



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

10-10-2003

**12. Project #1002848 [HEARD UNDER PROJECT #1002201 IN ERROR,  
SHOULD HAVE BEEN PROJECT #1002848] AMERICAN  
TOYOTA ONLY**

03DRB-01270 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] [*Deferred from 8/20/03, 8/27/03, 9/10/03, 9/24/03, 10-1/03*] (C-18)

At the October 8, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 10/8/03 the preliminary plat was approved.

If you wish to appeal this decision, you must do so by October 23, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)



OFFICIAL NOTICE OF DECISION  
PAGE 2

**Project #1002201**

03DRB-01150 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] [*Deferred from 7/23/03, 8/13/03, 8/27/03, 9/10/03, 9/24/03, 10/1/03*] (C-18)

At the October 8, 2003, Development Review Board meeting, the preliminary plat was approved with final sign off delegated to City Engineer for cross-lot drainage easements and Utility Development to add private sanitary sewer easements for private access and to add a 30-foot public waterline easement to vacated Oakland.

If you wish to appeal this decision, you must do so by October 23, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)



OFFICIAL NOTICE OF DECISION  
PAGE 3

**Project #1002201**

03DRB-01382 Minor-SiteDev Plan BldPermit

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] [*Deferred from 8/27/03, 9/10/03, 9/24/03, 10/1/03*] (C-18)

At the October 8, 2003, Development Review Board meeting, the site plan for building permit was approved with final sign off delegated to City Engineer for SIA.

If you wish to appeal this decision, you must do so by October 23, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

  
Sheran Matson, AICP, DRB Chair

Cc: Omega Automotive Real Estate Ltd., 1800 E. Airport Fwy, Irving, TX 75063  
Tierra West LLC, 8509 Jefferson NE, 87113  
P.J. Development Commercial Construction, P.O. Box 14903, 87191  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 9, 2005

**2. Project # 1002848**  
05DRB-01620 Major-Two Year SIA

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION request(s) the above action(s) for all or a portion of Tract(s) A1 & B1, **AMERICAN TOYOTA**, zoned SU-2, SU-1, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 5 acre(s).[REF: 03DRB0127, DRB-95-75,04DRB00571] (C-18)

At the November 9, 2005, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved. This will be the last extension.

If you wish to appeal this decision, you must do so by November 28, 2005 (due to the City observed Thanksgiving holiday) in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Sheran Matson, AICP, DRB Chair

Cc: Tierra West LLC, 8509 Jefferson NE, 87113  
PJ Development Commercial Construction, P.O. Box 14903, 87191  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

OCTOBER 17, 2007

**Project# 1002848**

07DRB-70267 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

TIERRA WEST LLC agent(s) for LARRY MILLER AMERICAN TOYOTA request(s) the above action(s) for all or a portion of Tract(s) A1 & B1, **AMERICAN TOYOTA**, zoned SU-2, SU-1 FOR AUTO SALES, located on ALAMEDA BLVD NE BETWEEN PAN AMERICAN FREEWAY NE AND SAN PEDRO DR NE containing approximately 5 acre(s). (C-18)

At the October 17, 2007 Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 1, 2007, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Sheran Matson, AICP, DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87105  
Cc: Larry Miller American Toyota – 9350 South 150E, Suite 1000 – Sandy, UT 84070  
Marilyn Maldonado, Planning Department, 4<sup>th</sup> Floor, Plaza Del Sol Bldg.  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 27, 2010

**Project# 1002848**

10DRB-70282 MAJOR – 2 YEAR EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR SIA)

TIERRA WEST LLC agent(s) for LARRY H. MILLER/ AMERICAN TOYOTA request(s) the referenced/ above action(s) for all or a portion of Tract(s) A1 & B1, **AMERICAN TOYOTA SUBDIVISION** zoned SU-2/ SU-1 AUTO SALES, located on the north side of ALAMEDA BLVD NE between I-25/ PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6.9398 acre(s). (C-18)

At the October 27, 2010 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 11, 2010, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

  
Jack Cloud, AICP, DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109  
Cc: Larry H. Miller/American Toyota – 9350 South 150E, Ste 1000 – Sandy, UT 84070  
Marilyn Maldonado  
file



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 7, 2009

**1 Project# 1002848**

09DRB-70293 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

TIERRA WEST LLC agent(s) for LARRY H. MILLER/ AMERICAN TOYOTA request(s) the referenced/ above action(s) for all or a portion of Tract(s) A1 & B1, **AMERICAN TOYOTA SUBDIVISION** zoned SU-2/ SU-1 AUTO SALES, located on the north side of ALAMEDA BLVD NE between I-25/ PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6.9398 acre(s). (C-18)

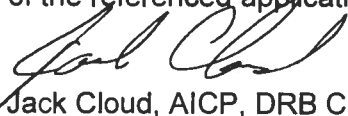
At the October 7, 2009, Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved. The sketch plat was reviewed and comments were given.

If you wish to appeal this decision, you must do so by October 22, 2009 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

  
Jack Cloud, AICP, DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109  
Cc: Larry H. Miller/American Toyota – 9350 South 150E, Ste 1000 – Sandy, UT 87040  
Marilyn Maldonado  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 30, 2011

**Project# 1002848**

11DRB-70320 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION  
IMPROVEMENTS (2YR SIA)

TIERRA WEST LLC agent(s) for LARRY H. MILLER/ AMERICAN TOYOTA request(s) the referenced/ above action(s) for all or a portion of Tract(s) A1 & B1, **AMERICAN TOYOTA SUBDIVISION** zoned SU-2/ SU-1 AUTO SALES, located on the north side of ALAMEDA BLVD NE between I-25/ PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6.9398 acre(s). (C-18)

At the November 30, 2011 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by December 8, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

  
Jack Cloud, DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109  
Cc: Larry H. Miller/American Toyota – 9350 South 150 E. Ste 1000 – Sandy UT, 84070  
Marilyn Maldonado  
file