City of Albuquerque

DEVELOPMENT FACILITATION TEAM (DFT) APPLICATIONS

Effective 12/15/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS	☐ Extension of Infrastructure List or IIA *(Form S3)*
☐ Site Plan Administrative DFT *(Forms P & P2)*	**PRE-APPLICATIONS**
☐ Final EPC Sign-off for Master Development/Site Plans - EPC *(Form P2)*	☒ Sketch Plat Review and Comment *(Form S3)*
☐ Amendment to Infrastructure List *(Form S3)*	☐ Sketch Plan Review and Comment *(Form S3)*
☐ Temporary Deferral of S/W *(Form S3)*	**APPEAL**
☐ Extension of IIA: Temp. Def. of S/W *(Form S3)*	☐ Administrative Decision *(Form A)*

BRIEF DESCRIPTION OF REQUEST

Lot Consolidation: 4 lots into 2 lots
Grant 10' PUE
~~Vacate existing 6' and 8' ditch easement~~
~~Vacate existing 5' temporary construction easement~~

APPLICATION INFORMATION

Applicant/Owner: Peligro LLC		Phone:
Address: P.O. Box 25662		Email:
City: Albuquerque	State: NM	Zip: 87125
Professional/Agent (if any): ARCH+PLAN Land Use Consultants LLC		Phone: 505-980-8365
Address: P.O. Box 25911		Email: arch.plan@comcast.net
City: Albuquerque	State: NM	Zip: 87125
Proprietary Interest in Site: owners	List all owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lot A, Lot B (north 60'), Lot D-1 & Lot E-1	Block:	Unit:
Subdivision/Addition: North Fourth Street Homesites	MRGCD Map No.:	UPC Code: 1-014-061-454-271-420-22, 1-014-061-144-0276-420-23, 1-014-061-439-268-420-24
Zone Atlas Page(s): F-14	Existing Zoning: MX-M	Proposed Zoning n/a
# of Existing Lots: 4	# of Proposed Lots: 2	Total Area of Site (Acres): 1.0387

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 5514-5565 4th St NW / 424 Montano Rd NW	Between: 4th Street	and: 5th Street

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR 2022-006825

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: Derrick Archuleta	**Date:** 4.3.23
Printed Name: DERRICK ARCHULETA	☐ Applicant or ☒ Agent

____ 4) Letter of authorization from the property owner if application is submitted by an agent

____ 5) Letter describing, explaining, and justifying the deferral or extension

____ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

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

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

____ 1) DFT Application form completed, signed, and dated

____ 2) Form S3 with all the submittal items checked/marked

____ 3) Zone Atlas map with the entire site clearly outlined and labeled

____ 4) Letter of authorization from the property owner if application is submitted by an agent

____ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)

____ 6) Preliminary Plat or Site Plan

____ 7) Copy of DRB approved Infrastructure List

____ 8) Copy of recorded IIA

☑ **SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

X ____ 1) DFT Application form completed, signed, and dated

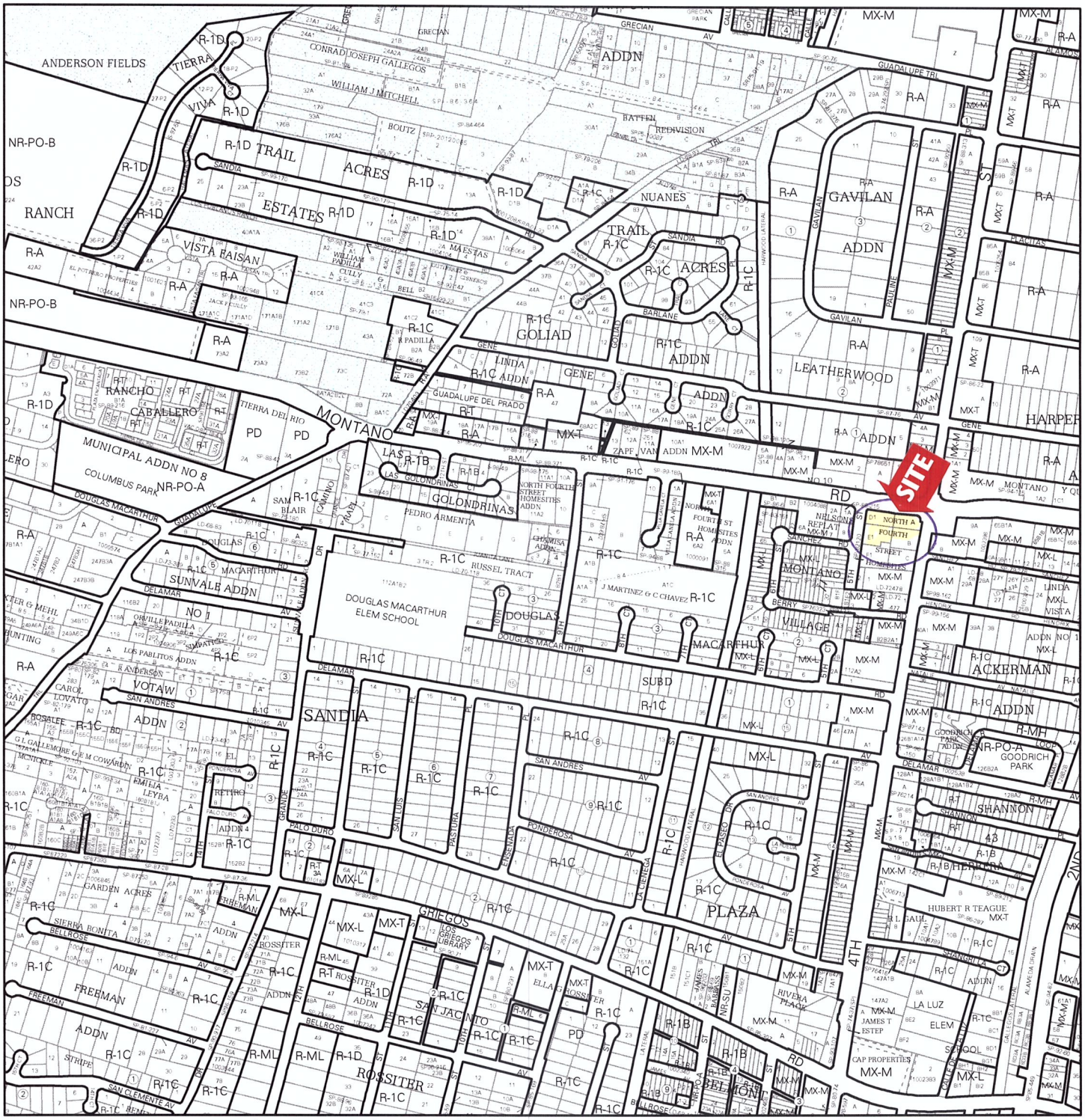
X ____ 2) Form S3 with all the submittal items checked/marked

X ____ 3) Zone Atlas map with the entire site clearly outlined and labeled

X ____ 5) Letter describing, explaining, and justifying the request

X ____ 6) Scale drawing of the proposed subdivision plat or Site Plan

X ____ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



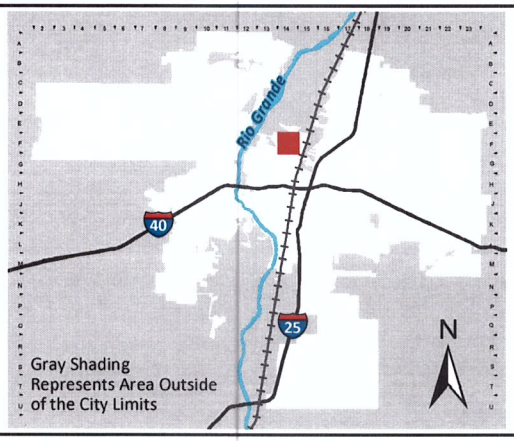
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

AGIS
Albuquerque Geographic Information System

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:
F-14-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

Feet
0 250 500 1,000

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

April 3, 2023

Development Facilitation Team
City of Albuquerque Planning Department
600 2nd St NW
Albuquerque NM

RE: LOT A, LOT B (NORTH 60'), LOT D-1 & LOT E-1, NORTH 4TH STREET HOMESITES

Development Facilitation Team:

I would like to request DFT review for a lot consolidation for the above mentioned property.

The property owner is interested in the consolidation of four lots from existing Lot A, Lot B (north 60'), Lot D-1 and Lot E-1 into two lots, North Fourth Street Homesites. Proposed Tract E-1-A at 0.8951± acres and Tract E-B-1 at 0.1435± on property zoned MX-M (Mixed Use – Medium Intensity).

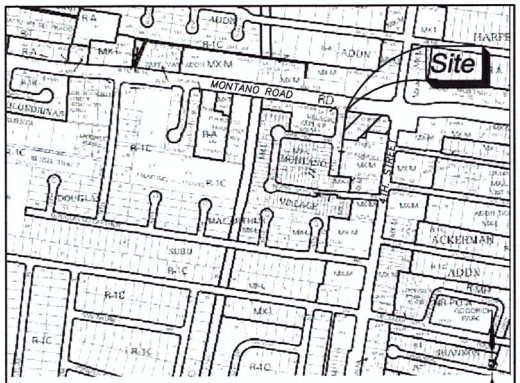
The interest with the lot number reduction is to redevelop the property. Proposed Tract E-1-A is seeking to develop an automatic car wash facility. The request also includes the granting of a PUE along 4th Street. There is also the proposal of vacating three easements; existing 6' and 8' ditch easements in the center of the property and also a 5' temporary construction easement along Montaño Road.

The site is governed by both Area of Change and Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the Near North Valley Planning Area.

Thank you for your time and consideration of the proposed application.

Sincerely,

Derrick Archuleta, MCRP
Principal



Location Map

Zone Atlas Map No. F-14-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.0387 ACRES±
ZONE ATLAS INDEX NO: F-14-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 2
MILES OF FULL-WIDTH STREETS CREATED: 0

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

M.R.G.C.D. Note:

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS. RIGHTS OF WAY. ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
A. 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 SERVICES.

B. 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.

C. 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.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, 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 GRANTOR 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 ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT "D1" OF THE PLAT OF LOTS D1 AND D2, NORTH FOURTH STREET HOMESITES ADDITION, 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 APRIL 29, 1988 IN MAP BOOK C36, PAGE 99. TOGETHER WITH LOT "E-1" OF THE PLAT OF LOTS E-1 AND F-1, NORTH FOURTH STREET HOMESITES ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 10, 1982 IN MAP BOOK C19, PAGE 141. TOGETHER WITH REMAINING PORTION OF LOT LETTERED "A" AND THE NORTH SIXTY (60) FEET OF LOT LETTERED "B" OF THE NORTH FOURTH STREET HOMESITES ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 19, 1938, IN PLAT BOOK B1, PAGE 60, NOW COMPRISING OF LOTS E-1-A AND E-1-B NORTH FOURTH STREET HOMESITES ADDITION.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON LOT A & PORTION LOT B, LOTS D-1 AND E-1, NORTH FOURTH STREET HOMESITES ADDITION, PARCEL ID'S: 101406145427142022, 101406144027642023, & 101406143926842024.

BERNALILLO COUNTY TREASURER'S OFFICE:

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE FOUR EXISTING LOTS INTO TWO NEW LOTS, TO GRANT AN EASEMENT, AND TO VACATE EASEMENTS.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C119G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. IT IS AN AREA DESIGNATED AS "AREA WITH REDUCED FLOOD RISK DUE TO LEVEE." NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SCOTT BAIRD — DATE
MANAGING MEMBER
PELIGRO LLC

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 BY SCOTT BAIRD, MANAGING MEMBER, PELIGRO LLC.

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

Plat of
Lots E-1-A and E-1-B

North Fourth Street Homesites Addition

Elena Gallegos Grant
Projected Section 32, Township 11 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
February 2023

Project No. PR-2023-_____
Application No. -2023-_____

Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

City Approvals

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
HYDROLOGY	DATE
CITY ENGINEER	DATE
PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
MRGCD	DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Larry W. Medrano
I attest to the accuracy and integrity of this document
2023.03.17 12:42:00-06'00'

LARRY W. MEDRANO — DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO — NEW MEXICO — 11993 — REGISTERED PROFESSIONAL SURVEYOR

COORDINATE AND DIMENSION INFORMATION			
STATE PLANE ZONE: NM-C	GRID /GROUND COORDINATES: GRID	GEIOD: ABQ GEIOD	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000317649; GROUND TO GRID: 0.999682452	DISTANCE ANNOTATION: GROUND	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: NO
	BEARING ANNOTATION: GRID		

PLSS INFORMATION			
LAND GRANT: ELENA GALLEGOS GRANT			
SECTION: 32	TOWNSHIP: 11 NORTH	RANGE: 3 EAST	MERIDIAN: NMPM
CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	

INDEXING INFORMATION FOR COUNTY CLERK	
PROPERTY OWNER: PELIGRO LLC	ADDRESS: 5565 4TH STREET N.W.; 5514 4TH STREET N.W.; 424 4TH STREET N.W.
SUBDIVISION NAME: NORTH FOURTH STREET HOMESITES ADDITION	
UPC: 101406145427142022 101406144027642023 101406143926842024	

PRECISION SURVEYS, INC.
OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: SP	DATE OF SURVEY: 03/10-16/2022
DRAWN BY: MT	CHECKED BY: LM
PSI JOB NO.: 228075RP	SHEET NUMBER: 1 OF 2

RECORDING STAMP

Plat of

Lots E-1-A and E-1-B

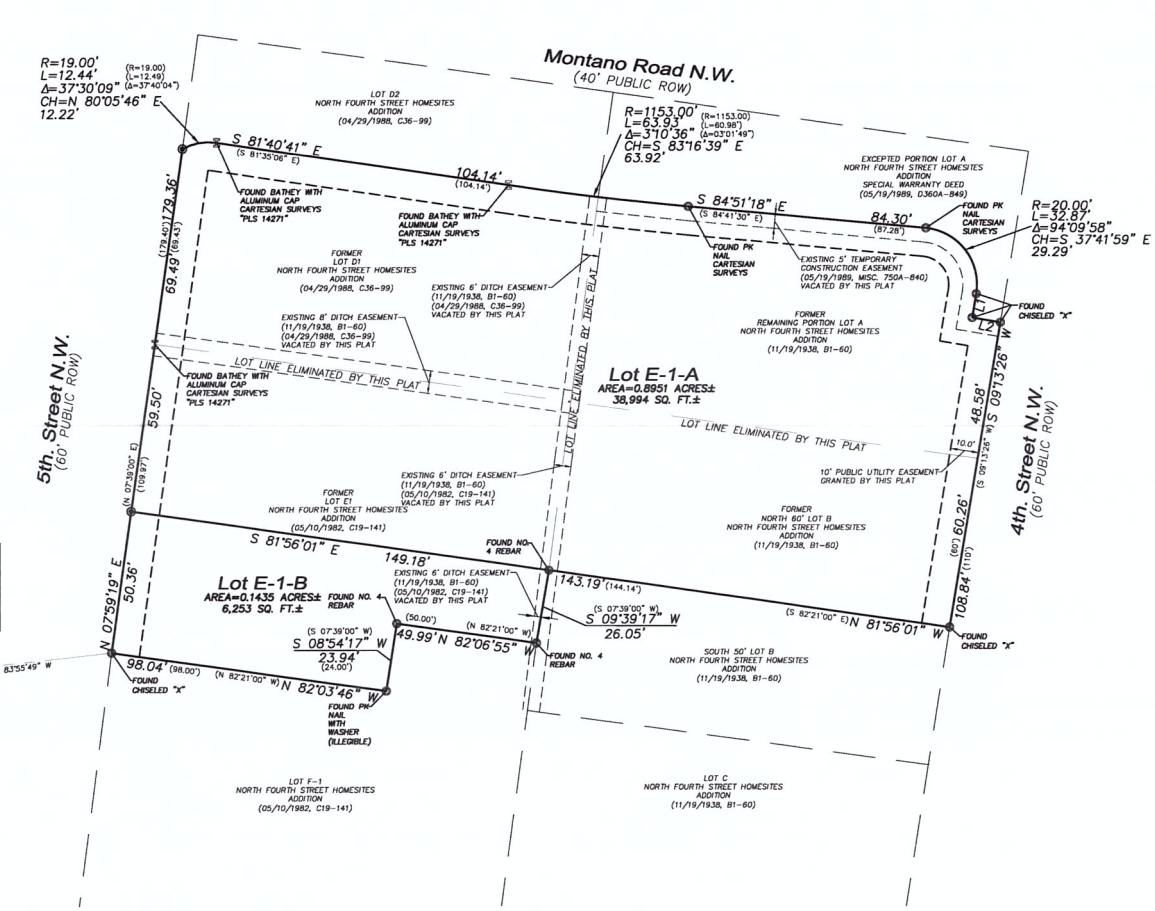
North Fourth Street Homesites Addition

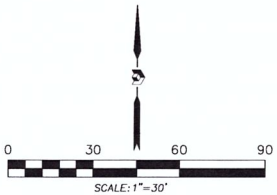
Elena Gallegos Grant

Projected Section 32, Township 11 North, Range 3 East, N.M.P.M.

Albuquerque, Bernalillo County, New Mexico

February 2023





LINE	BEARING	DISTANCE
L1	S 09°14'05" W	8.56'
	(N 09°15'07" E)	(8.73')
L2	S 80°20'56" E	10.08'
	(N 80°44'53" W)	(10.00')

PRECISION SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

505.856.5700 **PHONE**
505.856.7900 **FAX**

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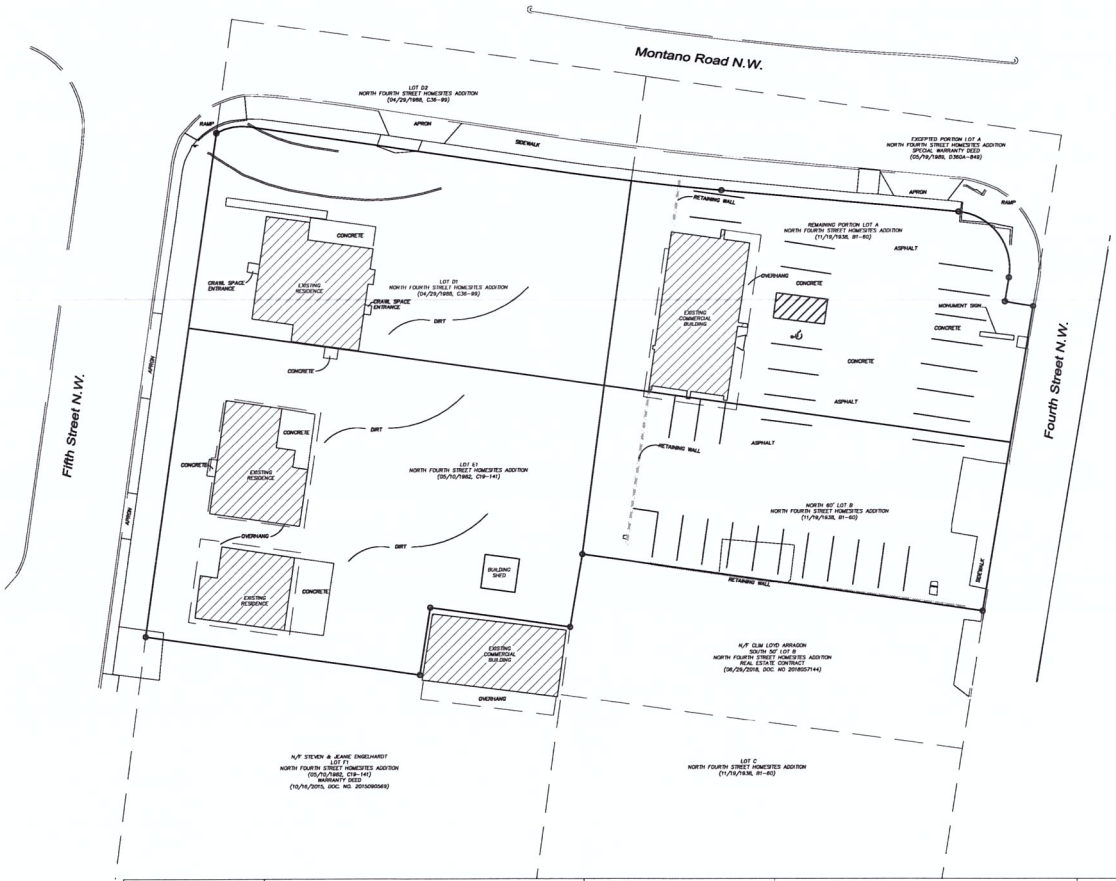
PROJECT INFORMATION

CREW/TECH: SP	DATE OF SURVEY 03/10-16/2022
DRAWN BY: MT	CHECKED BY: LM
PSI JOB NO. 228075RP	SHEET NUMBER 2 OF 2

Site Plan

Lots D-1, E-1, The Remaining Portion of Lot A & The North 60' Lot B
North Fourth Street Homesites

Albuquerque, Bernalillo County, New Mexico
March 2023



0 20 40 60
SCALE: 1"=20'

REVISIONS			
NO	DATE	BY	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION			
STATE PLANE ZONE: NM-C	GRID COORDINATES: GRID	DATUM: ABQ GEIOD	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000317649, GROUND TO GRID: 0.999682452		DISTANCE ANNOTATION: GROUND	DISPLAYED ANNOTATION: GRID
ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: YES		

PLSS INFORMATION			
LAND GRANT: ELENA GALLEGOS GRANT			
SECTION: 32	TOWNSHIP: 11 NORTH	RANGE: 3 EAST	MERIDIAN: NMPM
CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	UPC: 101406145427142022, 101406144027642023, 101406143926842024

PROPERTY INFORMATION	
PROPERTY OWNER: PELIGRO LLC	ADDRESS: 5565 4TH STREET N.W, 5514 5TH STREET N.W, 424 MONTANO ROAD, N.W
SUBDIVISION NAME: NORTH FOURTH STREET HOMESITES	

PRECISION SURVEYS, INC.

OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

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PROJECT INFORMATION	
CREW/TECH: SP	DATE OF SURVEY: 03/10-16/2022
DRAWN BY: JC	CHECKED BY: LM
PSI JOB NO: 228075SP	SHEET NUMBER: 1 OF 1

Sidewalk Exhibit for

Lots E-1-A and E-1-B

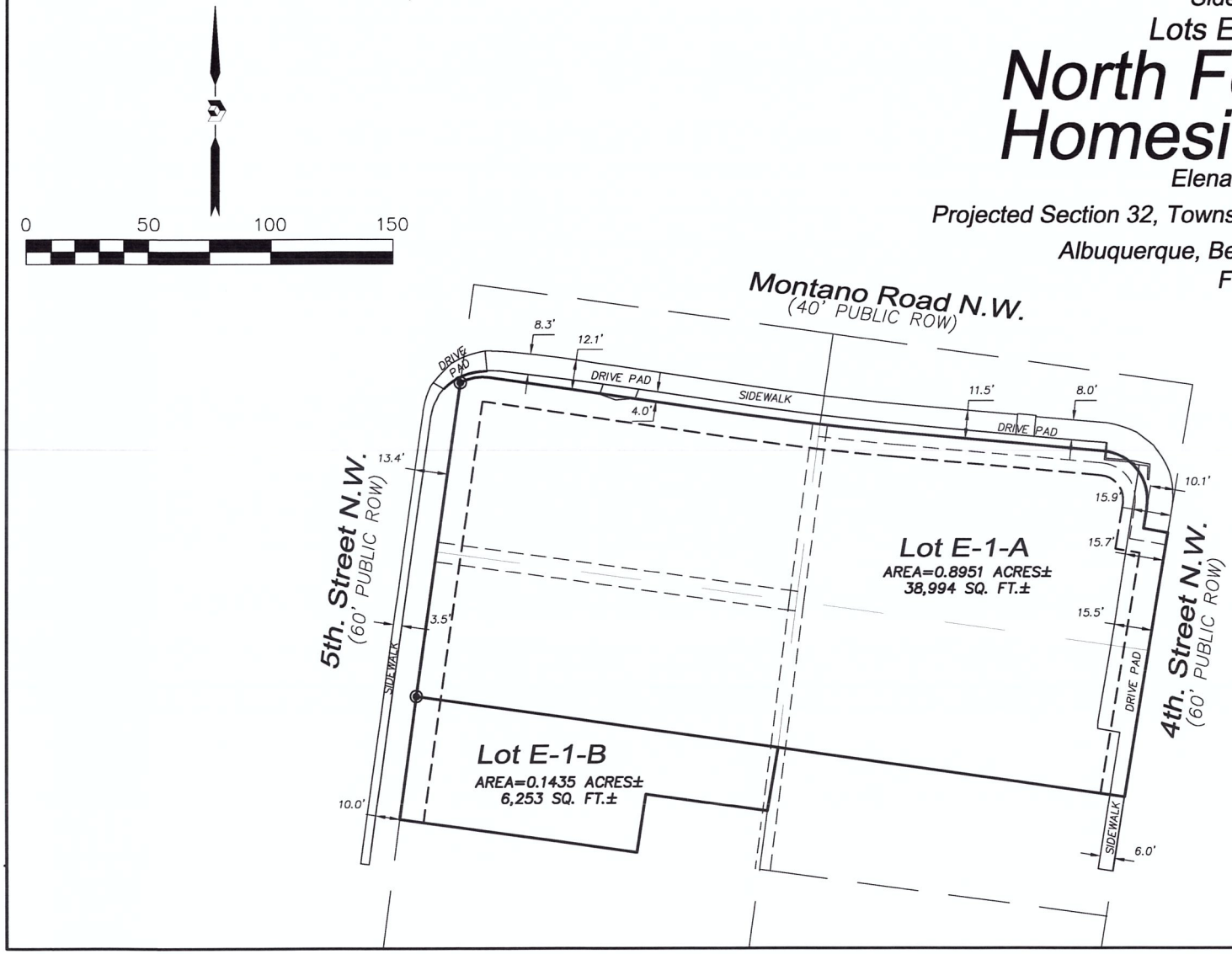
North Fourth Street Homesites Addition

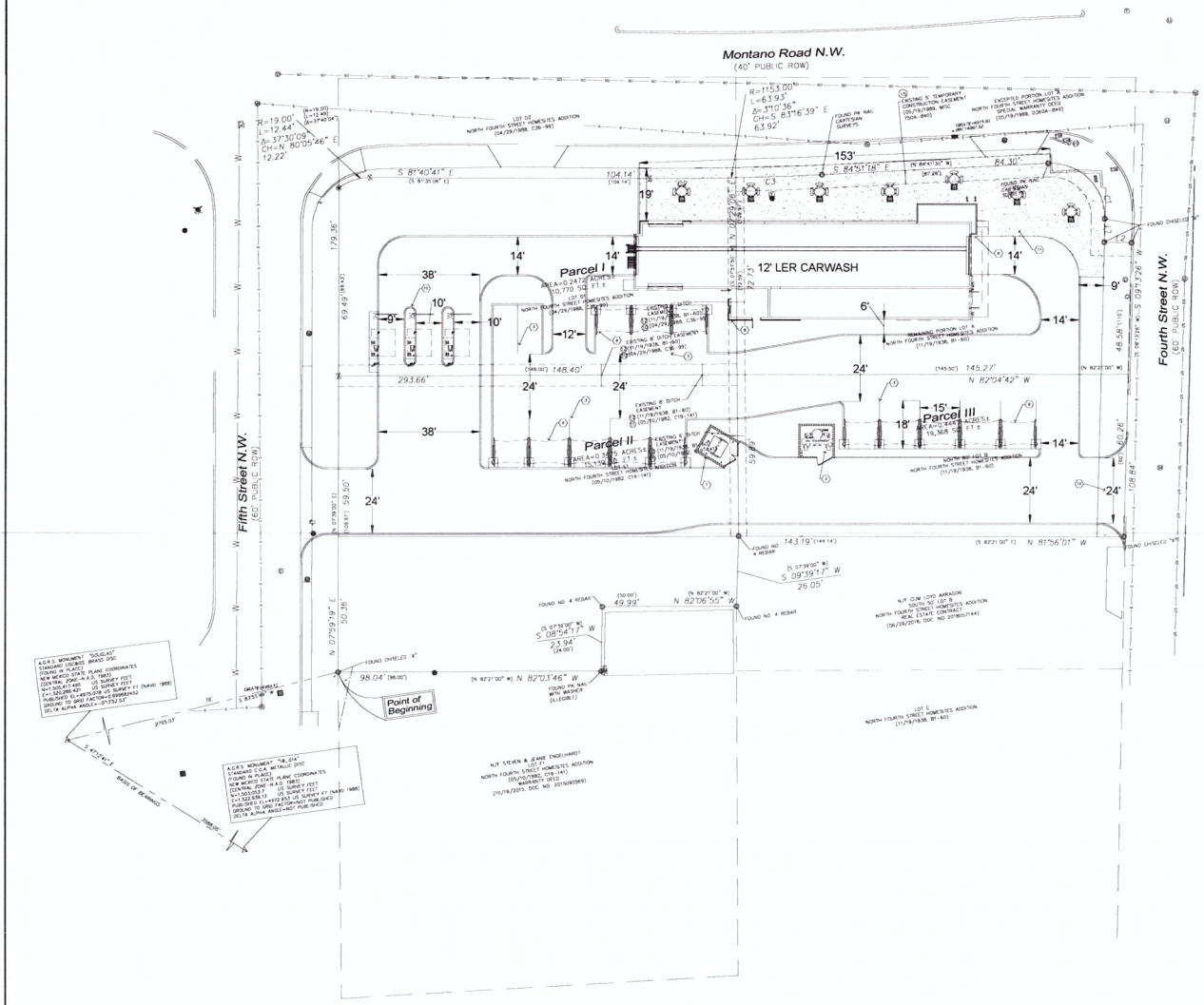
Elena Gallegos Grant

Projected Section 32, Township 11 North, Range 3 East, N.M.P.M.

Albuquerque, Bernalillo County, New Mexico

February 2023





SITE DATA TABLE

LOCATION	(T.B.D.) S.W.C. MONTANO RD. & 4TH ST., ALBUQUERQUE, NM
PARCEL SIZE	1.039 ACRES (TOTAL)
ZONING	MX-M - MODERATE INTENSITY MIXED USE
CURRENT USE	RESIDENTIAL BUSINESS
PROPOSED USE	CARWASH
PARKING SUMMARY	
PARKING SPACES	15 (13 VAC SPACES + 2 EMPLOYEE SPACES)
PARKING SPACES (ACC)	1 (INCLUDED IN TOTAL COUNT)

SITE KEYNOTES:

1. CONCRETE DUMPSTER PAD AND ENCLOSURE
2. VACUUM EQUIPMENT PAD AND ENCLOSURE
3. PARKING STRIPING
4. ADA PARKING SIGNAGE
5. ILLUMINATED MONUMENT SIGN
6. STOP/GO TRAFFIC LIGHT
7. SIGHT LIGHTING
8. VENDING MACHINE
9. VACUUM CANOPY
10. PAY KIOSKS AND CANOPY
11. COMMUNITY GATHERING AREA
12. 10' SIDEWALK

PROPERTY SETBACK LINE
GREEN SPACE SETBACK
PROPERTY LINE
NUMBER OF PARKING SPACES

N

0 20 40 60 FT
1" = 20' SCALE BAR

440 SOUTH CHURCH ST
SUITE 700
CHARLOTTE, NC 28202

morris + associates
14139 HUFFMEISTER ROAD
CYPRESS, TX 77429
PHONE: (832) 334-5000

© 2022
Morris & Associates, Engineers, Inc.
All rights reserved.

#	DATE	DESCRIPTION

REVISIONS

PROJECT:
TAKE 5 CARWASH
424 MONTANO ROAD & 5565 4TH STREET N.W.
ALBUQUERQUE, NM 87107

SHEET TITLE:
SITE PLAN

DRAWN BY: BB
CHECKED BY: MM
PROJECT #: 4632

SHEET NO.
C101