



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	<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)	MISCELLANEOUS APPLICATIONS	<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)	PRE-APPLICATIONS
<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 checked="" type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<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)
BRIEF DESCRIPTION OF REQUEST		
Submittal of proposed site plan and project to development review board for review and approvals prior to building permit application to City of Albuquerque		

APPLICATION INFORMATION		
Applicant/Owner: Teo Nguyen		Phone: 832.653.3243
Address: 14139 Huffmeister Road		Email: tnguyen@morrisassoc.com
City: Cypress	State: TX	Zip: 77429
Professional/Agent (if any): Morris & Associates		Phone: 832.653.3243
Address: 14139 Huffmeister Road		Email: tnguyen@morrisassoc.com
City: Cypress	State: TX	Zip: 77429
Proprietary Interest in Site:		List all owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: D-1, E-1, A	Block:	Unit:
Subdivision/Addition: North Fourth Street Homesites	MRGCD Map No.: 32	UPC Code:
Zone Atlas Page(s): F-14-Z	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 3	# of Proposed Lots: 3	Total Area of Site (Acres): 0.92
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 5565 4th Street NW	Between: 4th Street NW	and: 5th Street NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

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: Teo Nguyen	Date: 04.07.22
Printed Name: Teo Nguyen	<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. 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 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 on-line resources such as Dropbox or FTP. 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)

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 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 on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

___ 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 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 on-line resources such as Dropbox or FTP. 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.

FORM P2: SITE PLAN – DRB

Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

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 on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

☒ SKETCH PLAN – DRB

☐ SITE PLAN – DRB

☐ MAJOR AMENDMENT TO SITE PLAN – DRB

☐ EXTENSION OF SITE PLAN – DRB

- ___ Interpreter Needed for Hearing? ___ if yes, indicate language: _____
- ___ PDF of application as described above
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*
- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(l)(3)
- ___ Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.
- ___ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) *(not required for Extension)*
- ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C) *(not required for extension)*
 - ___ Office of Neighborhood Coordination neighborhood meeting inquiry response
 - ___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - ___ Completed neighborhood meeting request form(s)
 - ___ If a meeting was requested or held, copy of sign-in sheet and meeting notes
- ___ Sign Posting Agreement
- ___ Required notices with content per IDO Section 14-16-6-4(K)(1) *(not required for extension)*
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- ___ Completed Site Plan Checklist
- ___ Site Plan and related drawings
- ___ Copy of the original approved Site Plan or Master Development Plan *(for amendments and extensions)*
- ___ Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
- ___ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units
- ___ Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2.) (d.) if site is within a designated landfill buffer zone
- ___ Infrastructure List, if required

☐ FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS - EPC

Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

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 on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

- ___ Interpreter Needed for Hearing? ___ if yes, indicate language: _____
- ___ PDF of application as described above
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Solid Waste Department signature on Site Plan
- ___ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ___ Approved Grading and Drainage Plan
 - ___ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan *(not required for Master Development Plans)*
 - ___ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ___ Site Plan and related drawings
- ___ Infrastructure List, if require

April 7, 2022

City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

Project: Take 5 Car Wash Facility
5565 4th Street NW
Albuquerque, NM 87107

Re: Development Review Board Application

To whom it may concern,

This letter is in response to requirement listed in the attached "Form S2" to provide "letter describing, explaining, and justifying the request" regarding our application to the Development Review Board to review our proposed project to be located at the address listed above.

Our project is a 4,068 square feet automatic car wash facility to include a 125' long automatic car wash bay, office, restroom, and equipment room. The site will encompass 3 parcels (D1, A, and E1 on attached Zone Atlas Page F-14-Z) as illustrated on the attached site plan / ALTA survey overlay on sheet C101. The overall site plan will include vehicle vacuum stalls, required site lighting, employee parking, pedestrian circulation, a dumpster enclosure, and customer vehicle stacking (queue) aisles leading to three(3) point of sale kiosks.

Per the attached pre-application meeting notes (PA# 22-074) and Table 6-1-1 of the Integrated Development Ordinance, we are required to submit a Site Plan – DRB application for further review and approvals prior to our building permit application.

If you have any questions or need anything further, please contact me by email or phone and we can discuss the issues and work through them. We anticipate this letter meeting your needs and hope to be able to work through any remaining items and resolve this application quickly, so let me know if there is anything else that I need to do to help you in attaining this goal.

Thanks,



Teo Nguyen, RA
tnguyen@morrisassoc.com
832.653.3243

14139 Huffmeister Road Cypress, TX 77429 P 832.334.5000 www.morrisassoc.com

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PRE-APPLICATION MEETING NOTES

PA#: 22-074 Notes Provided (date): 4-4-22

Site Address and/or Location: 5565 4th St NW

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request Demolition of current site/buildings to redevelop with an automatic car wash facility

Basic Site Information

Current Use(s): low density residential and Size (acreage): approximately 1 acre

commercial retail

Zoning: MX-M

Overlay Zone(s): CPO 9 – North 4th corridor

Comprehensive Plan Designations

Corridor(s): 4th St Main Street Corridor & Montano Rd.

Development Area: 5565 4th St. Change,

Major Transit Corridor

remaining parcels Consistency

Near Major Public Open Space (MPOS)? N/A

Center: N/A

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc.
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Car Wash

Use Specific Standards: 4-3(D)(16)

Applicable Definition(s):

Car Wash

A building, or portion of a building, containing facilities for the primary purpose of washing automobiles using production line methods with a chain conveyor, blower, steam cleaning device, or other mechanical devices or providing space, water, equipment, or soap for the complete or partial handwashing of such automobiles, whether by operator or by customer.

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

Process

Decision Type(s) (see IDO Table 6-1-1): Site Plan - DRB

Specific Procedure(s)*: 6-6(I)

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: DRB Is this a PRT requirement? Yes

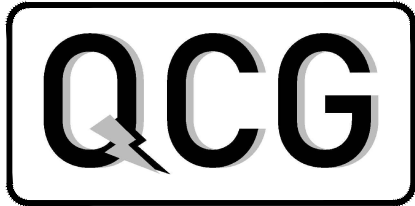
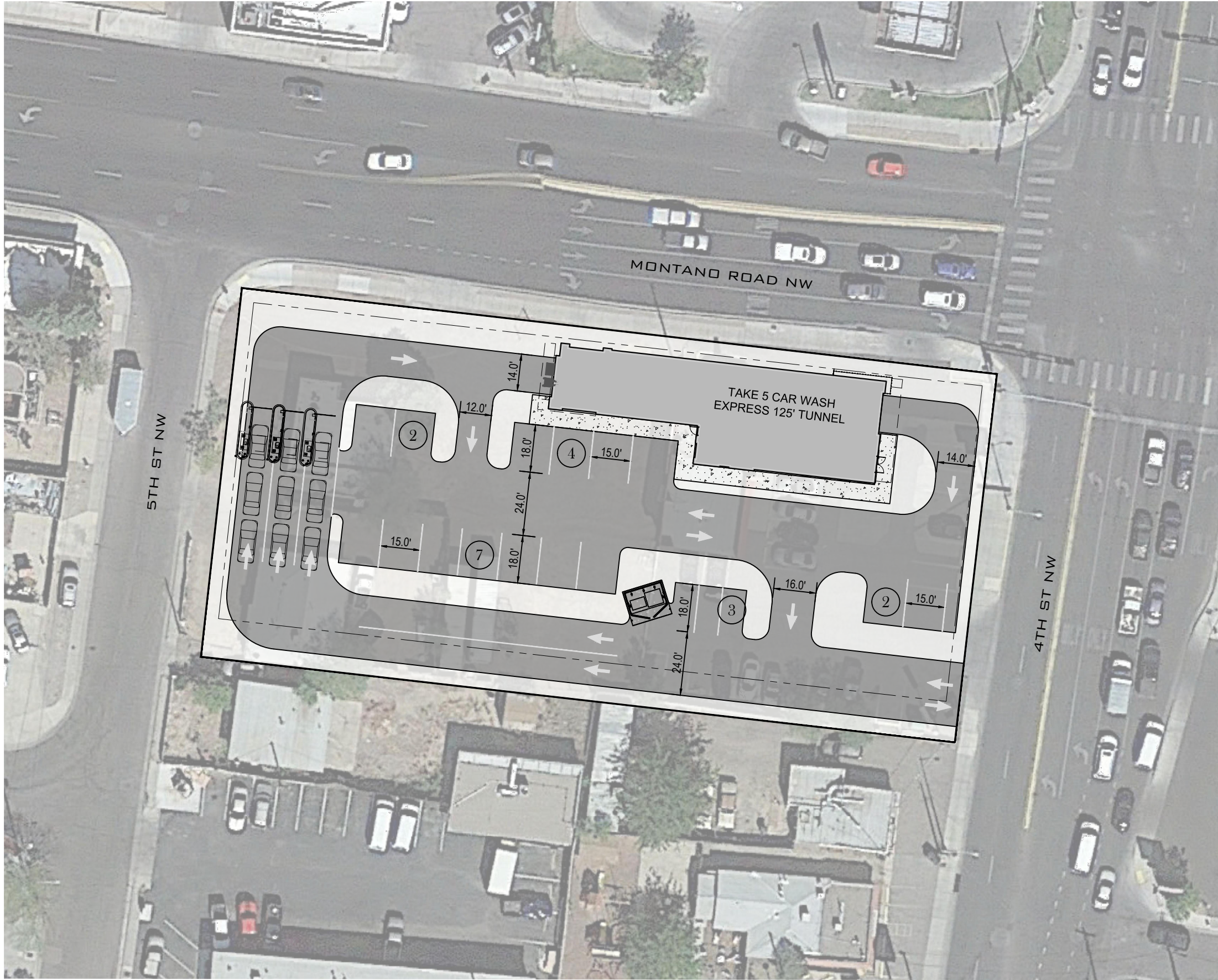
Handouts Provided

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input type="checkbox"/> Site Plan- EPC | <input checked="" type="checkbox"/> Site Plan- DRB |
| <input type="checkbox"/> Site Plan- Admin | <input type="checkbox"/> Variance-ZHE | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research | <input checked="" type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> Fire |

If you have additional questions, please contact Staff at planningprt@cabq.gov or at (505) 924-3860. Please include the PA# with your inquiry.

Additional Notes:

- You also include 424 MONTANO RD NW and a portion of 5514 5TH ST NW, ALBUQUERQUE NM 87107 in addition to 5565 4th St. on your conceptual Site Plan, but not on your request. To develop on three separate parcels. you may need a replat and **a Sketch Plat is recommended through the DRB many of your questions can also be answered through this process.**
 - **Please review application and information here**
<https://www.cabq.gov/planning/boards-commissions/development-review-board/sketch-plat>
- The Car Wash provides a Drive through on the two tracts where there was not previously a drive-through and greatly changes the access and circulation of the site. This will require a Site Plan DRB approval and will require city transportation engineering review and approval.
- Please see Car Wash Use Specific standards referenced above:
 - 4-3(D)(16)(b) A car wash building and any associated outdoor activities are prohibited within 50 feet in any direction of any Residential zone district or any lot containing a residential use in any Mixed-use zone district.
 - As long as the car wash building is located 50' from the adjacent residential lot line, it is permissive on the property.
- Please review IDO **3-4(J) NORTH 4TH CORRIDOR – CPO-9** (pg 100) for site standards in this character protection overlay zone.
 - Front setback is a minimum of 10' in this CPO & development shall comply with all requirements in the DPM related to transportation design standards
- Please review **5-6(E)(5) Area of Change Next to Area of Consistency** and **table 5-6-5**(pg 300).
 - One of the lots in your request, Lot A, is an area of Change, while lots D and E-1 are in areas of consistency which abut lots designated as areas of change. Landscape buffer shall be 25' minimum
 - 5-6(E)(5)(c) If the lot in the Area of Consistency is in any Mixed-use, NR-C, or NR-PO zone district, the requirements of Subsections 14-16-5-6(E)(1) and 14-16-5-6(E)(4) shall apply.
- Please see Table 2-4-5: MX-M Zone District Dimensional Standards Summary and Table 2-4-6 for other applicable IDO sections related to the MX-M zone.



PROJECT NAME: TAKE 5 EXPRESS CAR WASH
IN ALBUQUERQUE, NM

SITE ADDRESS: SWC OF 4TH ST & MONTANO
ALBUQUERQUE, NM

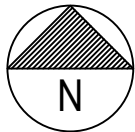
PARCEL AREA: ±0.92 AC (AS SHOWN)
JURISDICTION: CITY OF ALBUQUERQUE
ZONING: MX-M - MIXED-USE
MODERATE INTENSITY
COMMERCIAL
EXISTING USE: CAR WASH
PROPOSED USE: (PERMITTED USE)*
*MUST MEET CRITERIA LISTED IN CITY
OF ALBUQUERQUE CODE 4-3(D)(16)

SETBACK: FRONT: 5'
SIDE: 0'
REAR: 15'

FLOOD ZONE: ZONE X
MAP 35001C0119G
DATED 09/26/2008

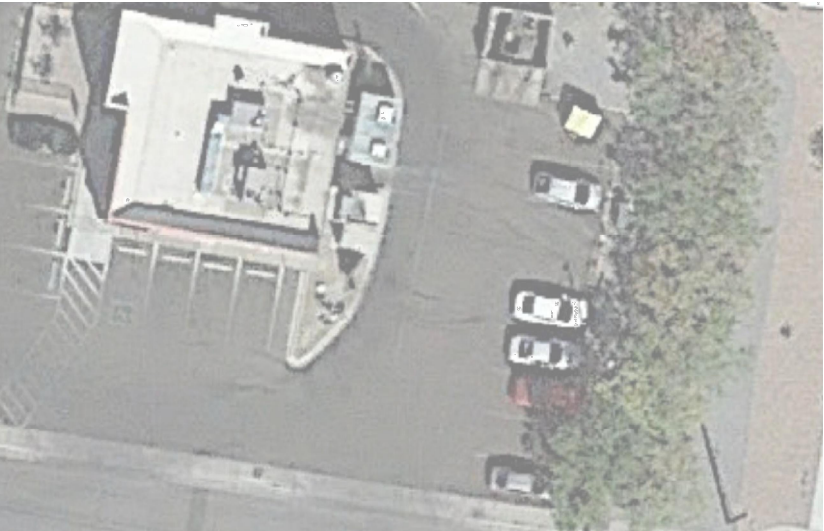
PARKING:
REQUIRED: 2 SPACE PER 1000 GFA OF
OFFICE/WAITING AREA
2 SPACES REQUIRED

PROVIDED: 15 VAC SPACES (15'x18')
3 SPACES (8.5'x18')
(24' TWO-WAY AISLES)



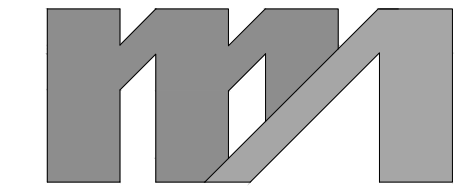
SCALE 1" = 40'

DRAWING DATE: 11/19/2021 DRAWING NO: 21-769





440 SOUTH CHURCH ST.
SUITE 700
CHARLOTTE, NC 28202



14139 HUFFMEISTER ROAD
CYPRESS, TX 77429
PHONE: (832) 334-5000
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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	17 (14 VAC SPACES + 3 EMPLOYEE SPACES)
PARKING SPACES (ACC)	1 (INCLUDED IN TOTAL COUNT)

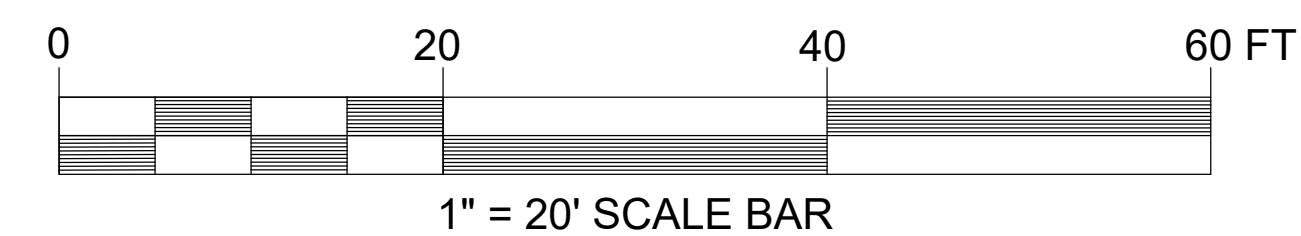
SITE KEYNOTES:

- 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

NOTES:

1. ALL UTILITIES ARE AVAILABLE TO THE SITE
2. SITE DOES NOT APPEAR TO HAVE ANY ENCROACHMENT
3. THIS SITE PLAN IS NOT FOR BIDDING OR CONSTRUCTION

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



REVISIONS
DESCRIPTION

DATE

#

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

SHEET TITLE:
ALTA OVERLAY

DRAWN BY:
CHECKED BY:
PROJECT #:

SHEET NO.

C101



Zoning Data

NUMBER OF STRIPED PARKING SPACES:

REGULAR = 26
HANDICAPPED= 0
TOTAL= 26

ZONING REPORT NOT PROVIDED

Notes Corresponding to Schedule B-II

- TITLE COMMITMENT NO. SP000127938 PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JANUARY 21, 2022
SCH. B-II DESCRIPTION
ITEM NO.
9. RESERVATIONS AS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA RECORDED IN BOOK 80, PAGE 353, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
10. EASEMENTS, COVENANTS AND OTHER MATTERS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION FILED APRIL 29, 1982, IN MAP BOOK C36, PAGE 99, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL I)
11. EASEMENTS, COVENANTS AND OTHER MATTERS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION FILED MAY 10, 1982, IN MAP BOOK C19, PAGE 141, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL II)
12. EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED NOVEMBER 19, 1938 IN PLAT BOOK B1, PAGE 60, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL III)
13. MORTGAGE DATED SEPTEMBER 14, 2021, BY PELIGRO, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY TO NEW MEXICO BANK & TRUST, IN THE AMOUNT OF \$340,000.00, FILED SEPTEMBER 15, 2021, AS DOCUMENT NO. 2021109541, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO THE FEE SIMPLE ESTATE)
14. ASSIGNMENT OF RENTS DATED SEPTEMBER 14, 2021, BY PELIGRO, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY TO NEW MEXICO BANK & TRUST, FILED SEPTEMBER 15, 2021, AS DOCUMENT NO. 2021109542, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO THE FEE SIMPLE ESTATE)
15. TEMPORARY CONSTRUCTION EASEMENT RECORDED IN BOOK MISC. 750A, PAGE 840 AS DOCUMENT NO. 8945320, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL III)
16. ANY AND ALL RIGHTS, CLAIMS, LIENS OR EQUITIES IN FAVOR OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT WHICH MAY AFFECT THE SUBJECT PREMISES.
17. RIGHTS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASE OR RENTAL AGREEMENTS.
18. ANY POSSIBLE ASSESSMENTS FOR PAVING, SEWER OR WATERLINE EXTENSIONS WHICH MAY EXIST, BUT HAVE NOT YET BEEN RECORDED.

Key Note Legend

- ☐ AFFECTS SUBJECT PROPERTY: AS SHOWN
- ☐ AFFECTS SUBJECT PROPERTY: NON-SURVEY MATTER

Notes

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF VISIBLE ABOVE GROUND APPURTENANCES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
3. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED
4. THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=20' WITH A CONTOUR INTERVAL OF ONE FOOT.
5. NM ONECALL TICKET NO. 22MA180516

Statement of Encroachments

- A. APPARENT ENCROACHMENT OF OVERHEAD UTILITIES ONTO SUBJECT PROPERTY
- B. APPARENT ENCROACHMENT OF TELEPHONE PEDESTAL ONTO SUBJECT PROPERTY
- C. APPARENT ENCROACHMENT OF GAS LINE ONTO SUBJECT PROPERTY
- D. APPARENT ENCROACHMENT OF WOOD FENCE INTO PUBLIC ROW

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0119G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, 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.

ALTA/NSPS Land Title Survey

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 2022

Legal Description

PARCEL I:
LOT "D1" OF THE PLAT OF LOTS D1 AND D2, NORTH FOURTH STREET HOMESITES 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, 1982 IN MAP BOOK C36, PAGE 99.

PARCEL II:
LOT "E-1" OF THE PLAT OF LOTS E-1 AND F-1, NORTH FOURTH STREET HOMESITES, 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 MAY 10, 1982 IN MAP BOOK C19, PAGE 141.

PARCEL III:
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;
LESS AND EXCEPTING FROM SAID LOT "A" THAT PORTION DECEDED TO THE CITY OF ALBUQUERQUE BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN BOOK D360A, PAGE 849 AS DOCUMENT NO. 8945319, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY 4TH STREET, N.W., 5TH STREET, N.W AND MONTANO ROAD, N.W., THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.

Surveyor's Certificate

TO BOING US HOLDCO, INC., A DELAWARE CORPORATION AND CHICAGO 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(b) AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 16, 2022.

DATE OF PLAT OR MAP: MARCH 25, 2022

I FURTHER CERTIFY THAT THIS SURVEY 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 STANDARD REQUIREMENTS FOR LAND 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 BELIEF.

TOPOGRAPHY BY BY FIELD SURVEYS USING GPS RTK MEASUREMENTS BASED ON ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM (AGRS) MONUMENTS. ELEVATIONS BASED ON AGRS MONUMENT "DOUGLAS" (NAVD 1988). THIS SURVEY MEETS THE MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

Larry W. Medrano
I attest to the accuracy
and integrity of this
document
2022.03.25
16:19:02-06'00'

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

DATE

DIGITAL SIGNATURE IS INVALID WITHOUT DIGITAL CERTIFICATION



REVISIONS				COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION			
NO.	DATE	BY	DESCRIPTION	STATE PLANE ZONE:	GRID	UTM GRID COORDINATES:	GEIOD:	LAND GRANT	PROPERTY OWNER	ADDRESS	CREW/TECH:	DATE OF SURVEY							
				NM-C	GRID	ABQ GEIOD		ELENA GALLEGOS GRANT	PELIGRO LLC	5565 4TH STREET N.W. 5514 5TH STREET N.W. 424 MONTANO ROAD, N.W.	SP	03/10-16/2022							
				HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION 32	TOWNSHIP 11 NORTH	RANGE 3 EAST	MERIDIAN NMPM	SUBDIVISION NAME NORTH FOURTH STREET HOMESITES	DRAWN BY: JK	CHECKED BY: LM					
				CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0											
				COMBINED SCALE FACTOR: GRID TO GROUND: 1.000317649 GROUND TO GRID: 0.999682452				E = 0											
				DISTANCE ANNOTATION: GROUND				ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: YES	CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 101406145427140222 101406144027642023 101406143926842024	PSI JOB NO. 228075AL	SHEET NUMBER 1 OF 2				
													</						

ALTA/NSPS Land Title Survey

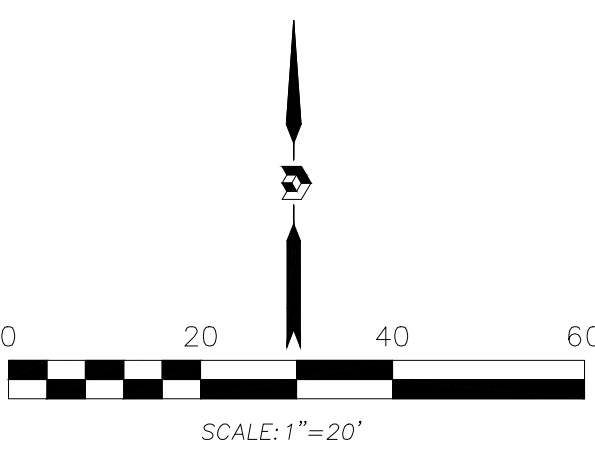
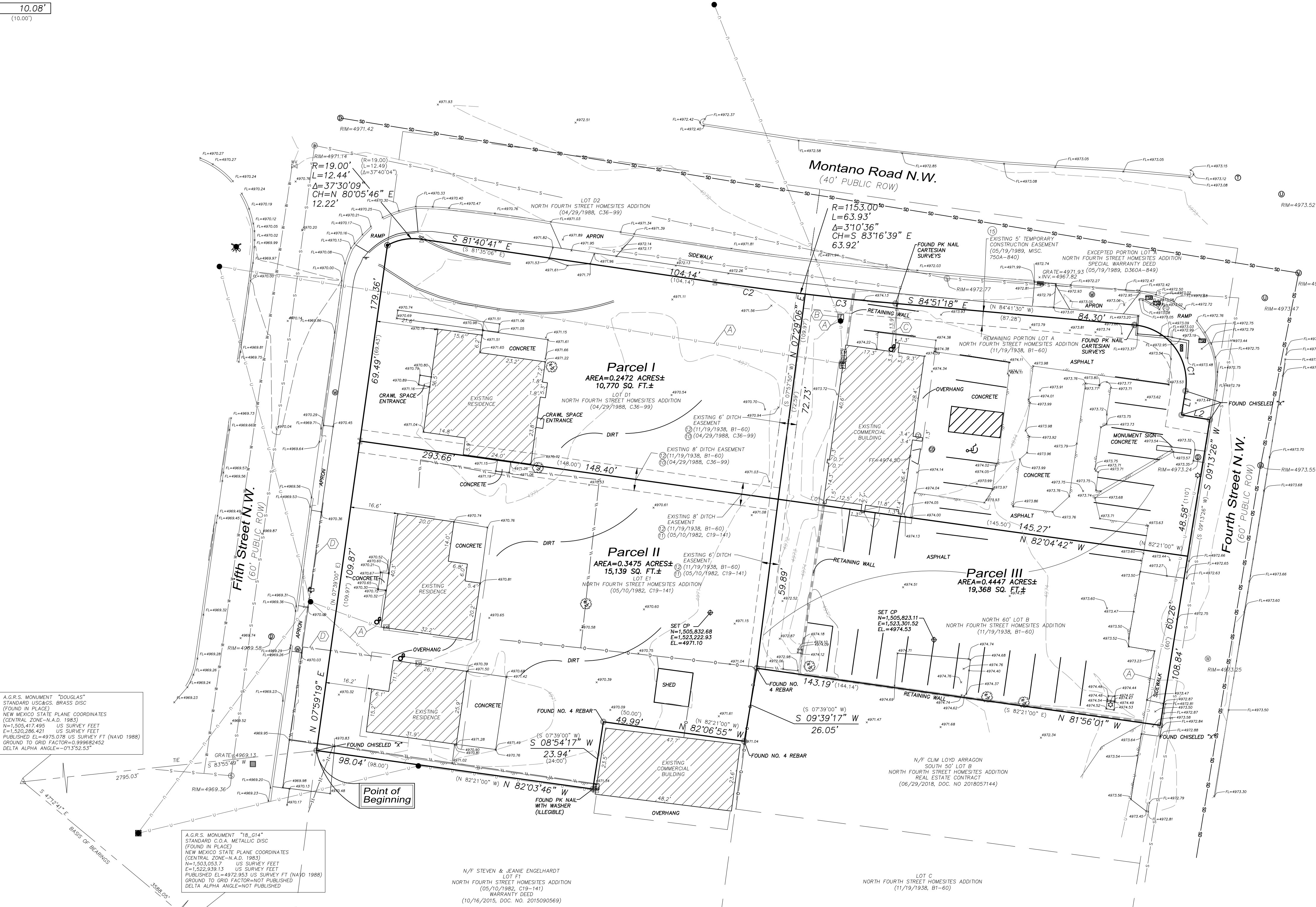
Lots D-1, E-1, The Remaining Portion of Lot A & The North 60' Lot B
North Fourth Street Homesites
Albuquerque, Bernalillo County, New Mexico
March 2022

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	32.87'	29.29'	S 37°41'59" E	94°09'08"
(R=20.00) (L=32.79) (CH=29.24) (CH=37°43'12" W) (Δ=93°36'38")					
C2	1153.00'	32.00'	32.00'	S 82°29'03" E	1°35'24"
(R=1153.00) (L=32.00) (CH=32.00) (CH=82°29'03" E) (Δ=1°36'11")					
C3	1153.00'	31.93'	31.93'	S 84°04'21" E	1°35'12"
(R=1153.00) (L=31.93) (CH=31.93) (CH=84°04'21" E) (Δ=1°35'38")					

Line Table

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')		



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 1998" SET THIS SURVEY
⊕	CONTROL POINT
⊗	SET THIS SURVEY
⊙	FOUND ALUMINUM AG'S MONUMENT AS DESIGNATED
⊗	FOUND BATHEMY MARKER "CARTESIAN SURVEYS 14271"
⊙	UTILITY POLE
⊗	ELECTRIC BOX
⊙	ELECTRIC METER
⊗	LIGHT POLE
⊙	TRANSFORMER
⊗	TRAFFIC SIGNAL BOX
⊙	TRAFFIC LIGHT
⊗	WATER METER
⊙	WATER VALVE
⊗	FIRE HYDRANT
⊙	SANITARY SEWER MANHOLE
⊗	STORM SEWER MANHOLE
⊙	CLEANOUT
⊗	UNKNOWN MANHOLE
⊙	TELEPHONE PEDESTAL
⊗	SIGN
⊙	MAILBOX
⊗	GAS METER
⊙	MEDIAN INLET
⊗	CURB INLET
⊙	GUARD POST
⊗	TREE
⊙	HANDICAP PARKING SPACE
⊗	EDGE OF ASPHALT
⊙	CURB AND GUTTER
⊗	OVERHEAD UTILITY LINE
⊙	CHAIN LINK FENCE
⊗	WOOD FENCE

A.G.R.S. MONUMENT "DOUGLAS" STANDARD USCAR'S BRASS DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N=1,505,417.495 US SURVEY FEET
E=1,500,286.461 US SURVEY FEET
PUBLISHED EL=4975.078 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.99962452
DELTA ALPHA ANGLE=0°12'52.33"

A.G.R.S. MONUMENT "18_014" STANDARD C.O.A. METALLIC DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N=1,503,053.7 US SURVEY FEET
E=1,522,939.13 US SURVEY FEET
PUBLISHED EL=4972.903 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=NOT PUBLISHED
WARRANTY DEED
DELTA ALPHA ANGLE=NOT PUBLISHED

N/T STEVEN & JEANIE ENGELHART
LOT 1
NORTH FOURTH STREET HOMESITES ADDITION
(05/10/1982, C19-141)
WARRANTY DEED
(10/16/2015, DOC. NO. 2015090569)


REVISIONS			COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION			PROPERTY INFORMATION			PROJECT INFORMATION	
NO.	DATE	BY DESCRIPTION	STATE PLANE ZONE:	GRID	GEOD:	LAND GRANT	TOWNSHIP	RANGE	SUBDIVISION NAME	PROPERTY OWNER	ADDRESS	CREW/TECH:	DATE OF SURVEY
			NM-C	GRID	ABQ GEIOD	ELENA GALLEGOS GRANT	11 NORTH	3 EAST	NORTH FOURTH STREET HOMESITES	PELIGRO LLC	5565 4TH STREET N.W. 5514 5TH STREET N.W. 424 MONTANO ROAD, N.W.	SP	03/10-16/2022
			NAD83	NAVD88								DRWN BY:	CHECKED BY:
												LM	LM
												PSI JOB NO.	SHEET NUMBER
												228075AL	2 OF 2



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.1900 FAX

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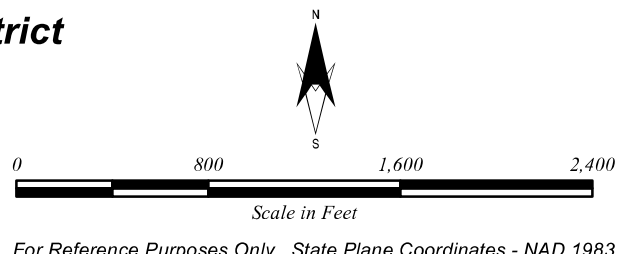
MAP 32

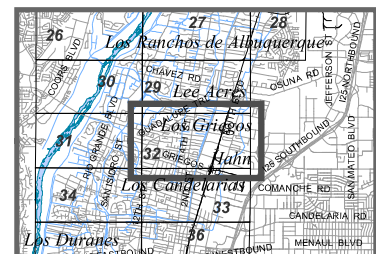
- Public ROW
- Parcel Line
- Combination Line
- MRGCD Facility
- Road Network
- MRGCD ROW
- MRGCD Easement

- County Boundary
- MRGCD Jurisdiction
- Pueblo Land
- National Wildlife Refuge
- MRGCD Right of Way


- Section Corner
- Railroad Milepost

Middle Rio Grande Conservancy District
2019 PROPERTY MAP
BERNALILLO COUNTY
T11N R3E 32 & 33





MAP 32



MAP 32