



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

BRIEF DESCRIPTION OF REQUEST

Combine Lots 19 & 20, Block 24, Buena Ventura Subdivision into proposed Lot 20-A, Block 24, Buena Ventura Subdivision; Develop Lot 20-A into a drive-thru oil change facility.

APPLICATION INFORMATION

Applicant/Owner: Durban Development (Zack Holland)		Phone: (704) 319-8343
Address: 106 Foster Avenue		Email: zack.holland@durbandevelopment.com
City: Charlotte	State: NC	Zip: 28203
Professional/Agent (if any): Galloway & Company (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>all</u> owners: Durban Development	

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

Lot or Tract No.: 19 & 20	Block: 24	Unit: N/A
Subdivision/Addition: Buena Ventura	MRGCD Map No.:	UPC Code: 102005752816042507, 102005752815442506
Zone Atlas Page(s): K-20-Z	Existing Zoning: MX-L	Proposed Zoning: MX-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: 325 Eubank Blvd NE Between: Chico Rd NE and: Copper Ave NE

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

PR-2023-009138, PS-2023-00149

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:	Date: 02/28/24
Printed Name: Zack Holland	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

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 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 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**

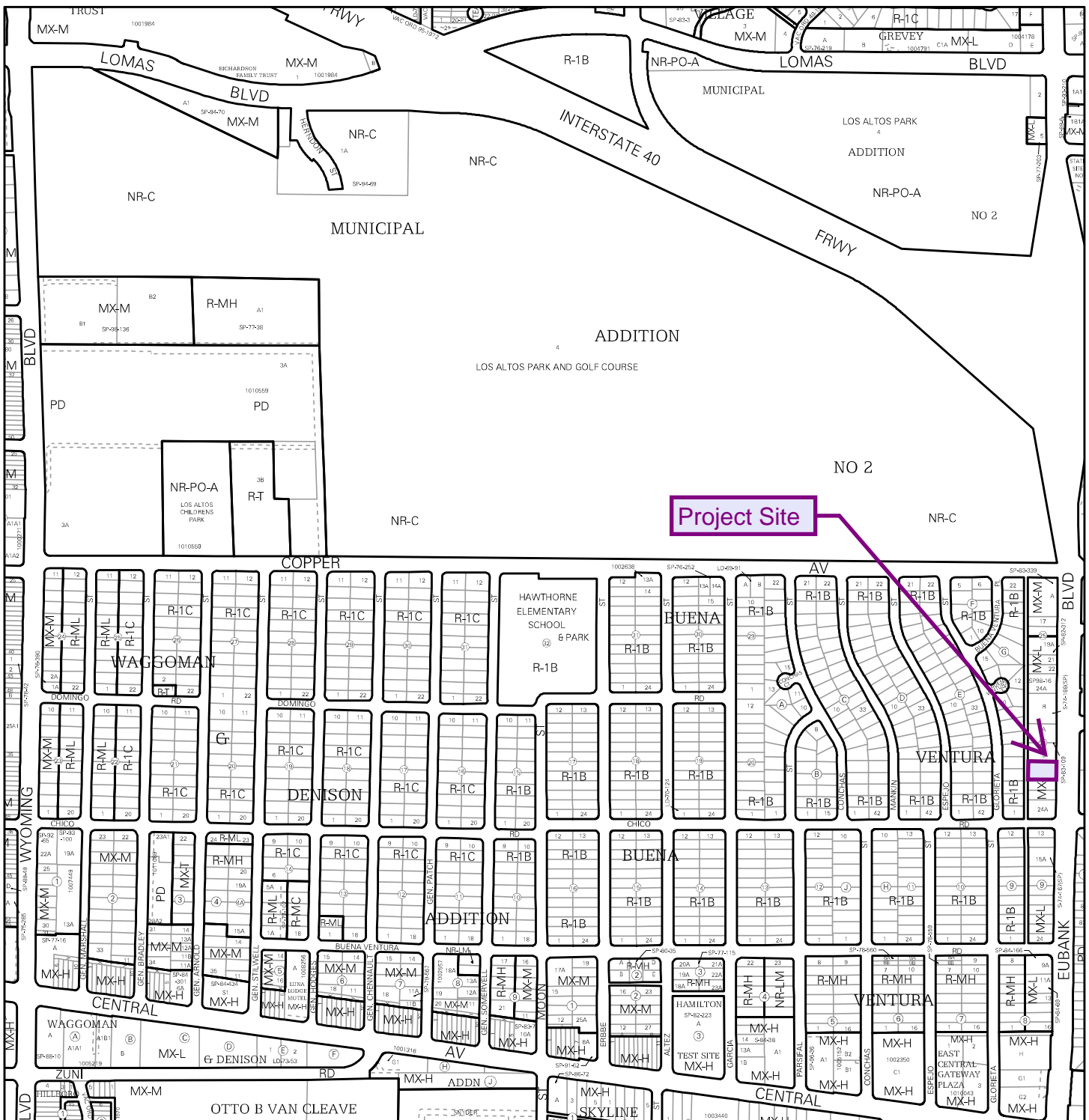
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

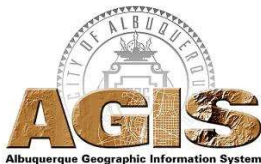
- X ___ 1) DFT Application form completed, signed, and dated
- X ___ 2) Form S3 with all the submittal items checked/marked
- X ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- X ___ 4) Letter describing, explaining, and justifying the request
- X ___ 5) Scale drawing of the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



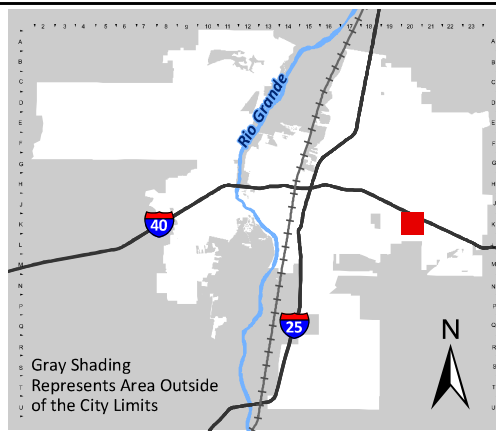
Project Site

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

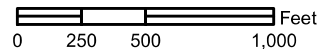


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
K-20-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





6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

February 28, 2024

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.

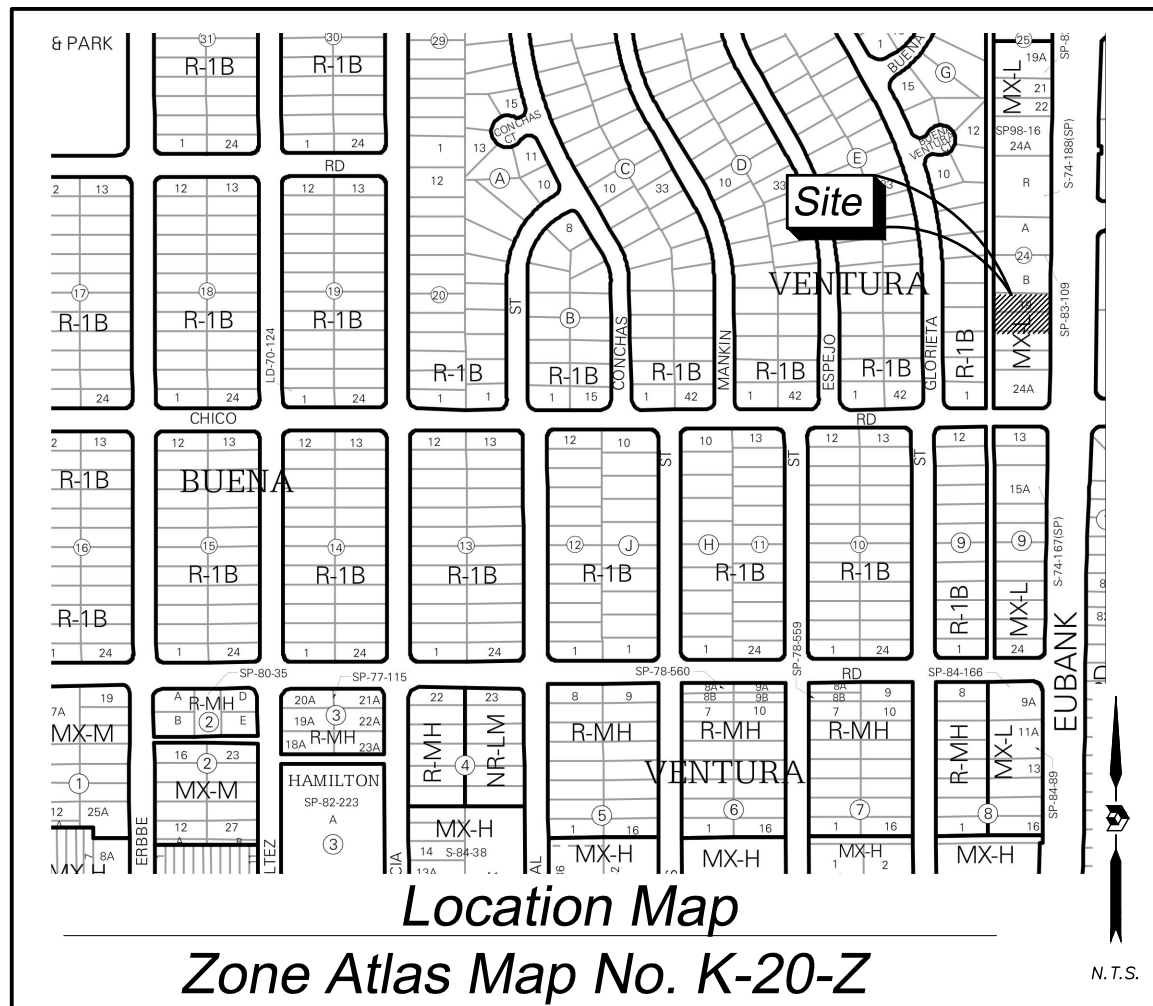
Sincerely,

GALLOWAY

Doug Jones
Civil Design Engineer
DougJones@GallowayUS.com
303-770-8884

CC: Durban Development
Zack Holland, Assistant Development Director





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

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 ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

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.

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)
 COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 BY
 ROSEMARY VALDEZ, TRUSTEE

BY _____ MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

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
 N.M.P.S. No. 11993

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. 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 ERRECTED 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/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHEAR 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.

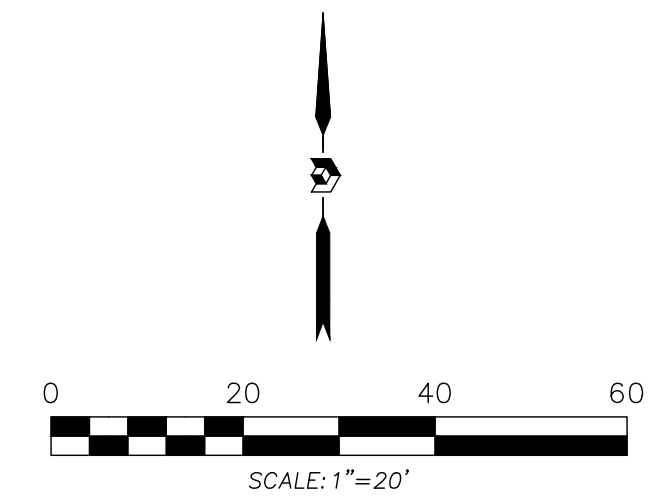
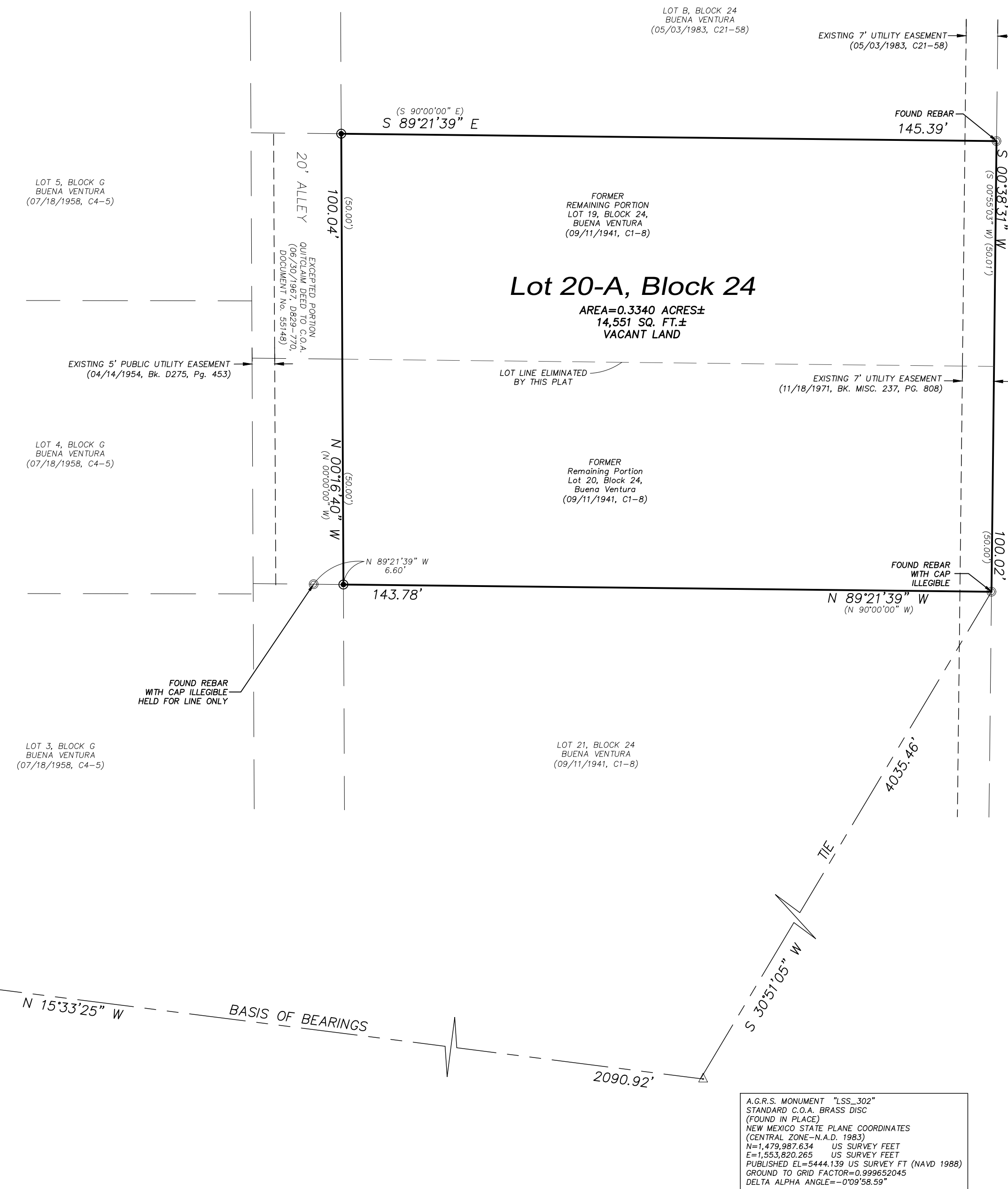
COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION			INDEXING INFORMATION FOR COUNTY CLERK			PROJECT INFORMATION								
STATE PLANE ZONE: NM-C			GRID /GROUND COORDINATES: ABQ GEOID			LAND GRANT: N/A			PROPERTY OWNER: ROSEMARY VALDEZ, TRUSTEE , ROSEMARY S. VALDEZ RVT								
HORIZONTAL DATUM: NAD83			VERTICAL DATUM: NAVD88			SECTION: 20			TOWNSHIP: 10 NORTH			RANGE: 4 EAST					
UNITS: U.S. SURVEY FEET			ROTATION ANGLE: 0° 00' 00.00"			MERIDIAN: NMPM			SUBDIVISION NAME: BUENA VENTURA			CITY: ALBUQUERQUE					
MATCHES DRAWING UNITS: YES			BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0			COUNTY: BERNALILLO			STATE: NM			UPC: LOT 19-102005752816042507, LOT 20-102005752815442506					
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM			DISTANCE ANNOTATION: GROUND			ADDRESS: NONE ASSIGNED			CREW/TECH: MC			DATE OF SURVEY: 04/04/2023					
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0034768234			BEARING ANNOTATION: GRID			ELEVATION TRANSLATION: ±0.00'			ELEVATIONS VALID: NO			DRAWN BY: KH			CHECKED BY: LM		
GROUND TO GRID: 0.9996524385									OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113			PSI JOB NO. 232058P			SHEET NUMBER 1 OF 2		
									505.856.5700 PHONE								



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

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
●	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

A.G.R.S. MONUMENT "S_K20"
 STANDARD C.O.A. BRASS DISC
 (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)
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 DELTA ALPHA ANGLE=-0°10'02.59"

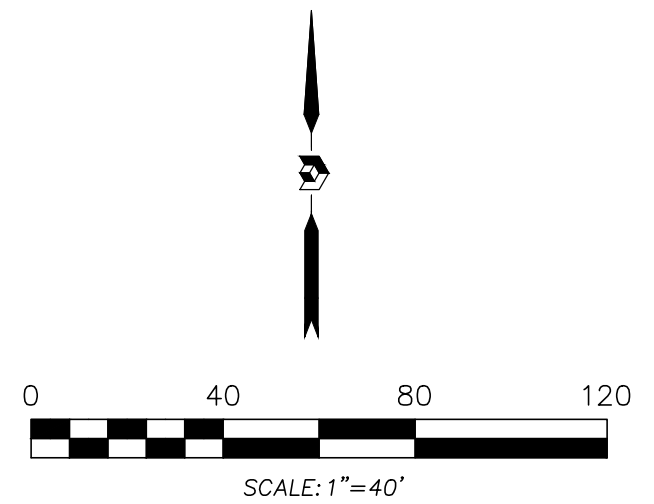
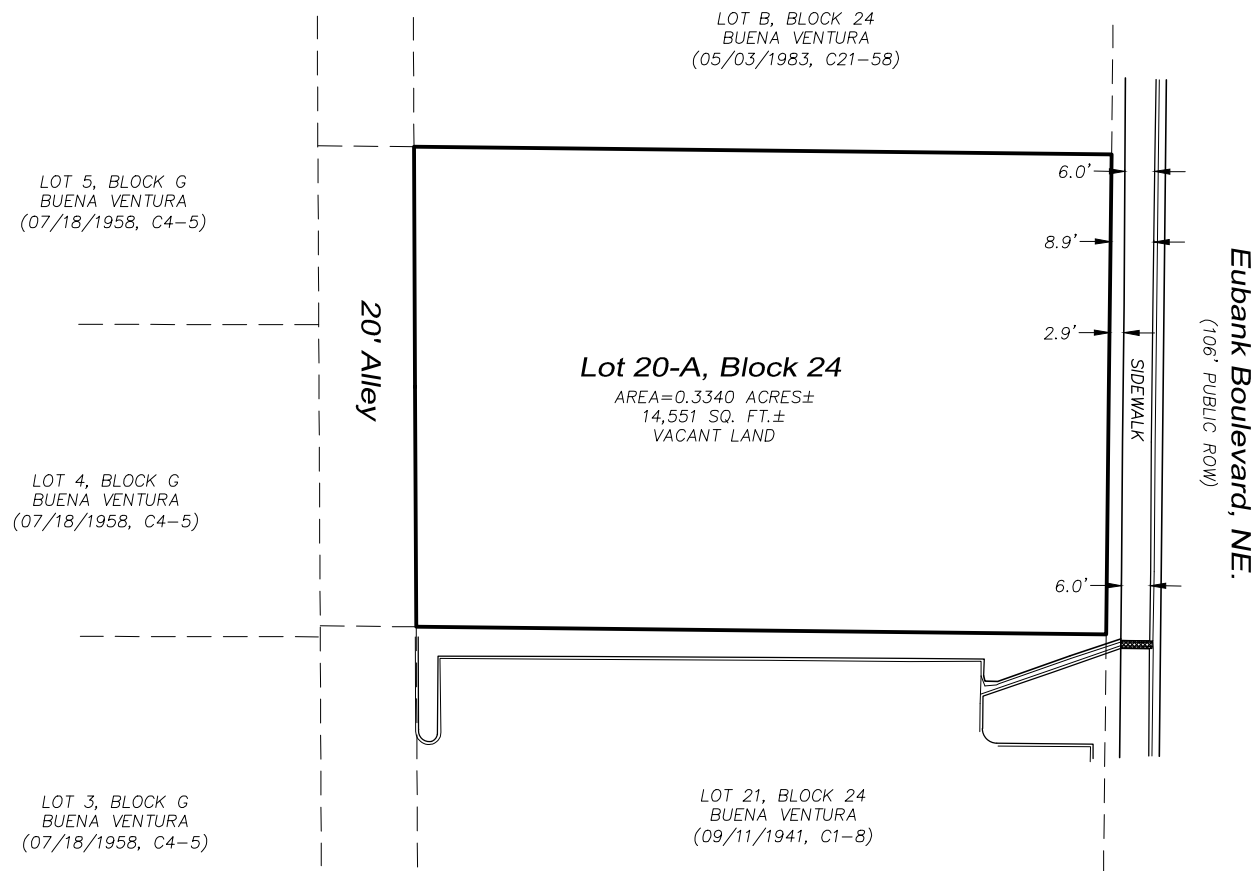
A.G.R.S. MONUMENT "LSS_302"
 STANDARD C.O.A. BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,479,987.634 US SURVEY FEET
 E=1,553,820.265 US SURVEY FEET
 PUBLISHED EL=5444.139 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999652045
 DELTA ALPHA ANGLE=-0°09'58.59"



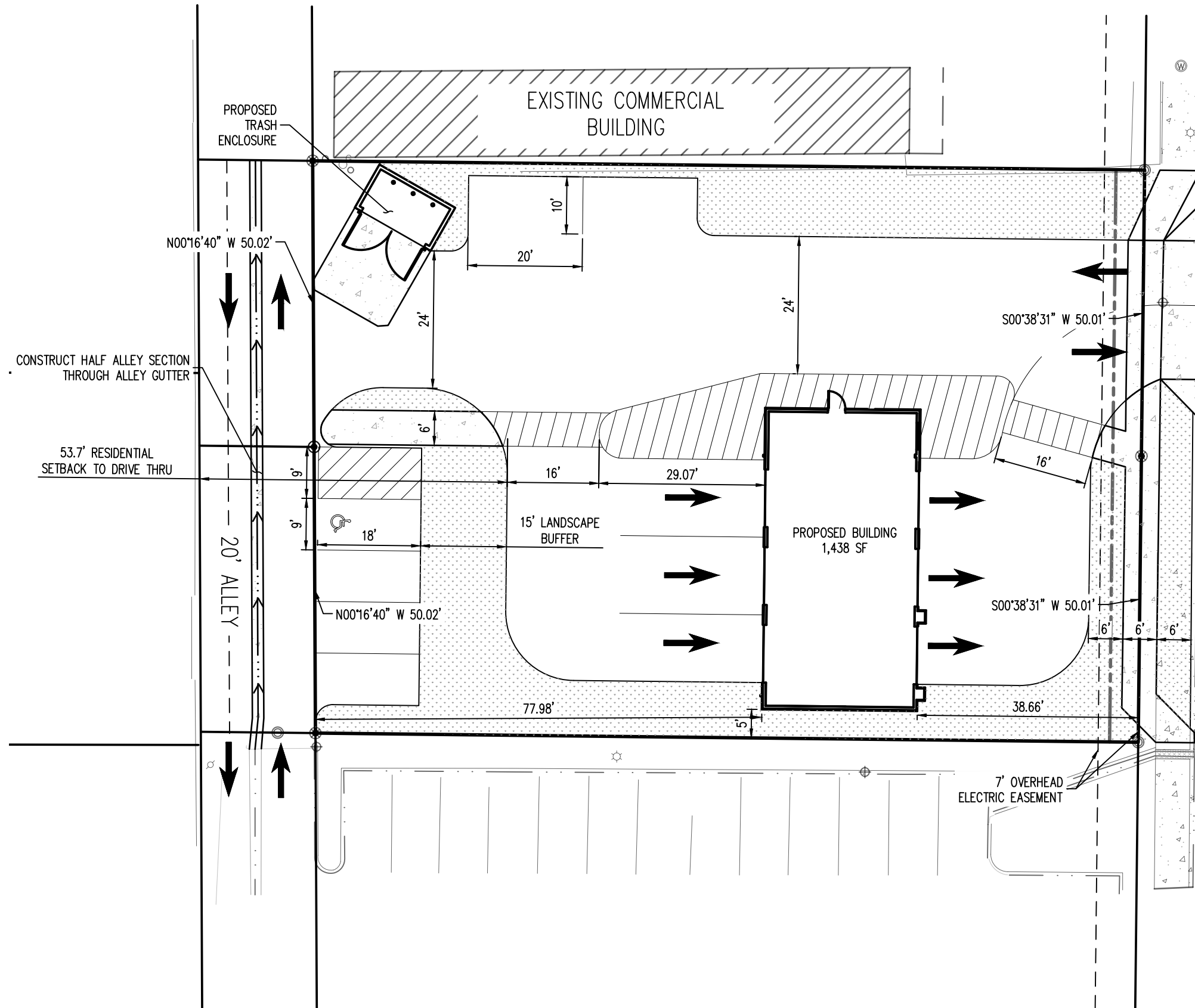
OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE

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

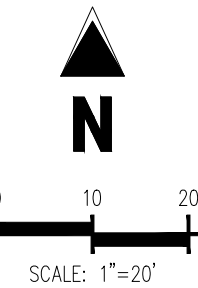
Sidewalk Exhibit For
 Lot 20-A, Block 24
Buena Ventura Subdivision
 Section 20, Township 10 North, Range 4 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 August 2023



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROJECT INFORMATION		PROPERTY INFORMATION	
STATE PLANE ZONE: NM-C	GRID / GROUND COORDINATES: GRID	GEIOD: ABQ GEIOD		LAND GRANT N/A				CREW/TECH: MC	DATE OF SURVEY 04/04/2023	PROPERTY OWNER ROSEMARY VALDEZ, TRUSTEE, ROSEMARY S. VALDEZ RVT	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION 20	TOWNSHIP 10 NORTH	RANGE 4 EAST	MERIDIAN NMPM	DRAWN BY: KH	CHECKED BY: LM	SUBDIVISION NAME BUENA VENTURA	ADDRESS NONE ASSIGNED
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				CITY ALBUQUERQUE				PSI JOB NO. 232058SW	SHEET NUMBER 1 OF 1	UPC LOT 19-102005752816042507 LOT 20-102005752815442506	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0034768234 GROUND TO GRID: 0.9996524385		DISTANCE ANNOTATION: GROUND	BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO					



EUBANK BOULEVARD, NE.



SITE DATA:

SITE SUMMARY:
 LOT 20-A AREA: 0.3317 AC

BUILDING SUMMARY:
 1,438 SF 3-BAY DRIVE THRU OIL CHANGE

ZONING:
 EXISTING: MX-L
 PROPOSED: NO CHANGE

PARKING:
 RATIO: 1 / 1,000 SF
 REQUIRED: 2 (1 ADA)
 PROVIDED: 5 (1 ADA)

SETBACKS:
 REQUIRED:
 FRONT: 5'
 SIDE: 0'
 REAR: 0'
 PROVIDED:
 FRONT: 38.66'
 SIDE: 5'
 REAR: 77.98'

Project No:	DUR000002
Drawn By:	DMH
Checked By:	DDJ
Date:	02/15/2024