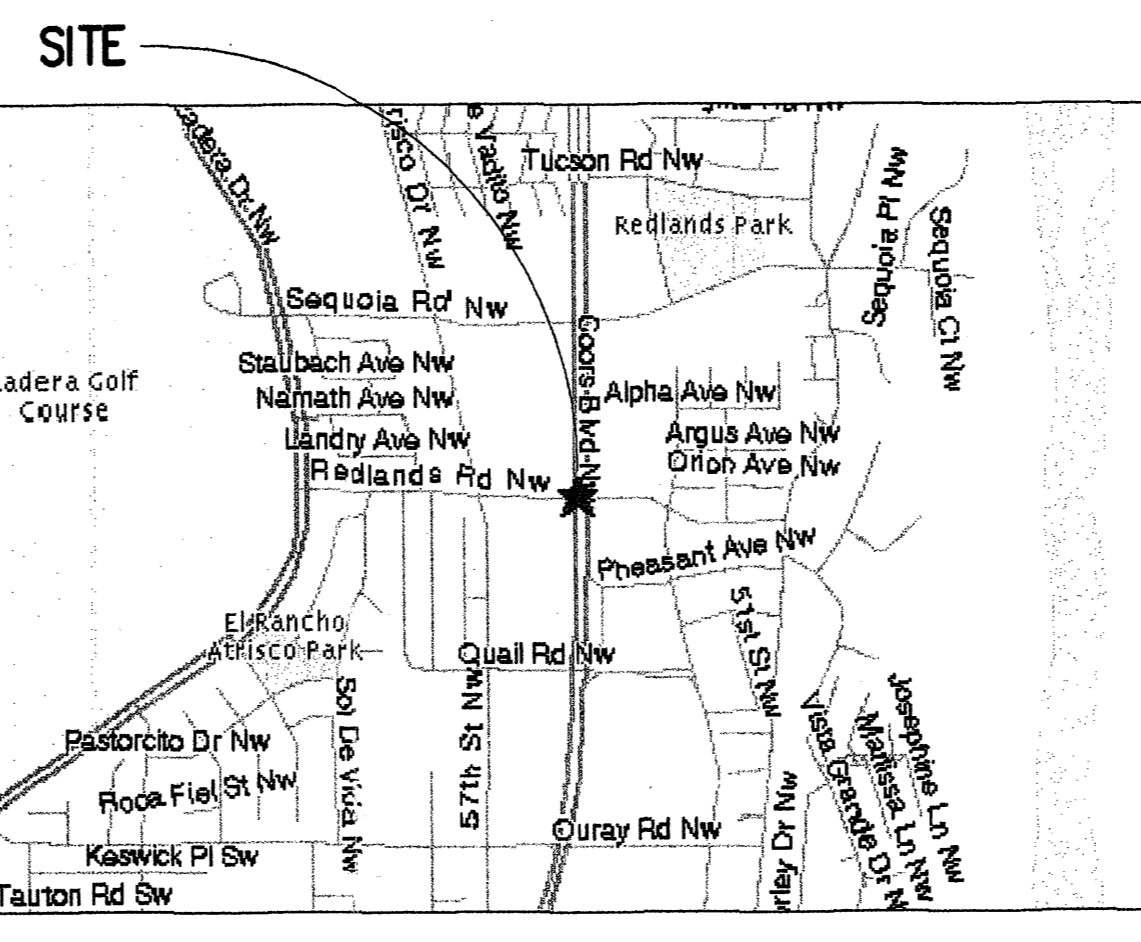
1. BUILDING MOUNTED SIGNAGE : 6% MAXIMUM OF THE FACADE AREA. LETTERS TO BE CHANNELIZED OR NEON.
2. ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE FROM ADJACENT PROPERTY OR RIGHT-OF-WAYS. HEIGHT OF SUCH EQUIPMENT MUST BE BELOW PARAPET HEIGHT.

PROJECT DATA

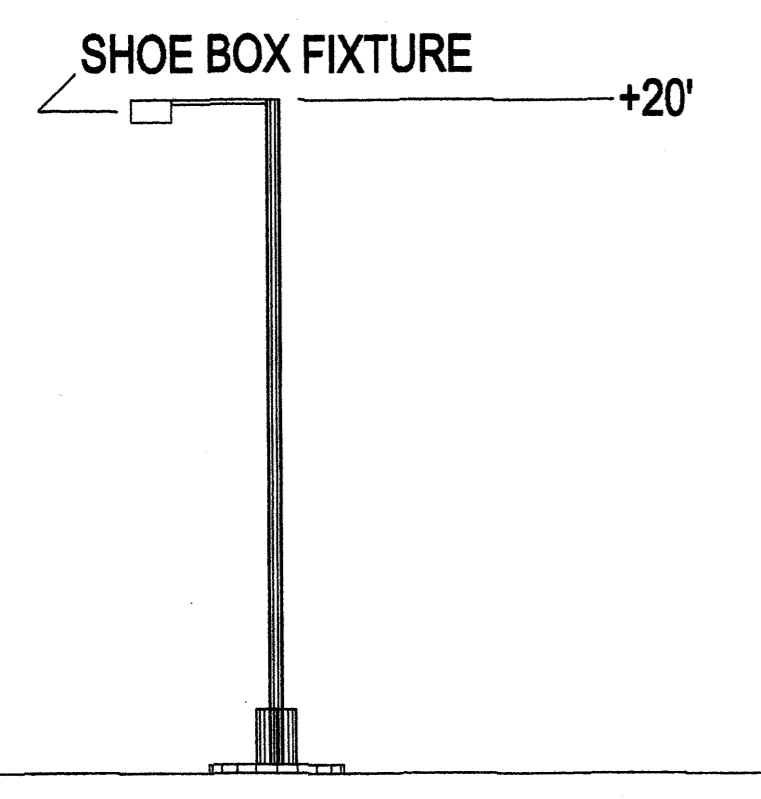
1. LEGAL DESCRIPTION
TRACT A-28-81 of the NORTHEAST UNIT, TOWN OF ATRISCO GRANT, as the same is shown and designated on the Plat for TRACT A-28-81 AND A-28-82 NORTHEAST UNIT, TOWN OF ATRISCO GRANT (Being a Replat of Tracts A-28 and A-29) filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 3, 1996 in Map Book 96C, Folio 181.
2. ZONING
CITY OF ALBUQUERQUE, NEW MEXICO ZONE: C-1 SU-1
AUTO BODY REPAIR AND PAINTING
AREAS
TRACT AREA: 1.72 ACRES
BUILDING FOOTPRINT: 11,118 SF
F.A.R.: .15
HEIGHT: 26 FT
4. PROPOSED USE
CAR WASH
5. PARKING
PARKING REQUIRED 11,118 SF BLDG.
EMPLOYEES PER SHIFT 8
120 SF OFFICE SPACE 1/200 SF 1
ACCESSIBLE SPACE 1
TOTAL PARKING PROVIDED 18
BICYCLE PARKING PROVIDED 5
6. LANDSCAPE
LANDSCAPE REQUIRED (15% NET LOT AREA) 9,135 SF
LANDSCAPE PROVIDED 13,299 SF
7. PARKING NOTES
TYPICAL STANDARD SPACES: 9'-0" X 20'-0"
TYPICAL HC SPACES: 8'-6" X 20'-0"

ALL SPACES ARE STANDARD UNLESS OTHERWISE NOTED

Notes: "All canopies shall be maintained by the property owner in order to preserve the visual integrity of the site."
Note: A minimum of 5 container trees should be planted in the L' buffer strip along the southern boundary of the site to screen the southern facade from the adjacent office buildings.



VICINITY MAP



SIGHT LIGHTING PROVIDED ON THE BUILDING FACADES SHALL BE ANGLED TO BE NON-INTRUSIVE INTO ADJACENT AREAS. LIGHT LENSES ARE NOT TO PROJECT BELOW LIGHT SHIELD.
NOTE 37: 16' HIGH LIGHT FIXTURE WITHIN 100' OF RESIDENTIAL

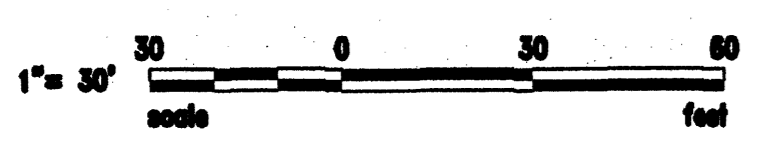
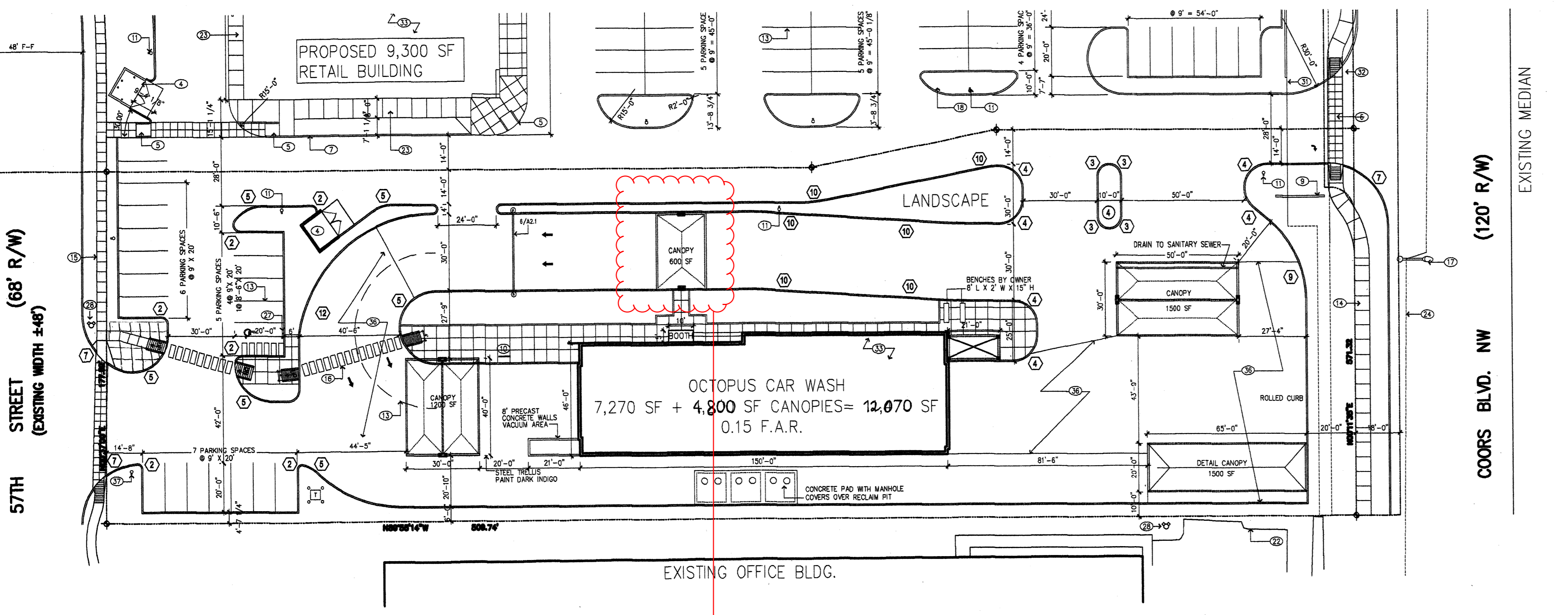
11 SITE LIGHTING DETAIL
NTS

KEYED NOTES

1. 10' PUBLIC UTILITY EASEMENT
2. 50' PUBLIC UTILITY EASEMENT
3. RESTAURANT DRIVE-THRU LANE: DRIVE THROUGH SHALL BE SHADED WITH AN ARCHITECTURALLY INTEGRATED CANOPY
4. 8" CMU REFUSE ENCLOSURE PER COA SOLID WASTE DEPARTMENT STANDARDS, STUCCOED TO MATCH PRIMARY BUILDING COLOR. REFER DETAIL 3, PAGE 6
5. ACCESSIBLE SIDEWALK RAMP
6. 6" CONCRETE CURB AND DRIVE ENTRY PER COA STANDARDS
7. 6" CONCRETE CURB
8. 10' SET BACK
9. NEW MONUMENT SIGN, REFER DETAIL 5, SHEET A2.1 SIZE SHALL CONFORM TO THE COORS COORDINOR PLAN:
10. BICYCLE RACK, 5 SPACES, REFER DETAIL 4, PAGE 6
11. LIGHT POLE, REFER DETAIL 2, PAGE 6
12. ASPHALTIC PAVING
13. 4" WIDE PAINTED PARKING STALL STRIPING, WHITE TYPICAL
14. 6' WIDE SIDEWALK
15. 4' WIDE SIDEWALK
16. TEXTURED CONCRETE PEDESTRIAN CROSSING
17. EXISTING LIGHT POLE
18. LANDSCAPED PARKING ISLAND
19. EXISTING OFFICE BUILDING
20. EXISTING BANK
21. EXISTING RETAIL TIRE STORE
22. EXISTING PARKING AT OFFICE BUILDING
23. CONCRETE WALK, WIDTH AS NOTED ON PLAN
24. EXISTING CURB
25. EXISTING 4' WIDE SIDE WALK
26. EXISTING PROPERTY LINE
27. HANDICAP PARKING STALL SIGN
28. FIRE HYDRANT
29. PLAZA WITH TABLES AND SEATING SHADED WITH SHADE TREES IN TREE GRATES: 250 SF MINIMUM
30. 3' HIGH CMU WALLS TO SCREEN PARKING AREAS FROM THE STREET, STUCCOED TO MATCH PRIMARY BUILDING COLOR
31. 15' LANDSCAPE BUFFER ALONG COORS BLVD.
32. 12' WIDE ROW DEDICATION FOR DECELERATION LANE
33. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF PARAPET AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THE SITE. ALTERNATIVELY, ROOFTOP EQUIPMENT SHALL BE SCREENED BY ROOFTOP WALLS THAT ARE PAINTED TO MATCH THE ROOF COLOR OR THE PREDOMINANT BUILDING COLOR. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW THE TOP OF THE SCREEN WALL.
34. ANY ATM'S SHALL BE ARCHITECTURALLY INTEGRATED WITH BUILDING DESIGN
35. DRAIN TO SANITARY SEWER, THIS REFUSE ENCLOSURE ONLY
36. BROOMED CONCRETE
37. 16' LIGHT FIXTURE (WITHIN 100' OF RESIDENTIAL)

RADIUS INFORMATION:

- | | |
|-------------------|-------------------|
| ① RADIUS = 2'-0" | ⑦ RADIUS = 25'-0" |
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Demoing existing shade structure to replace with new

AFD Plans Checking Office
924-3611
HYDRANTS ONLY
Hydrants shall be installed prior to construction
APPROVED/DISAPPROVED
R.C. Jacob 11-23-04
Signature & Date

SITEPLAN

SCALE: 1" = 30'-0"

PROJECT NUMBER: 1002405
APPLICATION NUMBER: CD DRB-01797

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) on and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

Is an Infrastructure List required? () YES () NO

If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

SITE DEVELOPMENT PLAN

Professional Engineer, Transportation Division	12-1-04
Utilities Development	12-1-04
Police and Recreation Department	12-1-04
City Engineer, Engineering Division/AMAFCA	12-1-04
N/A	
Environmental Health Department *(Conditional)	11-23-04
Solid Waste Management	12-1-04
DRB Chairperson, Planning Department	12-1-04

* Environmental Health, if necessary

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: OCTOPUS CARWASH
COORS BLVD. NW & REDLANDS RD. NW
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: MIKE SAFFRANY
JOB NO. N/A
DRAWN BY: MFS

SITE PLAN - BUILDING PERMIT

DATE: 5-21-04
SCALE: AS NOTED
SHEET: A1.0 of

PROJ# 1002405

GENERAL NOTES

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 APPLICATION NUMBER: 04DRB-01797

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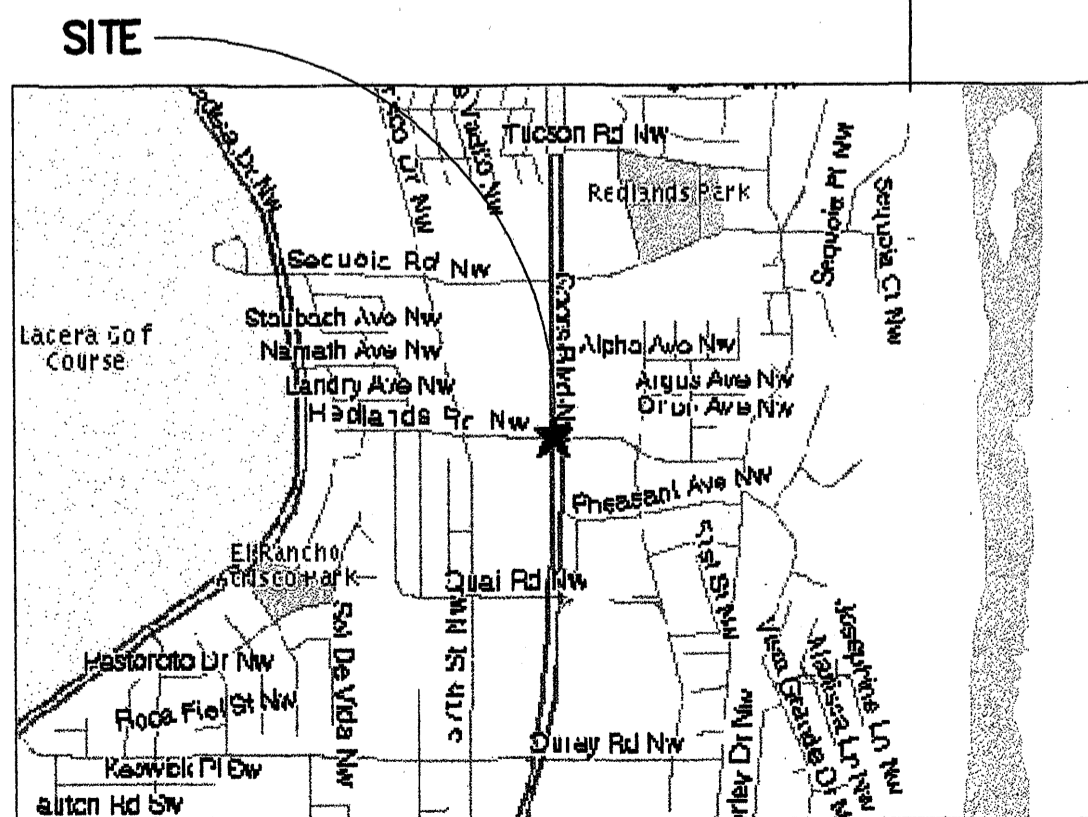
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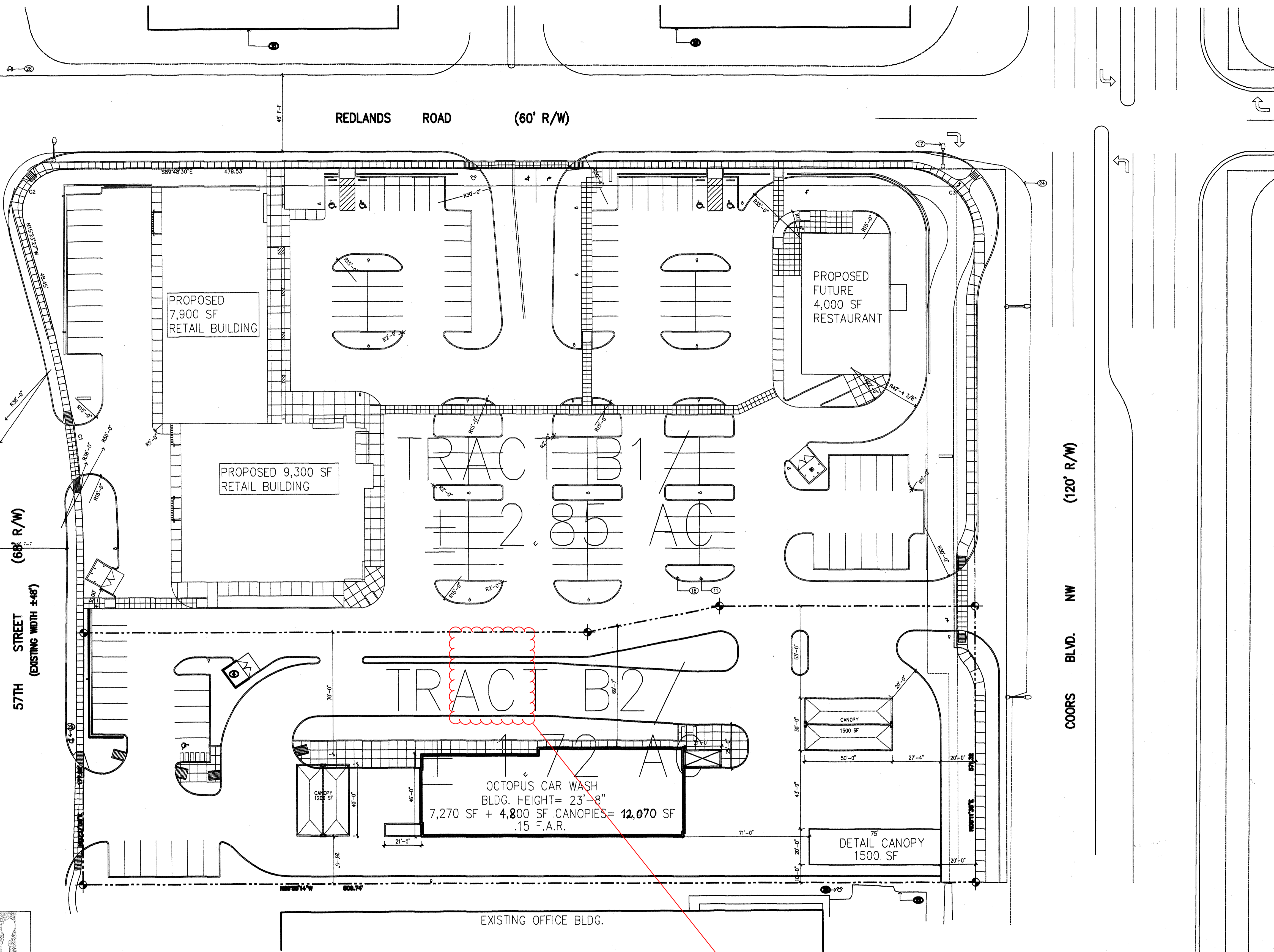
SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	<i>[Signature]</i>	12-1-04
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Environmental Health Department (conditional)	<i>[Signature]</i>	11-23-04
Soil/Water Management	<i>[Signature]</i>	1/5/05
DRB Chairperson, Planning Department	<i>[Signature]</i>	

* Environmental Health, if necessary



VICINITY MAP



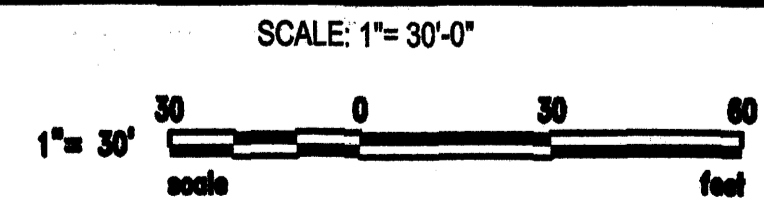
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Demolishing existing shade structure to replace with new.



SITEPLAN



AFD Plans Checking
 924-3611
 HYDRANTS ONLY
 Hydrants shall be installed prior to construction.
 APPROVED/DISAPPROVED
[Signature]
 Signature & Date

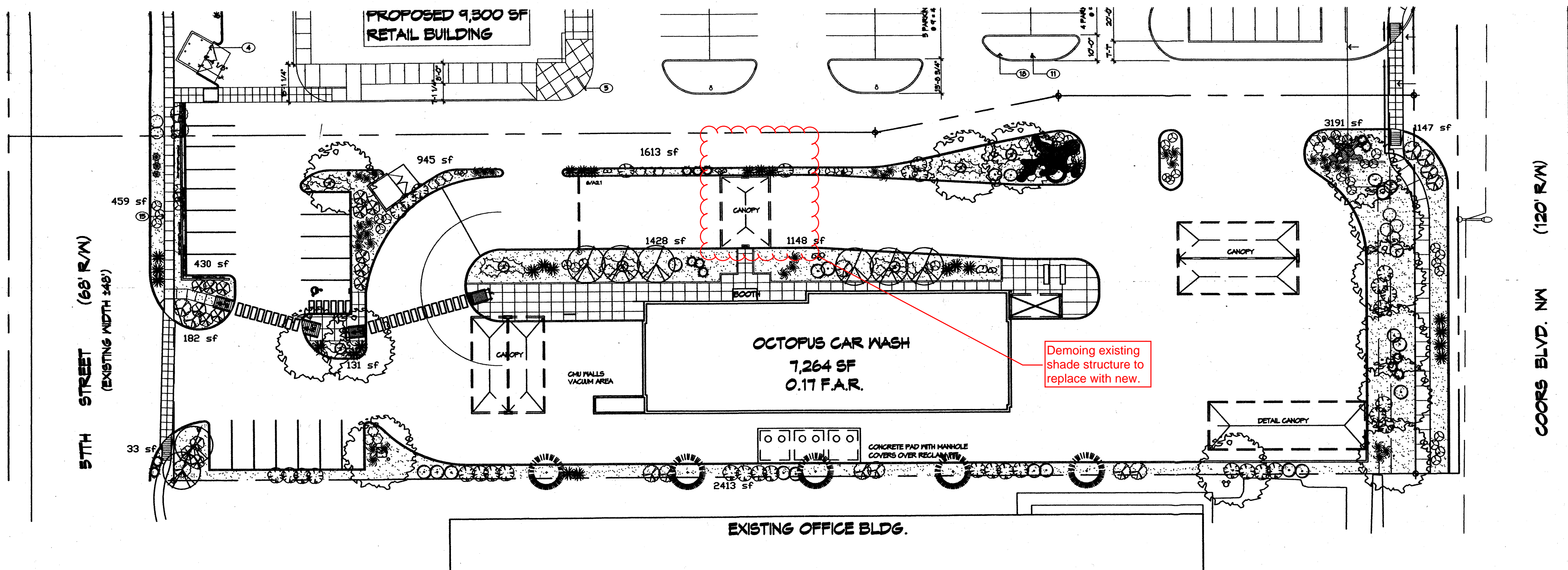
REV	DATE	BY	REVISION
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2			
3			
4			
5			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

OCTOPUS CARWASH
 COORS BLVD. NW & REDLANDS RD. NW
 ALBUQUERQUE, NEW MEXICO

PROJECT TITLE: OCTOPUS CARWASH
 PROJECT MANAGER: MIKE SARRANY
 JOB NO.:
 DRAWN BY: MPS
 SHEET TITLE: SITE PLAN - SUBDIVISION

DATE: 5-21-04	sheet-
SCALE: AS NOTED	A1.1
	of



PLANT LEGEND

- ASH (H) AND HONEY LOCUST (H) 13
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
- AUSTRIAN PINE (M) 5
Pinus nigra
6-8'
- FLOWERING PEAR (H) 8
Pyrus calleryana
2" Cal.
- MUGO PINE (M) 1
Pinus mugo
15 Gal.
- WASHINGTON HAWTHORN (H) 2
Crataegus phaenopyrum
15 Gal.
- APACHE PLUME (L) 6
Fallugia paradoxa
5 Gal. 25sf
- BLUE MIST SPIREA (M) 3
Coryopteris clandonensis
5 Gal.
- LANAS/ SCOTCH BROOM (M) 13
Cytisus scoparius/
Genista hispanica
5 Gal.
- RED YUCCA (L) 25
Hesperaloe parviflora
5 Gal.
- MAIDENGRASS (M) 32
Miscanthus sinensis
5 Gal. 16sf
- INDIAN HAWTHORN (M) 15
Raphiolepis indica
5 Gal.
- RUSSIAN SAGE (M) 21
Perovskia atriplicifolia
5 Gal.
- AUTUMN SAGE (M) 18
Salvia greggii
2 Gal. 9sf
- HONEYSUCKLE (M) 16
Lonicera sempervirens
1 Gal. 200sf
Unstaked-Groundcover
- CHAMISA (L) 35
Chrysothamnus nauseosus
1 Gal. 25sf
- WILDFLOWER 42
1 Gal. 4sf
- CREEPING ROSEMARY (M) 21
Rosmarinus officinalis
2 Gal. 36sf
Symbol indicated 3 plants
- VINE 6
1 Gal. 200sf
- OVERSIZED GRAVEL
& 18 BOULDERS
- SANTA FE BROWN
WITH FILTER FABRIC

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

SFB Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Coors Blvd.	Required 5	Provided 6
-------------	------------	------------

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

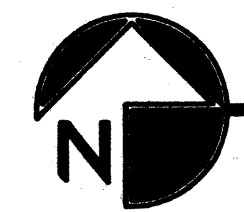
LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA		
TOTAL LOT AREA	75156	square feet
TOTAL BUILDINGS AREA	12618	square feet
OFFSITE AREA	1639	square feet
NET LOT AREA	60899	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	9135	square feet
TOTAL LANDSCAPE PROVIDED	13120	square feet
TOTAL GROUNDCOVER REQUIREMENT		
TOTAL GROUNDCOVER PROVIDED	10165	square feet
TOTAL BED PROVIDED	13120	square feet
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet

The Hilltop

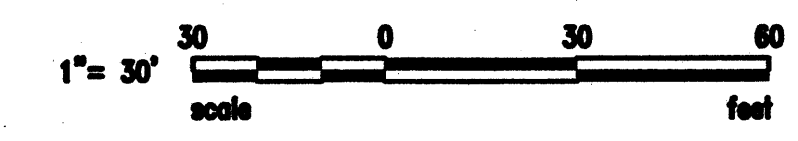
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com

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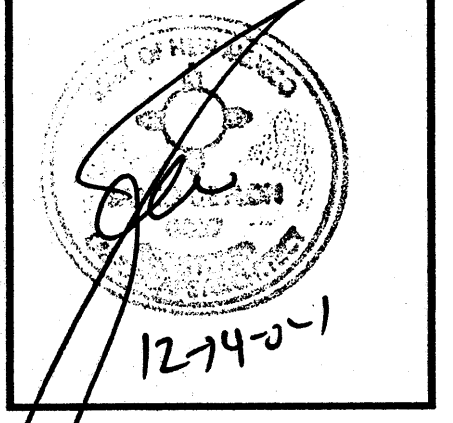
LANDSCAPE PLAN

SCALE: 1"= 30'-0"

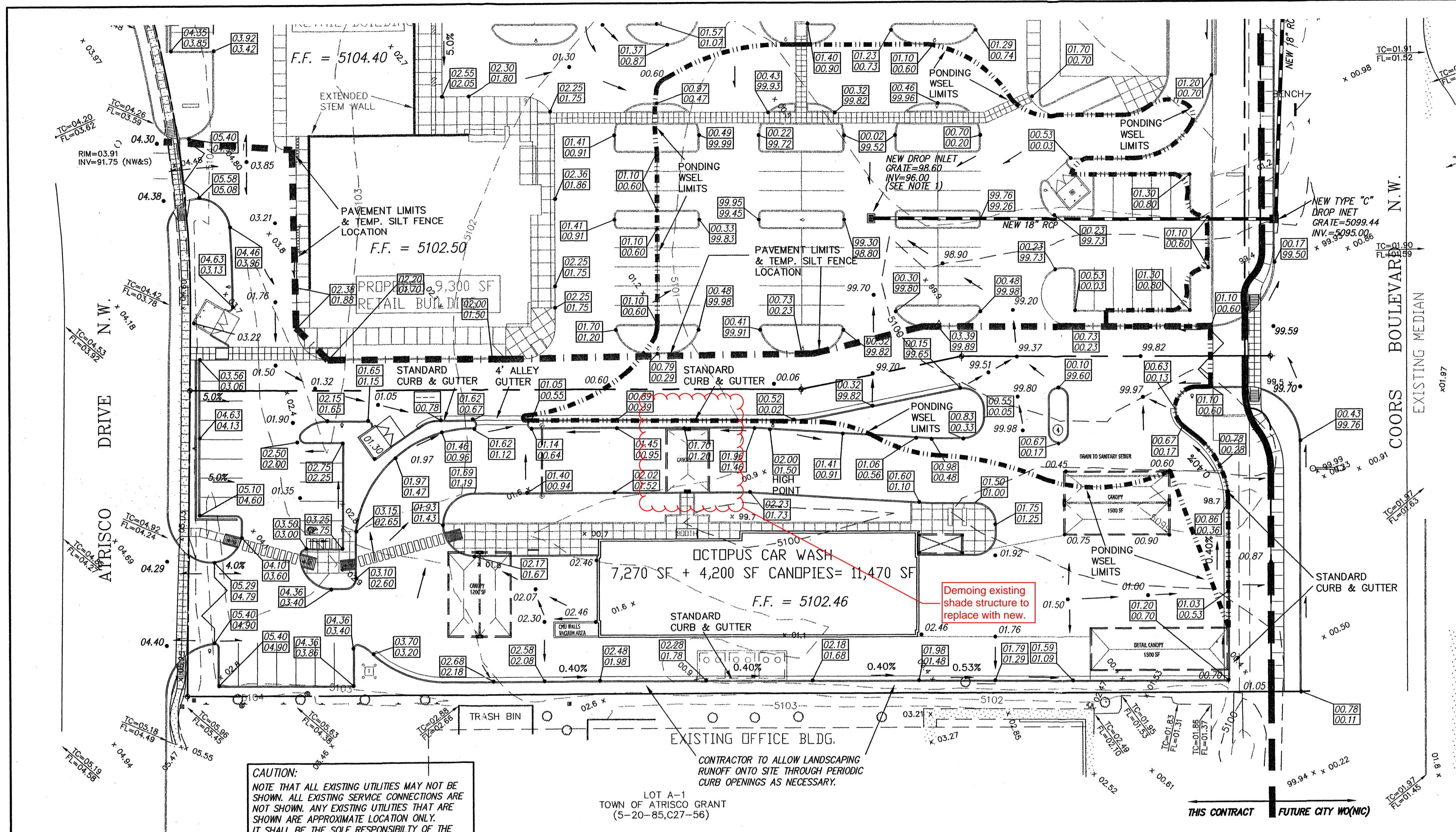


REV	DATE	BY	REVISION
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2			
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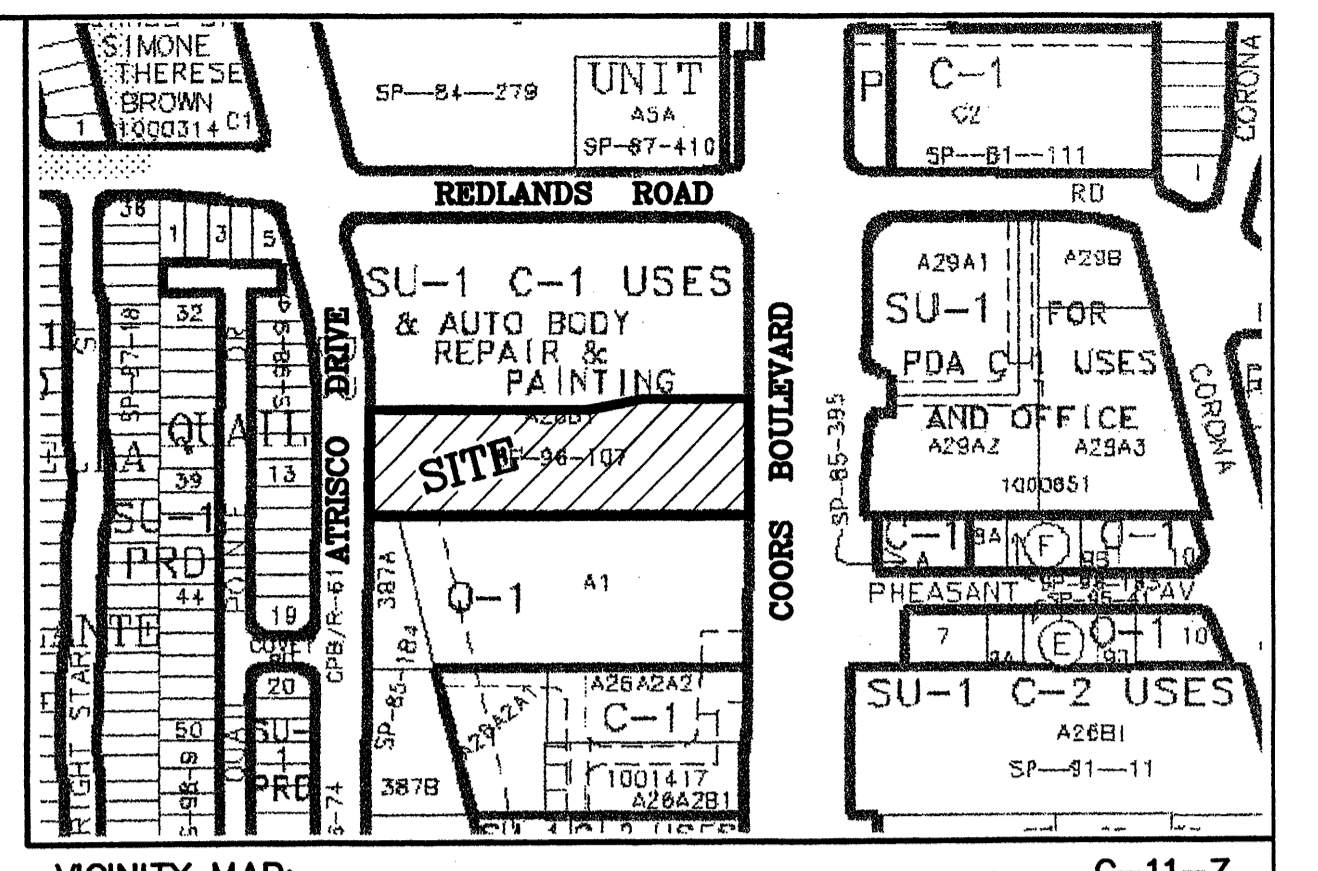
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



PROJECT TITLE	OCTOPUS CARWASH
PROJECT MANAGER	MIKE SAFRANY
JOB NO.	
DRAWN BY:	SJ
SHEET TITLE	LANDSCAPE PLAN
DATE:	5-28-04
SCALE:	L1.0
AS NOTED	of



PONDING LIMITS AND ALL THE STORM SEWER STRUCTURES WILL BE BUILT WITH THE CONSTRUCTION OF THE CARWASH. TEMPORARY SILT FENCE WILL PLACED ALONG ALL THE GRADED AREAS.



LEGAL DESCRIPTION:
 TRACT 4-28-B1 AND A-28-B2, NORTHEAST UNIT, TOWN OF ATRISCO GRANT, SECTION 2 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

LEGEND	
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING 8" SAS
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	LIMITS OF TOP OF EXISTING SLOPE
	PROPOSED SIDEWALK
	PROPOSED GRADE
	PROPOSED SPOT ELEVATION
	EXISTING GRADE
	EXISTING POWER LINES
	EXISTING FENCE
	100-YEAR WSEL (FROM HEC-RAS OUTPUT)
	EXISTING FENCE
	FLOODPLAIN LIMITS FROM FEMA MAP
	EXISTING GARDEN WALL
	PROPOSED RETAINING WALL
	PROPOSED EXTENDED STEM WALL
	TOP OF RETAINING WALL
	TOP OF FOOTING
	TOP OF EXTENDED STEM WALL
	TOP OF FOOTING
	PAVEMENT LIMITS & TEMP. SILT FENCE LOCATION
	PONDING WSEL LIMITS

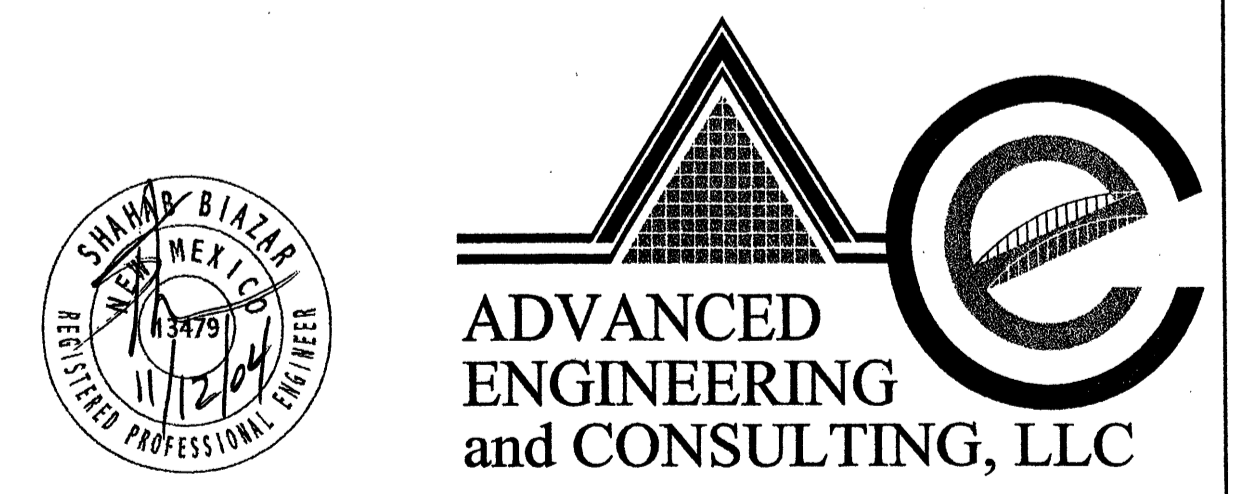
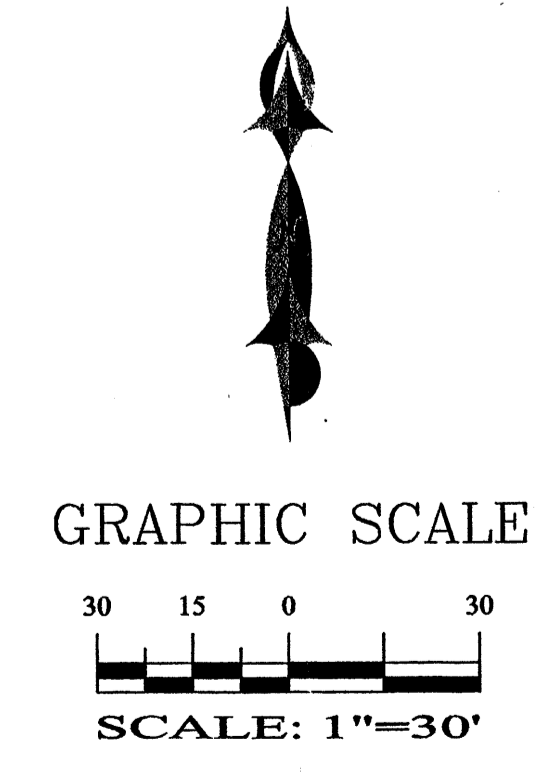
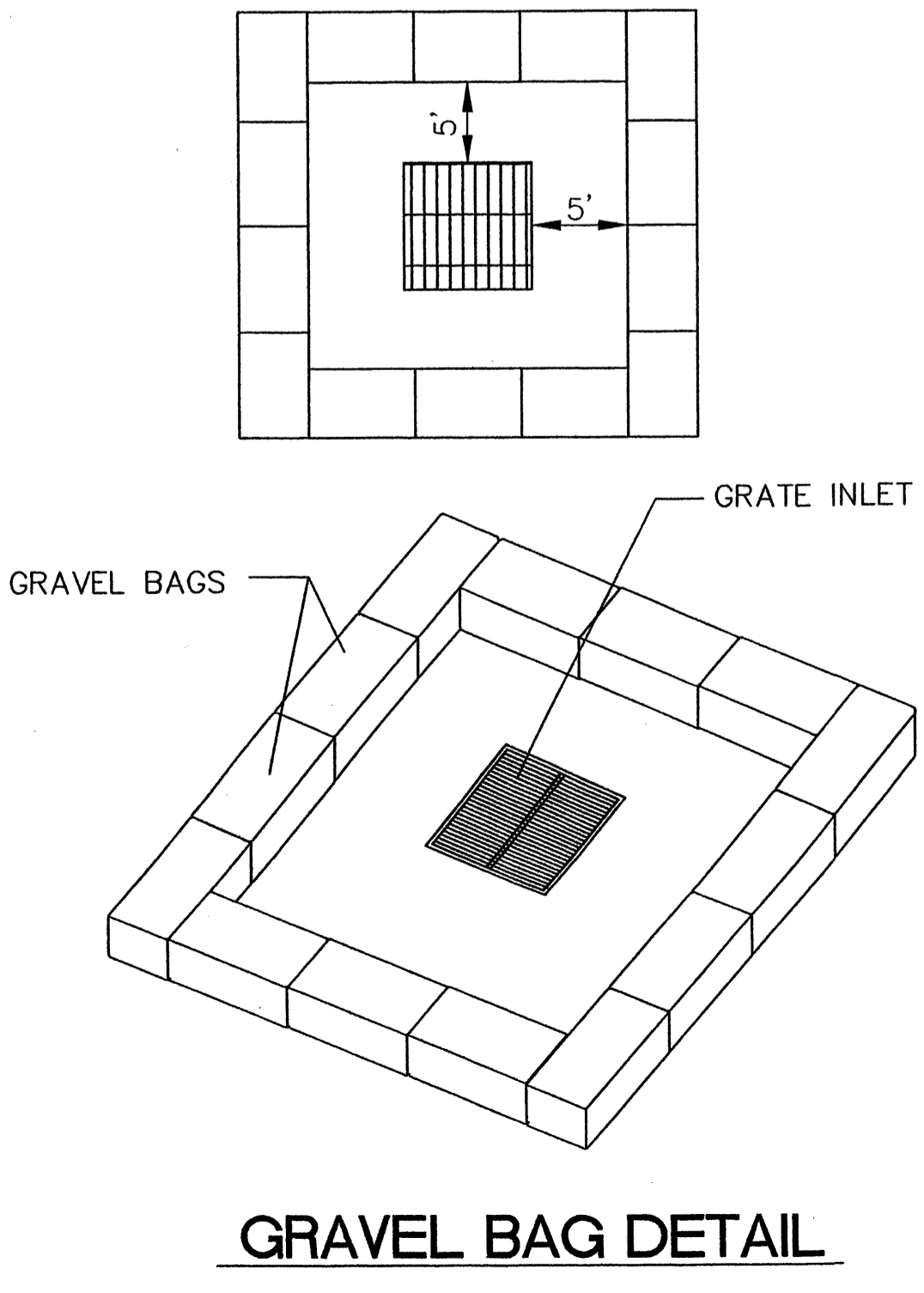
CAUTION:
 NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

- ADDITIONAL NOTES:**
- ADD 4900 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
 - CONTOUR INTERVAL IS ONE (1) FOOT.
 - ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION (THE TOPOGRAPHY WAS PROVIDED BY THE ARCHITECT)
 - UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 - THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
 - SLOPES ARE AT 3:1 MAXIMUM.

- GENERAL NOTES**
- THE OPENING FROM THE ON-SITE DROP INLET TO THE 18" RCP OUTFALL SHALL BE COVERED WITH A 1/4" THICK STAINLESS STEEL PLATE WITH A 3 1/2" DIAMETER BORING LOCATED SO THAT IT'S BOTTOM MATCHES THE FLOWLINE OF THE RCP.
 - THIS PROPERTY IS NOT LOCATED IN A FEMA FLOODPLAIN PER FIRM NO. 35001C0327.
 - THERE ARE NO SIGNIFICANT OFFSITE FLOWS ENTERING THIS SITE. EXISTING MINOR OFF-SITE FLOWS FROM THE SOUTH WILL BE ROUTED THROUGH THE SITE.
 - PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING DRAINAGE IMPROVEMENTS ON THE PROPERTY SO THAT THEY CONTINUE TO FUNCTION PROPERLY YEAR AFTER YEAR.
 - ELEVATIONS SHOWN HEREON ARE INTENDED TO BE FINAL GRADES. OWNER, ROUGH GRADING CONTRACTOR AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR ASSURING THAT AFTER ALL WORK IS COMPLETE, SITE'S FINAL SURFACE GRADES ARE AS SHOWN HEREON.
 - EARTHWORK CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FOLLOWING REQUIREMENTS OF THE SURFACE DISTURBANCE PERMIT FROM THE CITY ENVIRONMENTAL HEALTH DEPARTMENT.
 - OWNER AND ALL ASSOCIATED CONTRACTORS WHO ENGAGE IN ALTERATION OF SITE SURFACES, SHALL FILE A NOTICE OF INTENT WITH EPA AND FOLLOW STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
 - EXCEPT ALONG COORS BOULEVARD (CITY WO LATER), ALL NEW DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARD DETAILS.

- EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
 - REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
 - ALL THE DISTURBED AREAS MUST BE REVEGETATED.

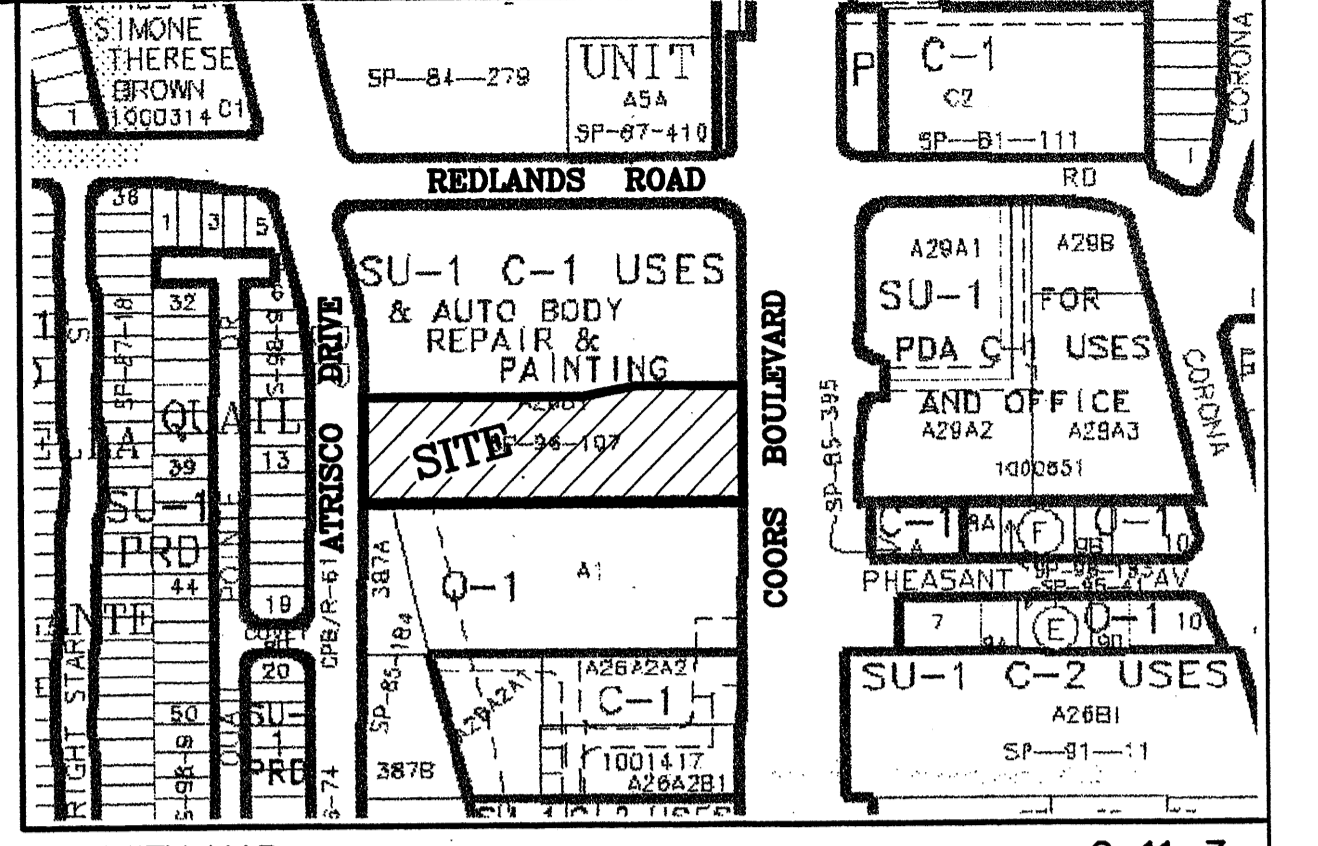
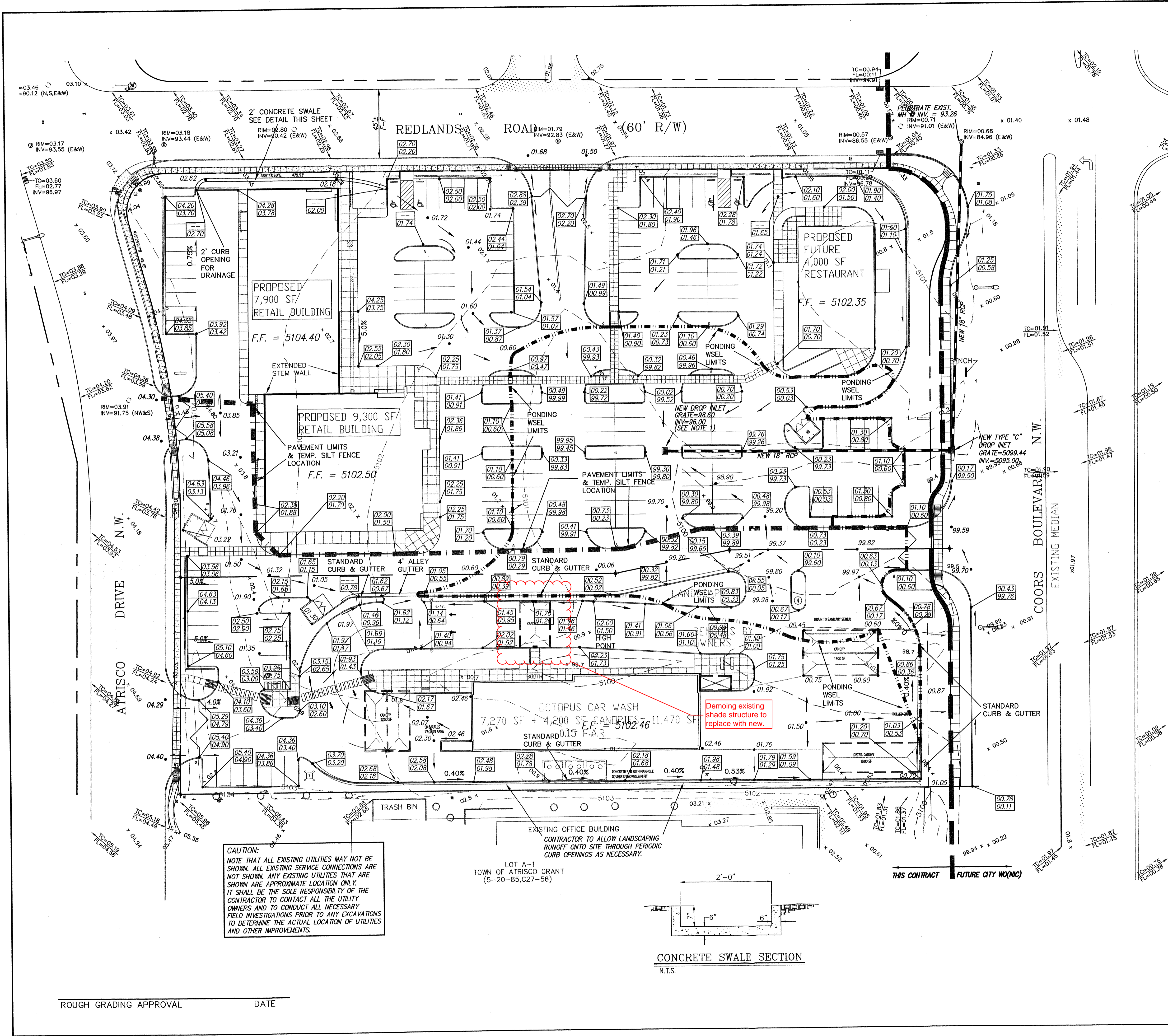


SHAHAB BIAZAR
 P.E. #13479

4416 ANAHEIM AVE., NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)899-5570

OCTOPUS CAR WASH GRADING AND DRAINAGE PLAN			
DRAWING:	DRAWN BY:	DATE:	SHEET #
200426-GR.DWG	SBB	04-28-2004	OF

ROUGH GRADING APPROVAL _____ DATE _____



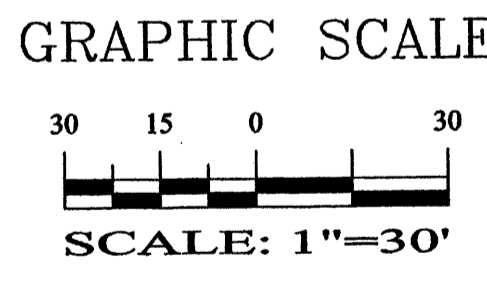
VICINITY MAP: G-11-Z

LEGAL DESCRIPTION:
 TRACT 4-28-B1 AND A-28-B2, NORTHEAST UNIT, TOWN OF ATRISCO GRANT, SECTION 2 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

- GENERAL NOTES**
1. THE OPENING FROM THE ON-SITE DROP INLET TO THE 18" RCP OUTFALL SHALL BE COVERED WITH A 1/4" THICK STAINLESS STEEL PLATE WITH A 3/2" DIAMETER BORING LOCATED SO THAT ITS BOTTOM MATCHES THE FLOWLINE OF THE RCP.
 2. THIS PROPERTY IS NOT LOCATED IN A FEMA FLOODPLAIN PER FIRM NO. 35001C0327.
 3. THERE ARE NO SIGNIFICANT OFFSITE FLOWS ENTERING THIS SITE. EXISTING MINOR OFF-SITE FLOWS FROM THE SOUTH WILL BE ROUTED THROUGH THE SITE.
 4. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING DRAINAGE IMPROVEMENTS ON THE PROPERTY SO THAT THEY CONTINUE TO FUNCTION PROPERLY YEAR AFTER YEAR.
 5. ELEVATIONS SHOWN HEREON ARE INTENDED TO BE FINAL GRADES. CONTRACTOR, ROUGH GRADING CONTRACTOR AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR ASSURING THAT AFTER ALL WORK IS COMPLETE, SITE'S FINAL SURFACE GRADES ARE AS SHOWN HEREON.
 6. EARTHWORK CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FOLLOWING REQUIREMENTS OF THE SURFACE DISTURBANCE PERMIT FROM THE CITY ENVIRONMENTAL HEALTH DEPARTMENT.
 7. OWNER AND ALL ASSOCIATED CONTRACTORS WHO ENGAGE IN ALTERATION OF SITE SURFACES, SHALL FILE A NOTICE OF INTENT WITH EPA AND FOLLOW STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
 8. EXCEPT ALONG COORS BOULEVARD (CITY WO LATER), ALL NEW DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARD DETAILS.

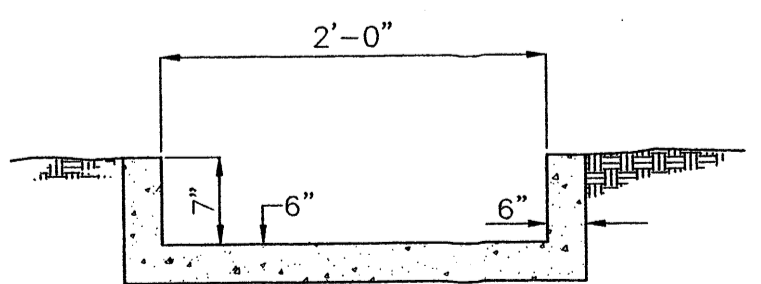
LEGEND

---	5100	EXISTING CONTOUR (MAJOR)
---	5102	EXISTING CONTOUR (MINOR)
---		BOUNDARY LINE
---		EASEMENT
TC	20.90	PROPOSED GRADE
FL	20.40	PROPOSED SPOT ELEVATION
X	70.28	EXISTING GRADE
*	5285.16	EXISTING POWER LINES
---		EXISTING POWER LINES
---		PROPOSED EXTENDED STEM WALL
---		TOP OF RETAINING WALL
---		TOP OF FOOTING
---		TOP OF EXTENDED STEM WALL
---		TOP OF FOOTING



CAUTION:
 NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

LOT A-1
 TOWN OF ATRISCO GRANT
 (5-20-85,C27-56)



CONCRETE SWALE SECTION
 N.T.S.

SHAHAB BIAZAR
 P.E. #13479

ADVANCED ENGINEERING and CONSULTING, LLC

4416 ANAHEIM AVE., NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)899-5570

**REDLANDS SHOPPING CENTER
 OVERALL GRADING AND DRAINAGE PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
200426-GR-OV.DWG	SBB	04-28-2004	

ROUGH GRADING APPROVAL _____ DATE _____

LAST REVISION: 11-12-2004

GAS LINE DEPTH HAS TO BE FIELD VERIFIED TO ASSURE THAT THERE WILL NOT BE ANY CONFLICT WITH THE SEWER SERVICE CROSSING. THE GAS DEPTH SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION

GAS LINE DEPTH HAS TO BE FIELD VERIFIED TO ASSURE THAT THERE WILL NOT BE ANY CONFLICT WITH THE SEWER SERVICE CROSSING. THE GAS DEPTH SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION

CAUTION:
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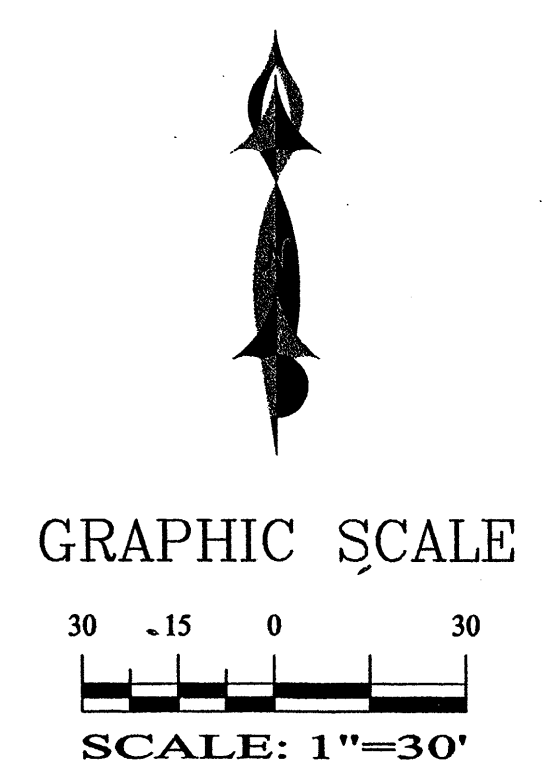
LOT A-1
TOWN OF ATRISCO GRANT
(5-20-85, C27-56)

ADD CONNECTIONS OF UTILITIES TO BUILDING & RECLAIM PIT
SAS 6" RELOCATED VERIFY

Electric Ishtepan each
SITE UTILITY PLAN
DRAW - PLUMBING
Bob - Electrical Lighting

STORM DRAIN GRADING & DRAINAGE FROM SHAHAB'S

- LEGEND**
- EXISTING SAS MANHOLE
 - EXISTING SD MANHOLE
 - ⊗ EXISTING GATE VALVE
 - EX. 54" SD --- EXISTING STORM SEWER
 - EX. 8" SAS --- EXISTING SANITARY SEWER LINE
 - EX. 16" WL --- EXISTING WATER LINE
 - 8" SAS --- NEW SANITARY SEWER LINE
 - 10" WL --- NEW WATER LINE
 - 18" SD --- NEW STORM SEWER
 - CLEAN OUT
 - NEW WATER SERVICE
 - NEW SAS SERVICE
 - NEW SAS MANHOLE
 - STORM SEWER MANHOLE
 - SINGLE SERVICE METER
 - DOUBLE SERVICE METER
 - ⊗ NEW GATE VALVE
 - NEW FIRE HYDRANT
 - ⊥ TEE
 - ⊂ BEND
 - ⊂ CAP (WL)
 - NEW CATCH BASIN



SHAHAB BIAZAR
P.E. #13479

ADVANCED ENGINEERING and CONSULTING, LLC

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-3370

OCTOPUS CAR WASH UTILITY PLAN			
DRAWING:	DRAWN BY:	DATE:	SHEET #
200426-UT.DWG	SBB	04-28-2004	OF

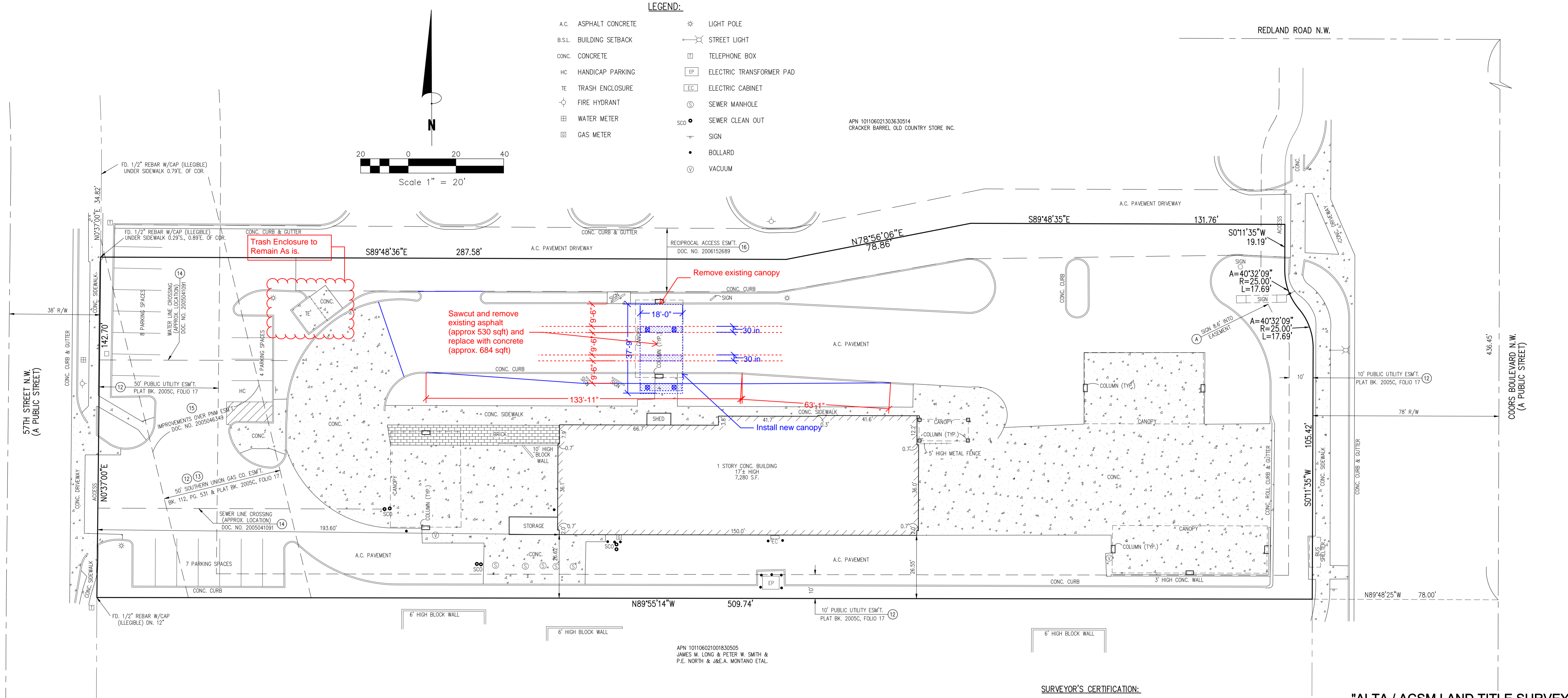
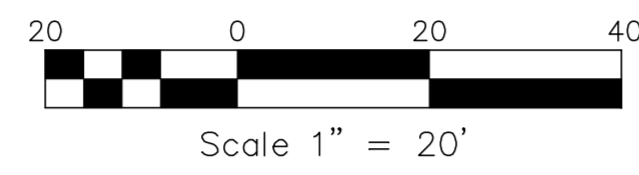
LAST REVISION: 11-13-2004

LEGEND:

- A.C. ASPHALT CONCRETE
- B.S.L. BUILDING SETBACK
- CONC. CONCRETE
- HC HANDICAP PARKING
- TE TRASH ENCLOSURE
- FIRE HYDRANT
- WATER METER
- GAS METER
- LIGHT POLE
- STREET LIGHT
- TELEPHONE BOX
- ELECTRIC TRANSFORMER PAD
- ELECTRIC CABINET
- SEWER MANHOLE
- SEWER CLEAN OUT
- SIGN
- BOLLARD
- VACUUM

APN 101106021303630514
CRACKER BARREL OLD COUNTRY STORE INC.

APN 101106021001830505
JAMES M. LONG & PETER W. SMITH &
P.E. NORTH & J&E.A. MONTANO ETAL



LEGAL DESCRIPTION:

TRACT A-28-B1-B, AS THE SAME IS SHOWN ON THE PLAT FOR TRACT A-28-B1-A AND A-28-B1-B, NORTHEAST QUARTER, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 14, 2005, IN PLAT BOOK 2005C, PAGE 17.

EXCEPTIONS:

- 1 FROM FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 5011635-1917032-AL01, DATED MARCH 25, 2014.
- 2 ITEMS AFFECT SUBJECT PROPERTY AND HAVE NO DELINEABLE EASEMENTS.
- 12 UTILITY AND GAS EASEMENT(S) RESERVED ACROSS THE INSURED LAND, AS SHOWN ON THE RECORDED PLATS, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, IN PLAT BOOK 2005C, FOLIO 17 AND IN PLAT BOOK 96C, FOLIO 181.
- 13 A TWENTY-FIVE FOOT (25) EASEMENT ON EACH SIDE GRANTED TO SOUTHERN UNION GAS AFFECTING A WESTERLY PORTION OF THE INSURED PREMISES GRANTED BY DOCUMENT RECORDED IN BOOK 112, PAGE 531, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. EASEMENT IS SHOWN HEREON.
- 14 PUBLIC SERVICE COMPANY OF NEW MEXICO ENCROACHMENT AGREEMENT BETWEEN JJC COORS, LLC AND PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AS DOCUMENT NO. 2005041091, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. APPROXIMATE LOCATION OF ENCROACHING UTILITY LINES ARE SHOWN HEREON.
- 15 PUBLIC SERVICE COMPANY OF NEW MEXICO ENCROACHMENT AGREEMENT BETWEEN JJC COORS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AND PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, FILED AS DOCUMENT NO. 2005046349, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. LOCATION OF ENCROACHING IMPROVEMENTS ARE SHOWN HEREON.
- 16 RECIPROCAL ACCESS EASEMENT AGREEMENT BETWEEN JJC COORS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY AND CRACKER BARREL OLD COUNTRY STORE, INC., FILED OCTOBER 6, 2006, AS DOCUMENT NO. 2006152869, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. EASEMENT IS SHOWN HEREON.
- 17 RIGHT-OF-WAY EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN BOOK 112, PAGE 290, SAID EASEMENT AMENDED BY A MODIFICATION EASEMENT, RECORDED IN BOOK MISC. 298, PAGE 655, SAID EASEMENT ASSIGNED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY ASSIGNMENT, RECORDED IN BOOK MISC. 575, PAGE 928 IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO. EASEMENT IS INDETERMINATE IN NATURE AND DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.

SURVEYOR'S NOTES:

- 1. FLOOD ZONE DESIGNATION: COMMUNITY #: 350002; PANEL #: 35000337H; DATE OF PANEL: 8/16/12; FLOOD ZONE: X
- 2. BUILDING RESTRICTIONS/ZONING PER CITY OF ALBUQUERQUE PLANNING DEPT.: ZONING: SU-1 (SPECIAL USE) FOR C-1 USES AND AUTO BODY REPAIR & PAINTING; SETBACKS: PER APPROVED SITE PLAN; MAXIMUM HEIGHT: 26'
- 3. BASIS OF BEARINGS: THE BEARINGS ARE BASED ON THE NEW MEXICO STATE PLANE GRID (CENTRAL ZONE) AS SHOWN ON PLAT BOOK 2005C, FOLIO 17, FILED IN BERNALILLO COUNTY CLERK'S OFFICE, NEW MEXICO.
- 4. ACCESS TO PROPERTY: FROM COORS BOULEVARD & 57TH STREET, BOTH PUBLIC STREETS.
- 5. EXISTING PARKING SPACES: 19 REGULAR, 1 HANDICAP; REQUIRED PARKING SPACES: 1 SPACE PER 200 SF. OF BUILDING AREA FOR RETAIL USE.
- 6. AREA OF PROPERTY: 74,796 SQ. FT. = 1.72 ACRES
- 7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 8. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION.
- 9. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 10. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, CEMETERY OR SANITARY LANDFILL.
- 11. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
- 12. ENCROACHMENTS: SUBJECT PROPERTY SIGN 8.6' INTO PUBLIC UTILITY EASEMENT. (A)

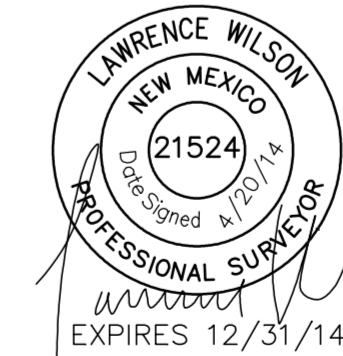
SURVEYOR'S CERTIFICATION:

TO: CWPS CORP., CAR WASH PARTNERS, INC., MISTER CAR WASH HOLDINGS, INC., BANK OF MONTREAL, THE BANK OF NOVA SCOTIA, SPIRIT MASTER FUNDING VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SPIRIT REALTY CAPITAL, INC., A MARYLAND CORPORATION, AND THEIR RESPECTIVE AFFILIATES, SUCCESSORS AND ASSIGNS, THE MATTHEWS COMPANY, INC. AND FIRST AMERICAN 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 5, 2014.

DATE OF PLAT OR MAP: APRIL 20, 2014.

BY: LAWRENCE WILSON, P.S. 21524
ADDRESS: 1745 E. LINDA VISTA DRIVE
FLAGSTAFF, AZ 86004
TELEPHONE NO. 928/853-1590
EMAIL: LARRYW@AZCAENG.COM



THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 5011635-1917032-AL01, DATED MARCH 25, 2014.

This survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without the Matthews Company, Inc. and AZCA Engineering's prior written consent. The Matthews Company, Inc. and AZCA Engineering expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and AZCA Engineering will not include the providers of any third party reports in the Surveyor's Certification.

"ALTA / ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.®

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-2840
www.themathewscpany.com

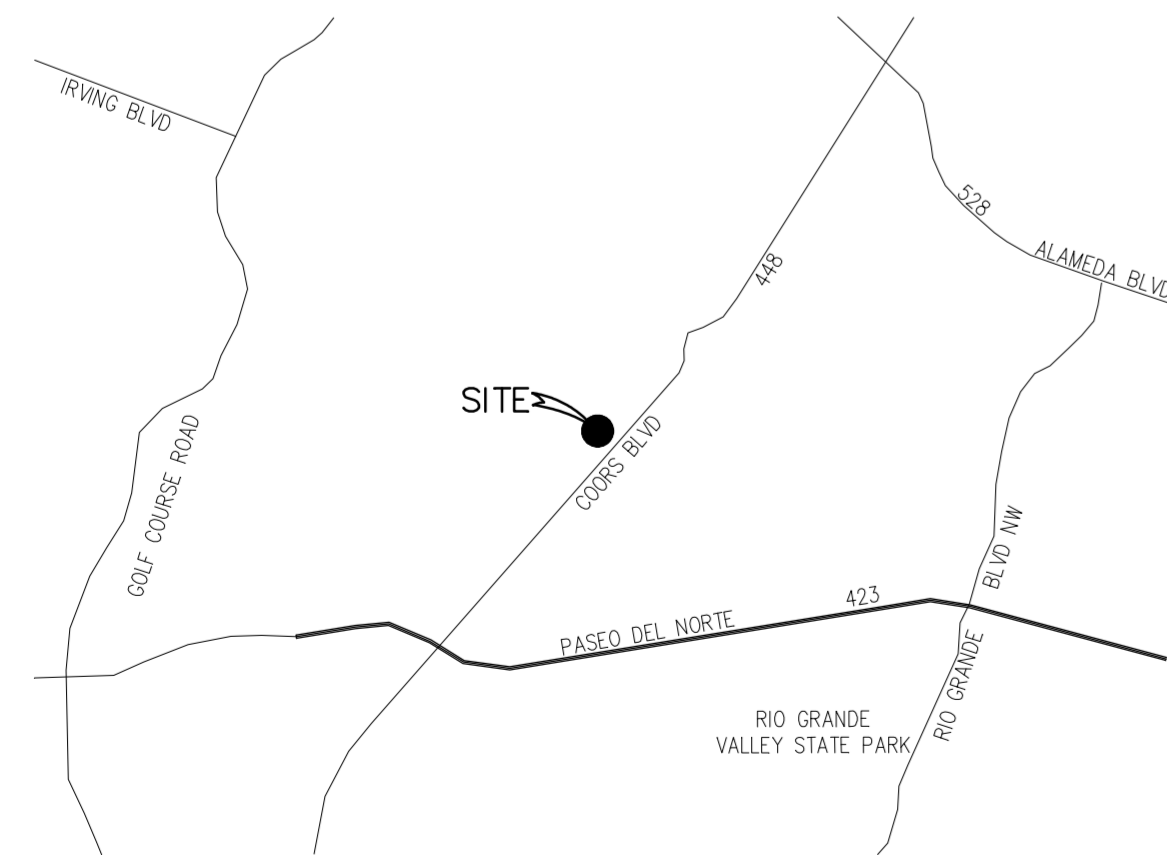
MARK	DATE	REVISION	BY	AP'VD

SPIRIT REALTY CAPITAL, INC.

**3101 Coors Boulevard
Albuquerque, NM
(Mister Car Wash)**

SCALE: 1"=20'	AZCA NO.: 14-3625
DATE: 4/20/14	APPROVED: LW
DWN. BY: SN	
CHKD. BY: LW	

J.N.: 14-03-05-14004



VICINITY MAP
N.T.S.






NM 392 Admin Amend Package

Final Audit Report

2021-12-22

Created:	2021-12-22
By:	Tricia Fear (tfear@mistercarwash.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAO02HsWTxmYekGqnh1EYnQnyF7ICN3J_I

"NM 392 Admin Amend Package" History

-  Document created by Tricia Fear (tfear@mistercarwash.com)
2021-12-22 - 3:20:52 PM GMT
-  Document emailed to James Kinney (jkinney@mistercarwash.com) for signature
2021-12-22 - 3:22:32 PM GMT
-  Email viewed by James Kinney (jkinney@mistercarwash.com)
2021-12-22 - 3:30:32 PM GMT
-  Document e-signed by James Kinney (jkinney@mistercarwash.com)
Signature Date: 2021-12-22 - 3:37:56 PM GMT - Time Source: server
-  Agreement completed.
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