



DEVELOPMENT FACILITATION TEAM (DFT) APPLICATIONS

Effective 12/15/2022

Please check the appropriate box(es) and r time of application.	efer to supplemental	forms for submittal requ	uirements. All fees must be paid at the
MISCELLANEOUS APPLICATION	ONS	☐ Extension of Infrastructu	re List or IIA (Form S3)
☐ Site Plan Administrative DFT (Forms P & P2)			PRE-APPLICATIONS
☐ Final EPC Sign-off for Master Development/Site I	Plans - EPC (Form P2)	■ Sketch Plat Review and	Comment (Form S3)
☐ Amendment to Infrastructure List (Form S3)	1	☐ 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		l Visita in the state of the st	
Ventura Subdivision; Develop Lot 2	0-A into a drive-t	hru oil change facili	ty.
APPLICATION INFORMATION			
Applicant/Owner: Durban Development (Zack	Holland)		Phone:(704) 319-8343
Address:106 Foster Avenue	2		Email:zack.holland@durbandevelopment.com
City:Charlotte		State: NC	Zip:28203
Professional/Agent (if any): Galloway & Compan	y (Doug Jones)		Phone:(303) 770-8884
Address:5500 Greenwood Plaza Boulevard,	Suite 200		Email:DougJones@gallowayus.com
City:Greenwood Village		State:CO	Zip:80111
Proprietary Interest in Site:None, Consultant		List <u>al</u> l owners: Durban	Development
SITE INFORMATION (Accuracy of the existing leg	al description is crucia	<u>l</u> ! Attach a separate sheet i	necessary.)
Lot or Tract No.:19 & 20		Block:24	Unit:N/A
Subdivision/Addition:Buena Ventura		MRGCD Map No.:	UPC Code: 102005752818042507, 102005752815442508
Zone Atlas Page(s):K-20-Z	Existing Zoning:MX-	L	Proposed ZoningMX-L
# of Existing Lots:2	# of Proposed Lots:1		Total Area of Site (Acres):0.3317 AC.
LOCATION OF PROPERTY BY STREETS			
Site Address/Street:321 Eubank Blvd NE	Between: Chico R	ld NE	and: Copper Ave NE
CASE HISTORY (List any current or prior project	and case number(s) tha	at may be relevant to your r	equest.)
I certify that the information I have included here and	d sent in the required not	ice was complete, true, and a	accurate to the extent of my knowledge.
Signature:			Date: 08/22/23
Printed Name: Zack Holland			■ Applicant or □ Agent

FORM S3 Page 1 of 2

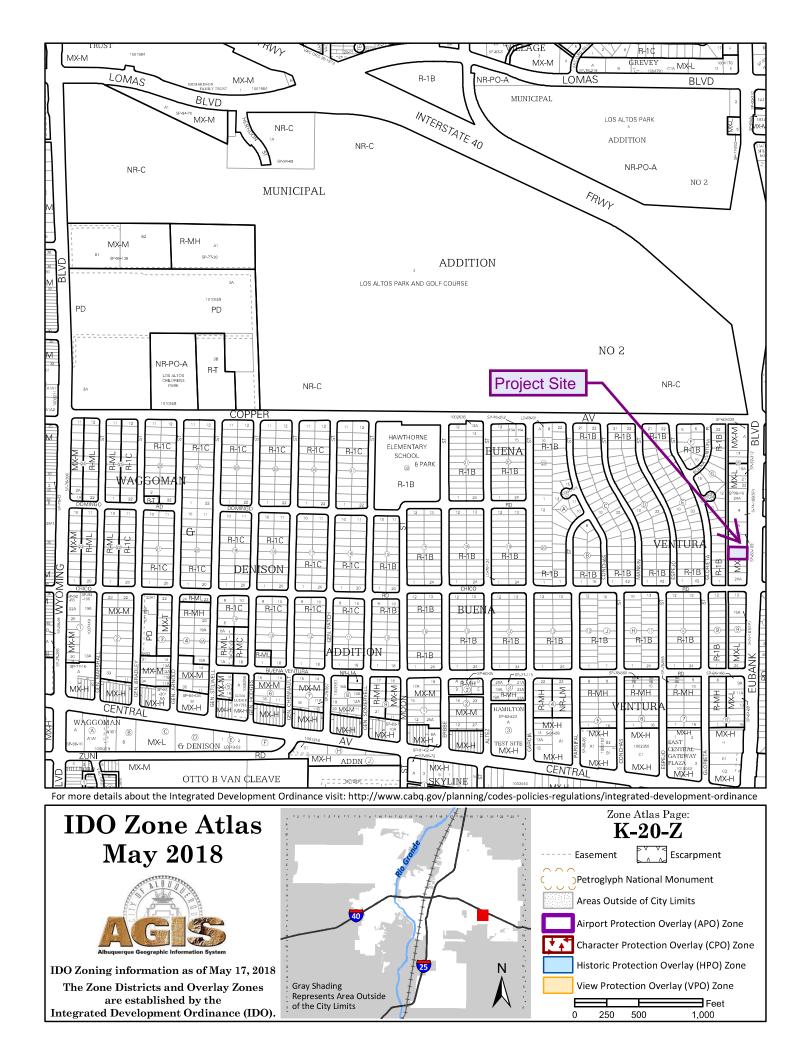
FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022
AMENDMENT TO INFRASTRUCTURE LIST
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 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) Proposed Amended Infrastructure List
6) Original Infrastructure List
TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
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) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions
EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
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 man with the entire site clearly outlined and laheled

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. 1) DFT Application form completed, signed, and dated Χ 2) Form S3 with all the submittal items checked/marked Χ 3) Zone Atlas map with the entire site clearly outlined and labeled Χ 4) Letter describing, explaining, and justifying the request Χ 5) Scale drawing of the proposed subdivision plat or Site Plan Χ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-

of-way, and street improvements, if there is any existing land use

FORM S3

Page 2 of 2





August 22, 2023

Development Facilitation Team City of Albuquerque Planning Department 600 2nd Street NW Albuquerque, NM 87102

RE: Lots 19 & 20, Block 24, Buena Vista Subdivision – NWC Eubank Blvd NE & Chico Rd NE – Sketch Plat Review Request - Development Facilitation Team (DFT)

Development Facilitation Team,

On behalf of Durban Development (Applicant); Galloway & Company, Inc. (Agent) formally submits the enclosed documents for review of a Sketch Plat (Application) pursuant to IDO Section 14-16-6-5(D). The proposed Sketch Plat is to combine Lots 19 & 20, Block 24, Buena Ventura Subdivision into proposed Lot 20-A and develop the lot into a drive-thru oil change facility. The development is consistent with the current Mixed Use – Low Intensity Zone District (MX-L) land use designation. Right-of-way improvements will be required for the public alley west of the site. This development will comply with all applicable sections of the DPM and other City regulations.

We appreciate your consideration of our Application and look forward to discussing the project with the DFT. In the meantime, please let us know should you need additional information or have questions.

Sincerely,

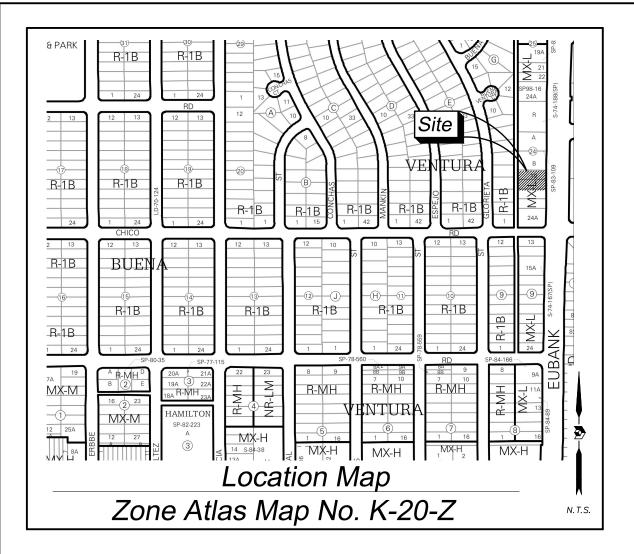
GALLOWAY

Doug Jones Civil Design Engineer <u>DougJones@GallowayUS.com</u> 303-770-8884

CC: Durban Development

Zack Holland, Assistant Development Director





Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.3340 ACRES± ZONE ATLAS INDEX NO: K-20-Z NO. OF TRACTS CREATED: 0 NO. OF LOTS CREATED: 1 MILES OF FULL-WIDTH STREETS CREATED: NONE

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.
- 3. WARRANTY DEED (03/21/2003, BK. A52, PAGE 5230, DOC. NO. 2003045320).

Public Utility Easements

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

A. <u>PUBLIC SERVICE COMPANY OF NEW MEXICO</u> ("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. <u>NEW MEXICO GAS COMPANY</u> 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. <u>CABLE TV</u> 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 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 YOLATIONS 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.

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.

Legal Description

LOTS NUMBERED NINETEEN (19) AND TWENTY (20) IN BLOCK NUMBERED TWENTY-FOUR (24) OF BUENA VENTURA SUBDIVISION, BERNALILLO COUNTY, NEW MEXICO, 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 SEPTEMBER 11, 1941, IN PLAT BOOK C1, PAGE 8.

LESS AND EXCEPTING THE WESTERLY TWENTY FEET (WLY. 20') OF LOTS NUMBERED NINETEEN (19) AND TWENTY (20) AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED TO THE CITY OF ALBUQUERQUE, NEW MEXICO, A MUNICIPAL CORPORATION FILED JUNE 30, 1967 IN BOOK D829 PAGE 770, AS DOCUMENT NO. 55148.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON LOTS 19 AND 20, BLOCK 24. BUENO VENTURA SUBDIVISION, PARCEL IDS:

LOT 19-102005752816042507, LOT 20-102005752815442506

BERNALILLO COUNTY TREASURER'S OFFICE: __

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE EXISTING LOTS 19 AND 20, BLOCK 24, BUENA VENTURA SUBDIVISION INTO ONE NEW LOT.

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

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

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

ROSEMARY VALDEZ	DATE
TRUSTEE	
ROSEMARY S. VALDEZ REVOCABLE TRUST	
OWNER LOTS 19 AND 20, BLOCK 24, BUENA VENTURA SUBDIVISION	

Acknowledgment

STATE OF NEW MEXICO) SS COUNTY OF BERNALILLO)

	S INSTRUMENT WAS ACKNOWLEDGED B SEMARY VALDEZ, TRUSTEE	BEFORE ME	THIS	DAY OF .	,	2023
BY	NOTARY PUBLIC	_ MY COMM	ISSION EXPIRES:			

Sketch Plat of Lot 20-A, Block 24

Buena Ventura Subdivision

Section 20, Township 10 North, Range 4 East, N.M.P.M.

Albuquerque, Bernalillo County, New Mexico
August 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
CITY ENGINEER	DATE
PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
HYDROLOGY	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 DATE
N.M.P.S. No. 11993

COORDINATE AND	DIMENSION INFO	ORMATION			PLSS INF	ORMATION			INDEXING INFORMATION FOR C	COUNTY CLERK
STATE PLANE ZONE: NM-C	GRID /GROUND COORDIN		Q GEOID		LAND GRA	NT			PROPERTY OWNER ROSEMARY VALDEZ, TRUSTEE	, ROSEMARY S. VALDEZ RVT
NAD83 NA CONTROL USED: ALBUQUERQUE G			0° 00' 00.00" BASE POINT FOR SO N = 0	MATCHES DRAWING UNITS YES ALING AND/OR ROTATION:	SECTION 20	TOWNSHIP 10 NORTH	RANGE 4 EAST	MERIDIAN NMPM	SUBDIVISION NAME BUENA VENTURA	
GRID TO GROUNE GROUND TO GRIE		DISTANCE ANNOTATION GROUND BEARING ANNOTATION: GRID	E = 0	ATION: ELEVATIONS VALID: NO	CITY ALBUQU	ERQUE	COUNTY BERNALILLO	STATE NM	UPC LOT 19-102005752816042507 LOT 20-102005752815442506	ADDRESS NONE ASSIGNED



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

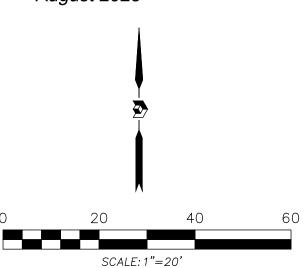
505.856.5700 PHONE

PRO	JECT INFOR	MATION
CREW MC	//TECH:	DATE OF SURVEY 04/04/2023
DRAW KH	/N BY:	CHECKED BY: LM
PSI JO 2320)B NO. 58P	SHEET NUMBER 1 OF 2

Sketch Plat of Lot 20-A, Block 24 Buena Ventura Subdivision

Section 20, Township 10 North, Range 4 East, N.M.P.M.

Albuquerque, Bernalillo County, New Mexico August 2023



Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES (N 90°00'00" E) RECORD BEARINGS AND DISTANCES FOUND AND USED MONUMENT AS DESIGNATED \bigcirc

DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY

FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

N 15°33'25" W - - BASIS OF BEARINGS 2090.92'

N 89°21'39" W 6.60'

143.78'

(s 90°00'00" E) S **89°21'39"** E

ALLEY

LOT 5, BLOCK G BUENA VENTURA (07/18/1958, C4—5)

LOT 4, BLOCK G BUENA VENTURA (07/18/1958, C4–5)

LOT 3, BLOCK G BUENA VENTURA (07/18/1958, C4-5)

A.G.R.S. MONUMENT "5_K20" STANDARD C.O.A. BRASS DISC (FOUND IN PLACE)

(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,482,001.249 US SURVEY FEET
E=1,553,259.684 US SURVEY FEET
PUBLISHED EL=5429.995 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999652832
DELTA ALPHA ANGLE=-0'10'02.59"

EXISTING 5' PUBLIC UTILITY EASEMENT -(04/14/1954, Bk. D275, Pg. 453)

FOUND REBAR WITH CAP ILLEGIBLE— HELD FOR LINE ONLY

A.G.R.S. MONUMENT "LSS_302"
STANDARD C.O.A. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,479,987.634 US SURVEY FEET
E=1,553,820.265 US SURVEY FEET PUBLISHED EL=5444.139 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999652045
DELTA ALPHA ANGLE=-0'09'58.59"

LOT B, BLOCK 24 BUENA VENTURA (05/03/1983, C21–58)

FORMER
REMAINING PORTION
LOT 19, BLOCK 24,
BUENA VENTURA (09/11/1941, C1-8)

FORMER Remaining Portion Lot 20, Block 24, Buena Ventura (09/11/1941, C1-8)

LOT 21, BLOCK 24 BUENA VENTURA (09/11/1941, C1-8)

LOT LINE ELIMINATED — BY THIS PLAT

Lot 20-A, Block 24

AREA=0.3340 ACRES± 14,551 SQ. FT.± VACANT LAND

EXISTING 7' UTILITY EASEMENT (05/03/1983, C21-58)

FOUND REBAR

N 89°21'39" W (N 90°00'00" W)

WITH CAP -ILLEGIBLE

FOUND REBAR 145.39'



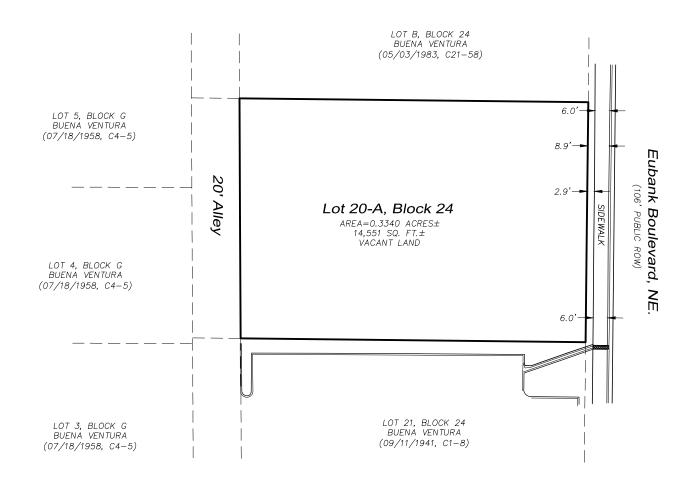
OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113

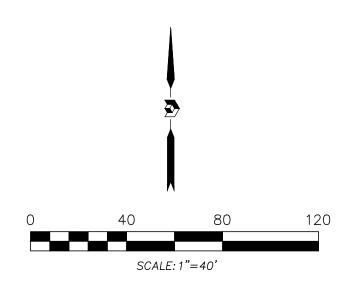
505.856.5700 PHONE

PROJECT INFORI	MATION
CREW/TECH:	DATE OF SURVEY 04/04/2023
DRAWN BY: KH	CHECKED BY:
PSI JOB NO. 232058P	SHEET NUMBER 2 OF 2

Sidewalk Exhibit For Lot 20-A, Block 24 Buena Ventura Subdivision

Section 20, Township 10 North, Range 4 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
August 2023





COORDINATE AND	DIMENSION INFO	ORMATION			PLSS INF	ORMATION			PROJECT INFOR	MATION	PROPERTY INFORMATION	
STATE PLANE ZONE: NM-C	GRID /GROUND COORDIN	GLIC	BQ GEIOD		LAND GRAI	NT			CREW/TECH: MC	DATE OF SURVEY 04/04/2023	PROPERTY OWNER ROSEMARY VALDEZ, TRUSTEE , ROSI	EMARY S. VALDEZ RVT
HORIZONTAL DATUM: VERT				MATCHES DRAWING UNITS								
	VD88		0° 00' 00.00"	YES	SECTION	TOWNSHIP	RANGE	MERIDIAN	DRAWN BY:	CHECKED BY:	SUBDIVISION NAME	ADDRESS
CONTROL USED:	FORETIO REFER	THE OVERTIME	BASE POINT FOR SCA	ALING AND/OR ROTATION:	20	10 NORTH	4 EAST	NMPM	KH	LM		
ALBUQUERQUE G			N = 0		20	IUNORIH	4 EAST	NIVIPIVI			BUENA VENTURA	NONE ASSIGNED
COMBINED SCALE FACTOR:		DISTANCE ANNOTATIO	N: E = 0						PSI JOB NO.	SHEET NUMBER		
GRID TO GROUND: 1.0	0024760224	GROUND			CITY		COUNTY	STATE	FSI JOB NO.		UPC	SECOND ADDRESS
GROUND TO GRID: 0.9		GRID	+0 00'	TION: ELEVATIONS VALID:	ALBUQU	ERQUE	BERNALILLO) NM	232058SW	1 OF 1	LOT 19-102005752816042507 LOT 20-102005752815442506	N/A



Drawn By:	raa
Checked By:	raa
Date:	08/22/23

TAKE 5 OIL CHANGE

NWC EUBNAK BLVD NE & CHICO RD NE ALBUQUERQUE, NM CONCEPT SITE PLAN