

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

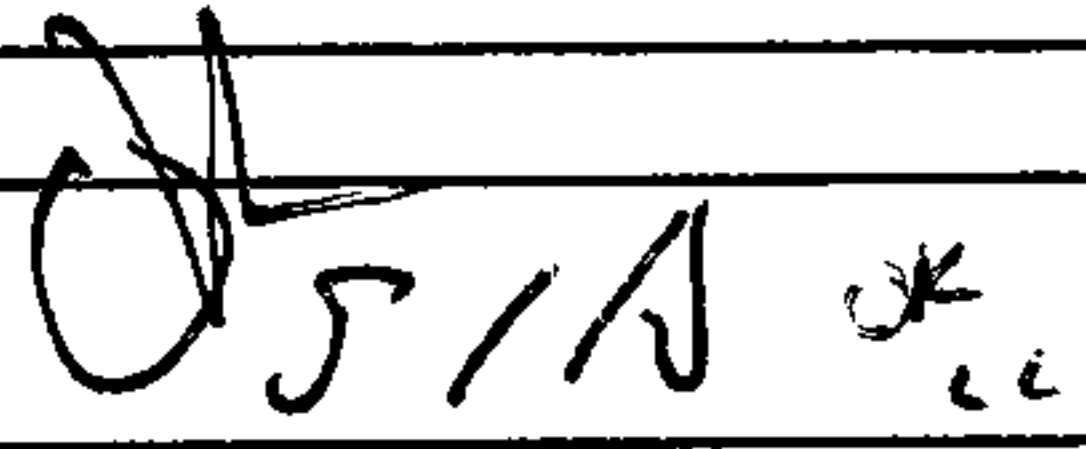
This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1008585 Application #: 12DRB-7046  
Project Name: Town of Arisco Unit 5  
Agent: Terra West LLC Phone #:

**\*\*Your request was approved on 7-25-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\***

**TRANSPORTATION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ABCWUA:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY ENGINEER / AMAFCA:**   
\_\_\_\_\_  
\_\_\_\_\_

**PARKS / CIP:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLANNING (Last to sign):** 15 day appeal period  
\_\_\_\_\_  
\_\_\_\_\_

**PLATS:**

- Planning must record this plat. Please submit the following items:
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
  - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

**ALL SITE PLANS:**

3 copies of the approved site plan. Include all pages.  


**8585**

### DXF Electronic Approval Form

DRB Project Case #: 1008585

Subdivision Name: TOWN OF ATRISCO GRANT UNIT 5 / TRACT B21A

Surveyor: LARRY W MEDRANO

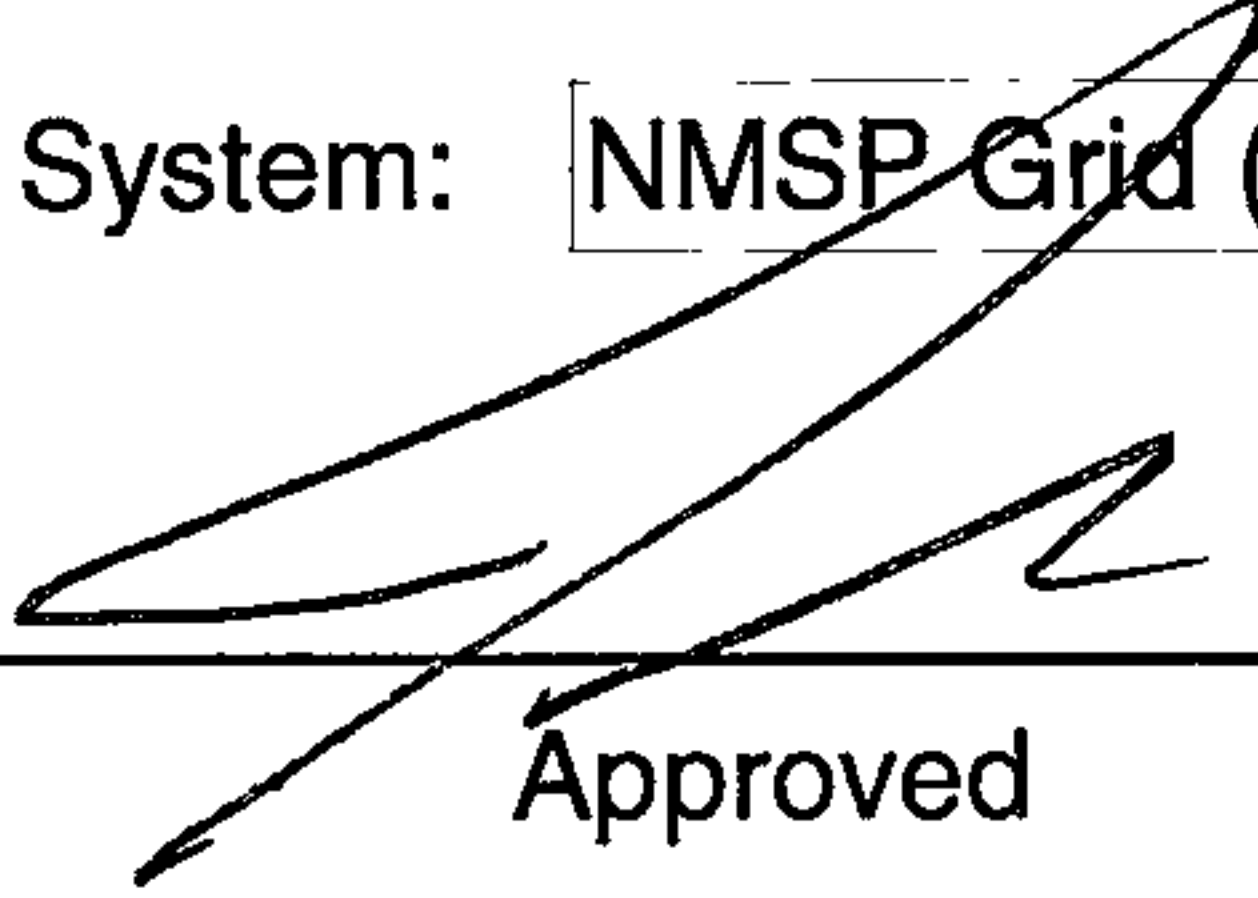
Contact Person: MARIO LUCERO

Contact Information: 5058565700

DXF Received: 8/31/2012

Hard Copy Received: 8/31/2012

Coordinate System: NMSP Grid (NAD 83)



Approved

8/31/12  
Date

\* The DXF file cannot be accepted (at this time) for the following reason(s):

---

---

---

---

---

---

---

---

**AGIS Use Only**  
Copied fc **8585** to agiscov on **8/31/2012** Contact person notified on **8/31/2012**

**INFRASTRUCTURE LIST**  
(Rev. 9-20-05)  
**EXHIBIT "A"**  
**TO SUBDIVISION IMPROVEMENTS AGREEMENT**  
**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1008585  
DRB Application No.: \_\_\_\_\_

**Tract B-20 and B-21**  
**SITE DEVELOPMENT PLAN**

**Tract B-20 and B-21 of Town of Atrisco Land Grand**  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		8"	Public SAS (440 LF)	Daytona Road	Tract 20	Tract 21	/	/	/
		12"	Public Water Line (440 LF)	Daytona Road	Tract 20	Tract 21	/	/	/
		30"	Storm Drain (440 LF)	Daytona Road	Tract 20	Tract 21	/	/	/
		24 ft F-E	permanent pavement, standard curb and gutter, 6 ft sidewalk on Daytona Rd. along Tracts B20 and 21	Daytona Road	Tract 20	Tract 21	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

**AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**Ronald R. Bohannon**  
NAME (print)

**Tierra West, LLC**  
FIRM

  
SIGNATURE - date 6/22/12

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 7/13/2012

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No.: 1008585

DRB Application No.: 12-DRB-70184

**INFRASTRUCTURE LIST**

(Rev 9-20-05)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**Tract B-20 and B-21**

**SITE DEVELOPMENT PLAN**

**Tract B-20 and B-21 of Town of Atrisco Land Grand**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		8"	Public SAS (440 LF)	Daytona Road	Tract 20	Tract 21	/	/	/
		12"	Public Water Line (440 LF)	Daytona Road	Tract 20	Tract 21	/	/	/
		30"	Storm Drain (440 LF)	Daytona Road	Tract 20	Tract 21	/	/	/
		24 ft F-E	Permanent pavement, standard curb and gutter, 6 ft sidewalk on Daytona Rd.	Daytona Road	Tract 20	Tract 21	/	/	/
		100' dia.	Temporary turn-around and associated earthwork	Daytona Road Terminus	West of Tract 21		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for impact fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**Ronald R. Bohannon, PE**

NAME (print)

**Tierra West, LLC**

FIRM

 07-13-12  
SIGNATURE - date

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

- date

CITY ENGINEER - date

- date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100  
 ADDRESS: 5571 Midway Park Place, NE FAX: 505-858-1118  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: Bruckner Truck Sales PHONE: 214-360-0852  
 ADDRESS: 9471 I-40 East FAX: \_\_\_\_\_  
 CITY: Amarillo STATE TX ZIP 79118 E-MAIL: cbruckner@bruckner.com  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Preliminary/Final Plat Approval

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Tract B-20 and B21 Block: \_\_\_\_\_ Unit: 5  
 Subdiv/Addn/TBKA: Town of Atrisco  
 Existing Zoning: SU-1 (IP Uses & C-2 Permissive uses w/exceptions) Proposed zoning: same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): J-09 UPC Code: 100905826406440101 / 100905824405830203

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_  
1008585

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 7.04 ±

LOCATION OF PROPERTY BY STREETS: On or Near: Daytona Road  
 Between: Unser Boulevard and 90th Street

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: March 27, 2012

SIGNATURE [Signature] DATE June 28, 2012  
 (Print Name) Ronald R. Bohannan Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70184</u>	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>P+F</u>	_____	<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>July 11, 2012</u>				Total <u>\$ 235.00</u>

Project # 1008585

Staff signature & Date

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ronald R. Bohannon, PE  
 Applicant name (print)  
June 28, 2012  
 Applicant signature / date



Form revised **October 2007**

- |   |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers |
| <input checked="" type="checkbox"/> Fees collected      | <u>12 - DRB - 70184</u>  |
| <input checked="" type="checkbox"/> Case #s assigned    | _____                    |
| <input checked="" type="checkbox"/> Related #s listed   | _____                    |

Valerie Potts 6-29-12  
 Planner signature / date  
 Project # 1008585





Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100  
 ADDRESS: 5571 Midway Park Place, NE FAX: 505-858-1118  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: Bruckner Truck Sales PHONE: 214-360-0852  
 ADDRESS: 9471 I-40 East FAX: \_\_\_\_\_  
 CITY: Amarillo STATE TX ZIP 79118 E-MAIL: cbruckner@bruckner.com  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Preliminary/Final Plat Approval

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Tract B-20 and B21 Block: \_\_\_\_\_ Unit: 5  
 Subdiv/Addn/TBKA: Town of Atrisco  
 Existing Zoning: SU-1 (IP Uses & C-2 Permissive uses w/exceptions) Proposed zoning: same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): J-09 UPC Code: 100905826406440101 / 100905824405830203

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): \_\_\_\_\_  
1008585

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  no  
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 7.04 ±  
 LOCATION OF PROPERTY BY STREETS: On or Near: Daytona Road  
 Between: Unser Boulevard and 90th Street  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: March 27, 2012

SIGNATURE [Signature] DATE June 28, 2012  
 (Print Name) Ronald R. Bohannan Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DR B - 70184</u>	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>P+F</u>	_____	<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>July 11, 2012</u>	_____	_____	<u>\$ 235.00</u>

Project # 1008585

Staff signature & Date

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application


- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - Design elevations & cross sections of perimeter walls **3 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Copy of recorded SIA
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - List any original and/or related file numbers on the cover application
  - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
- 5 Acres or more: Certificate of No Effect or Approval
  - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
  - Infrastructure list if required (**verify with DRB Engineer**)
  - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**


I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ronald R. Bohannon, PE  
  
 Applicant name (print)  
 June 28, 2012  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 12 -DRB - 70184  
 \_\_\_\_\_  
 \_\_\_\_\_

 6-29-12  
 Planner signature / date  
 Project # 1008585

gaw

# TIERRA WEST, LLC

June 28, 2012

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: PRELIMINARY & FINAL PLAT APPROVAL  
TRACT B-21-A TOWN OF ATRISCO GRANT, UNIT 5  
ZONE ATLAS PAGE J-09  
PROJECT NO. 1008585**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Bruckner's Truck Sales, Inc., requests approval of the Preliminary/Final plat for the above-referenced site. The site contains 7.04 acres, is zoned SU-1 (IP Uses & C-2 Permissive Uses w/exceptions), and is located on Daytona Road NW between Unser Blvd. NW and 90<sup>th</sup> Street, NW. The site is currently vacant and the platting action will consolidate Tract B-20 and B-21, as well as grant utility and drainage easements. By consolidating these two lots, it will allow the development of the proposed Truck Sales and Service site that is currently under review by the DRB. The required infrastructure for the plat is shown on the infrastructure list for that project.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

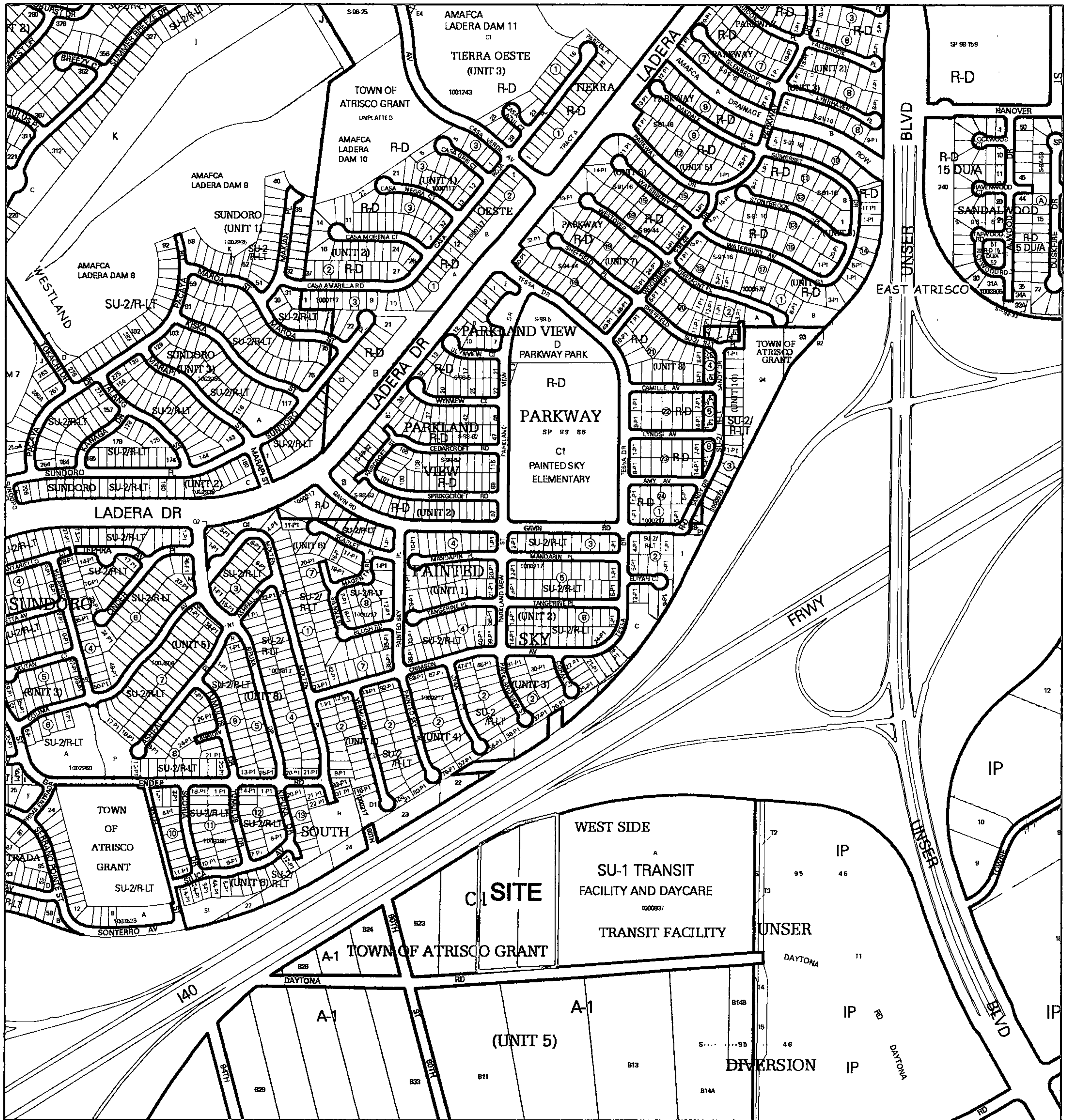


Ronald R. Bohannon, P.E.

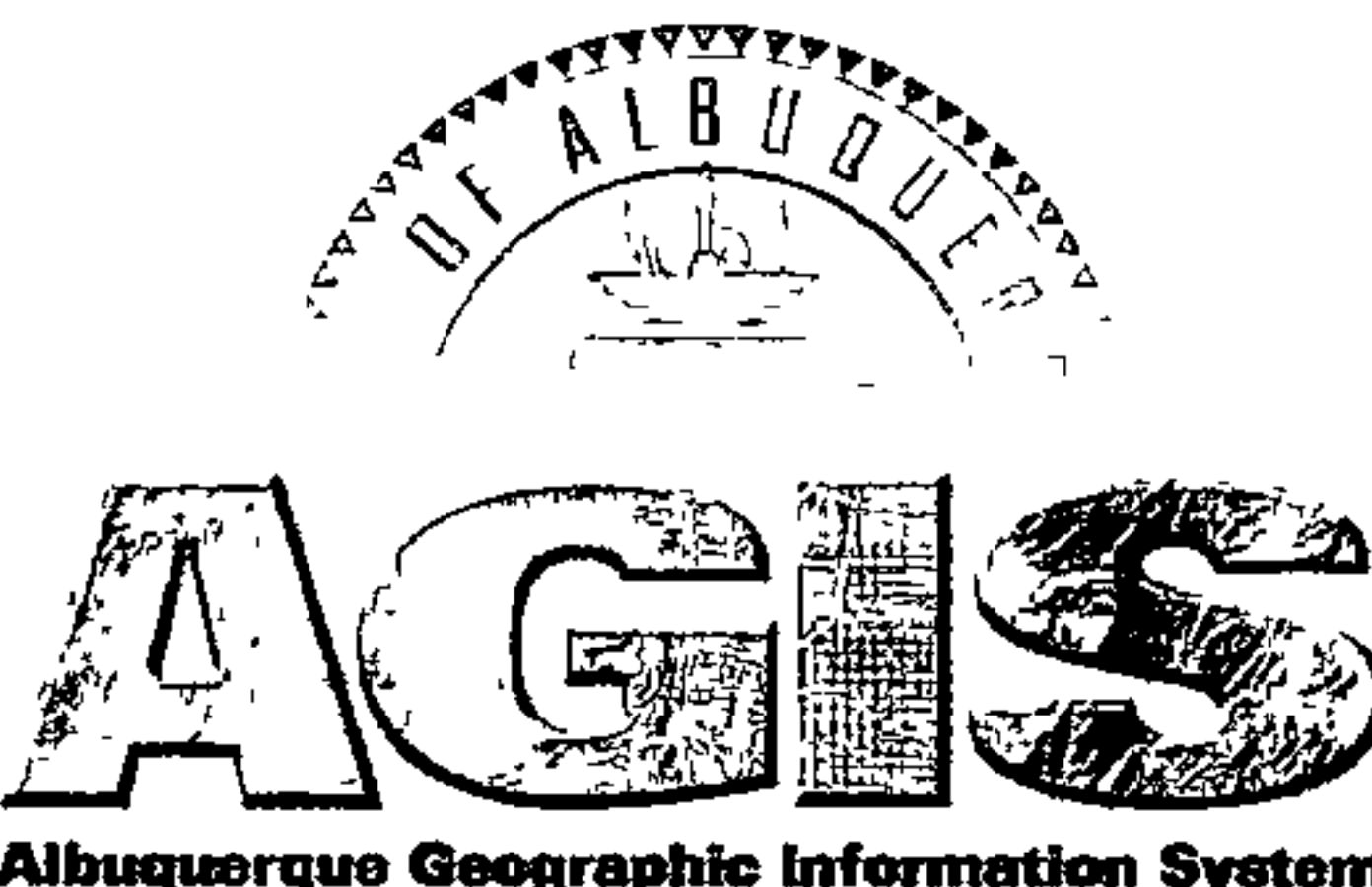
Enclosure/s

cc: Chris Bruckner – Bruckner Truck Sales

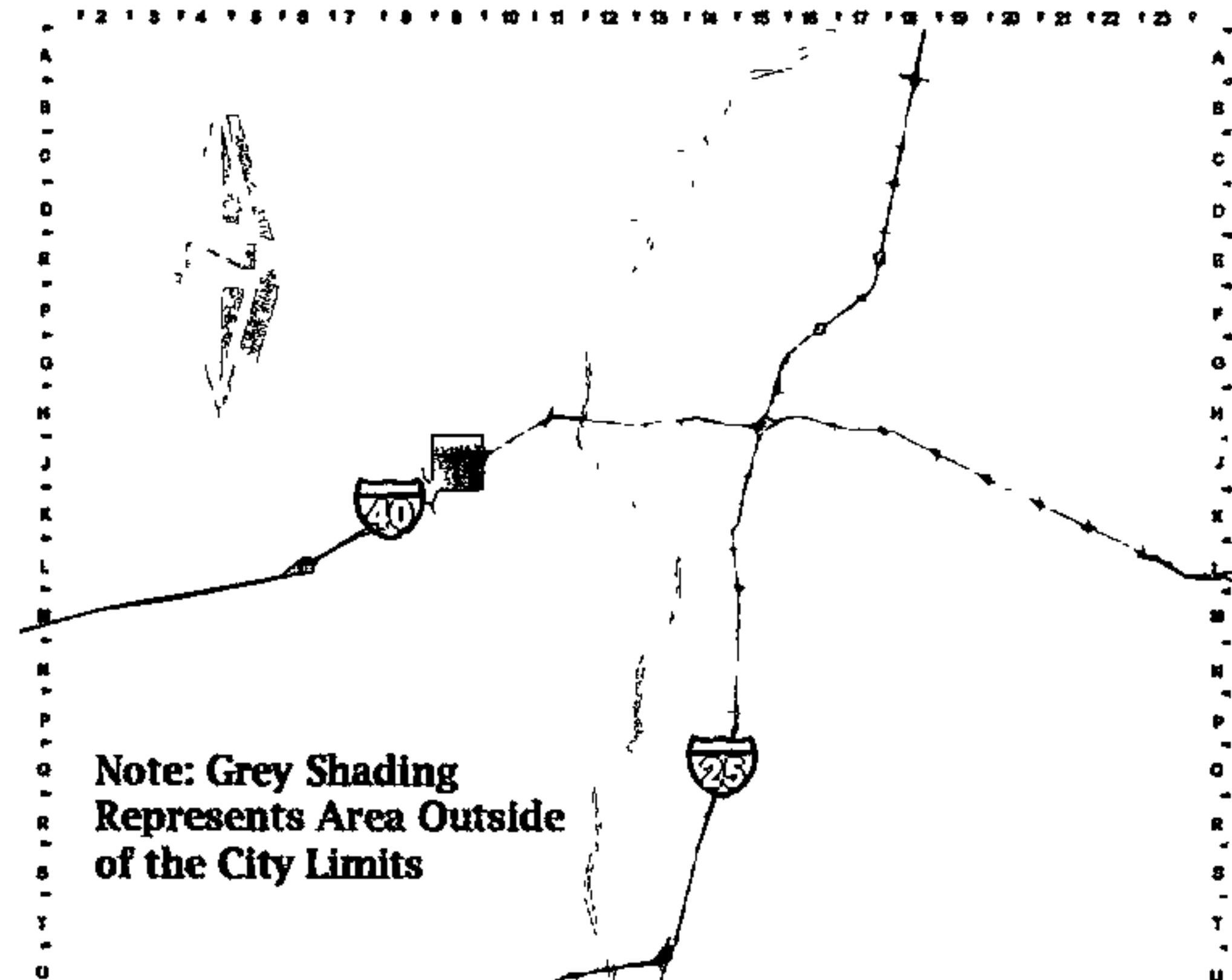
JN: 2011073  
RRB/PE/cla



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-09-Z**

Selected Symbols

SECTOR PLANS		Escarpment
Design Overlay Zones		2 Mile Airport Zone
City Historic Zones		Airport Noise Contours
H-1 Buffer Zone		Wall Overlay Zone
Petroglyph Mon.		

0 750 1,500 Feet



May 3, 2012

Mr. Jack Cloud  
Design Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: TOWN OF ATRISCO TRACT B-20-23, UNIT 5  
LOCATED ON 90<sup>TH</sup> STREET AND DAYTONA ROAD  
ZONE ATLAS J-09**

Dear Chairman Cloud:

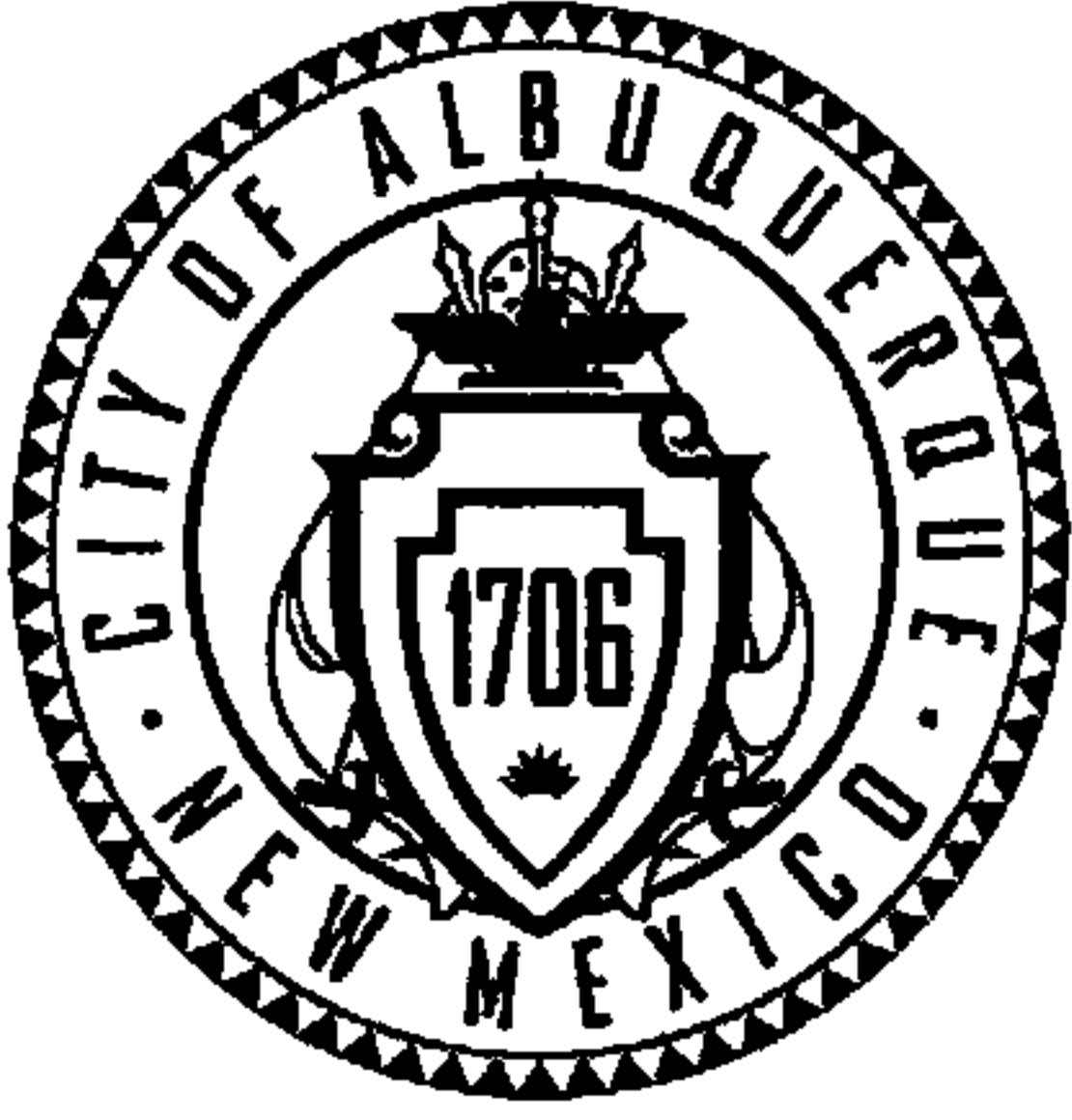
The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Bruckner Truck Sales and pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

**Chris Bruckner**  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature

**Owner**  
\_\_\_\_\_  
Title

5/4/2012  
\_\_\_\_\_  
Date



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103  
**Planning Department**  
Deborah Stover, Director

**Richard J. Berry, Mayor**  
**Robert J. Perry, CAO**  
May 7, 2012

---

**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation**

**Project Number(s):**

**Case Number(s):** 1008585

**Agent:** Tierra West, LLC

**Applicant:** Hodges Healthcare

**Legal Description:** TOWN OF ATRISCO GRANT TRACT B-20 & B-21 UNIT 5

**Zoning:** SU-1 (IP Uses & C-2 Permissive uses with exceptions)

**Acreage:** 7.24 acres

**Zone Atlas Page:** J-09

**PROVISIONAL CERTIFICATE OF NO EFFECT:** Yes  No

**CERTIFICATE OF APPROVAL:** Yes  No

**TREATMENT PLAN REVIEW:**

**DISCOVERY:**

**SUPPORTING DOCUMENTATION:**

**SITE VISIT:** n/a

**RECOMMENDATION(S):**

- ***PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED to allow for submittals to proceed.***
- ***Archaeological survey is required and will be performed prior to issuance of Building Permit.***

**SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
City Archaeologist

BRUCKNER'S TRUCK SALES

WEST SIDE TRANSIT FACILITY

DAYTONA ROAD



80 ft

Imagery Date 3/22/2012 1991

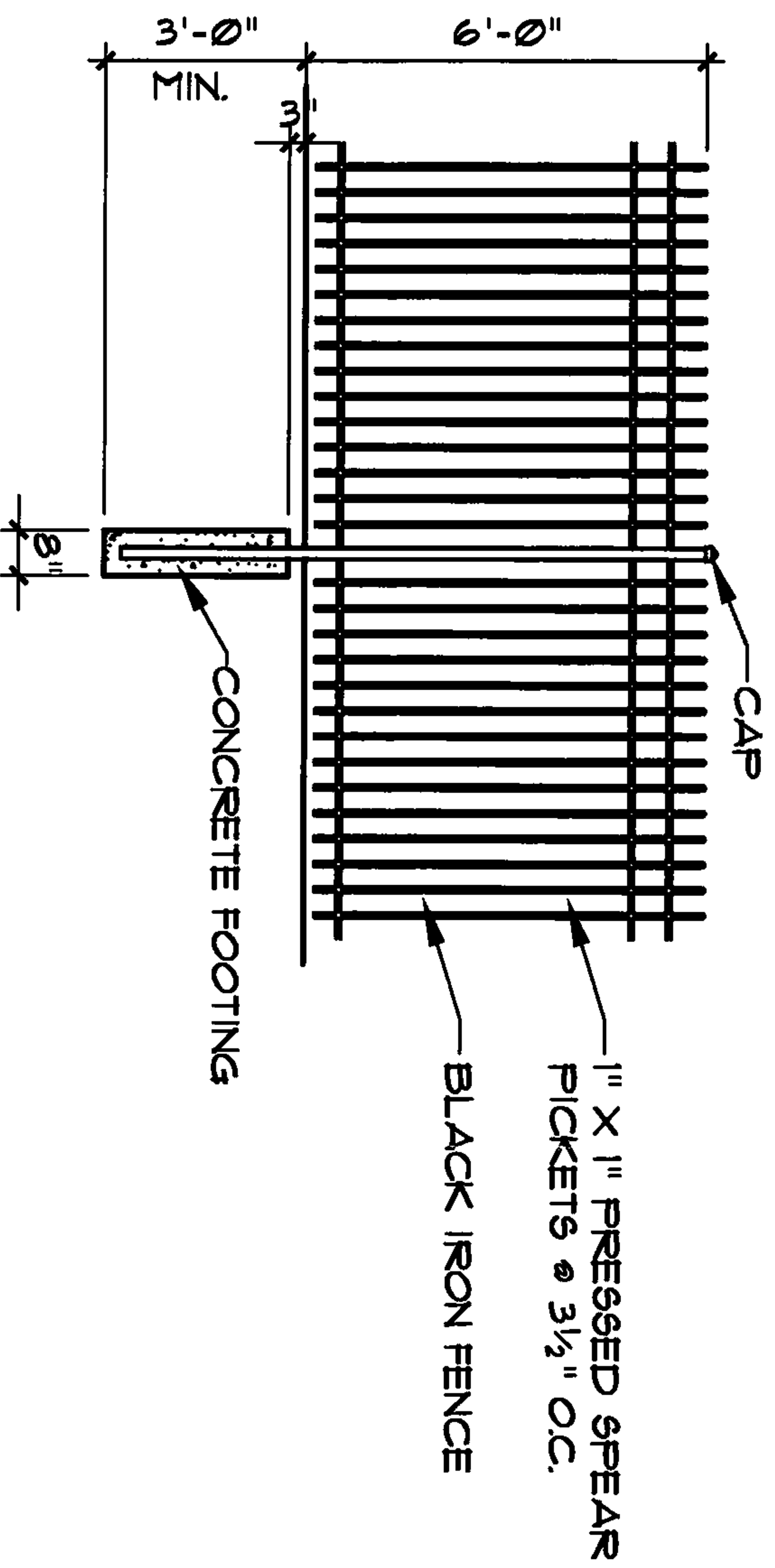
© 2012 Google

35° 05' 17.66" N 106° 44' 08.86" W elev 5218 ft

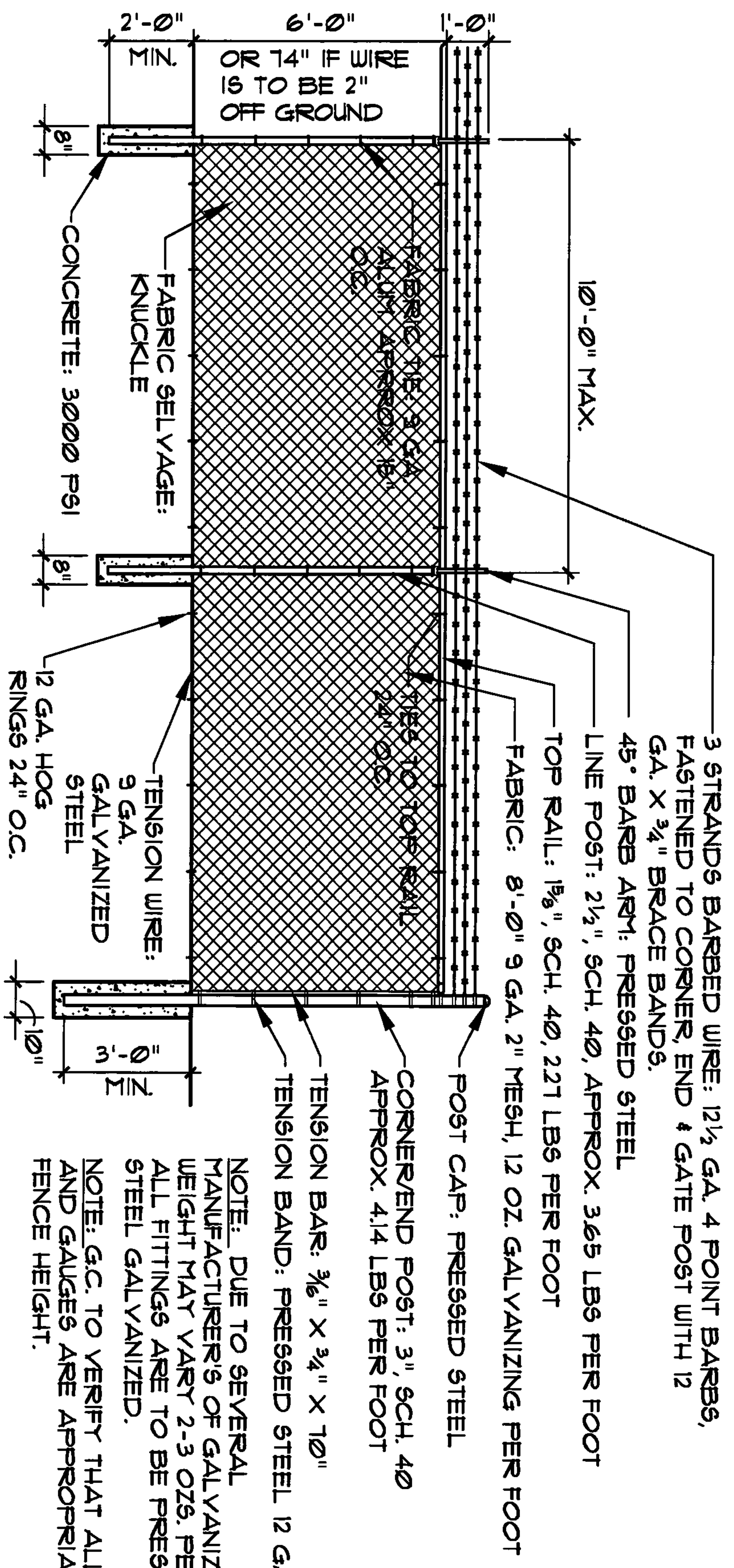
7/13/2012

Google earth

Eye alt 5563 ft



**TYPE "C"**  
(LOCATED AT FRONT OF SITE)

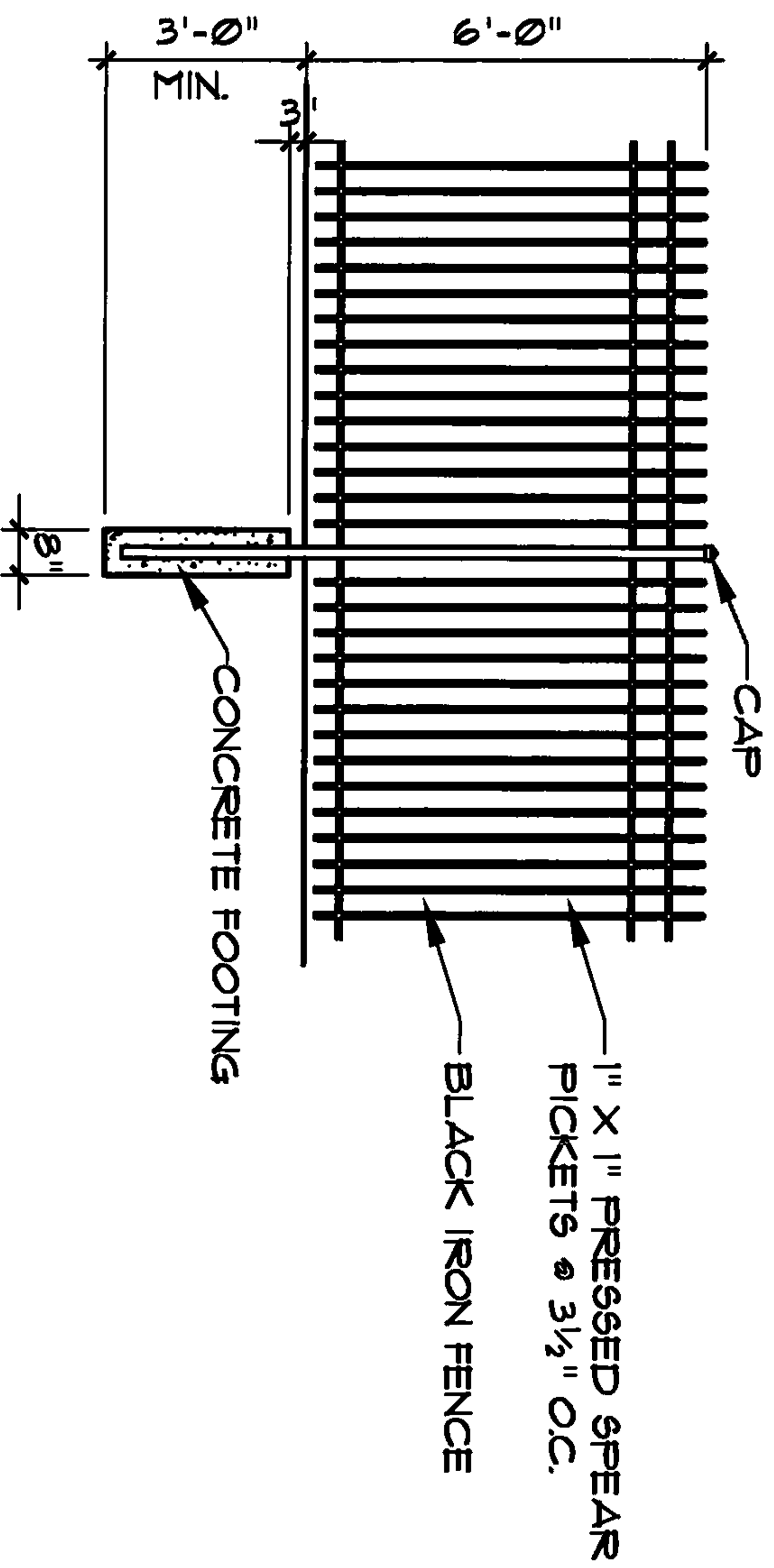


**TYPE "A"**

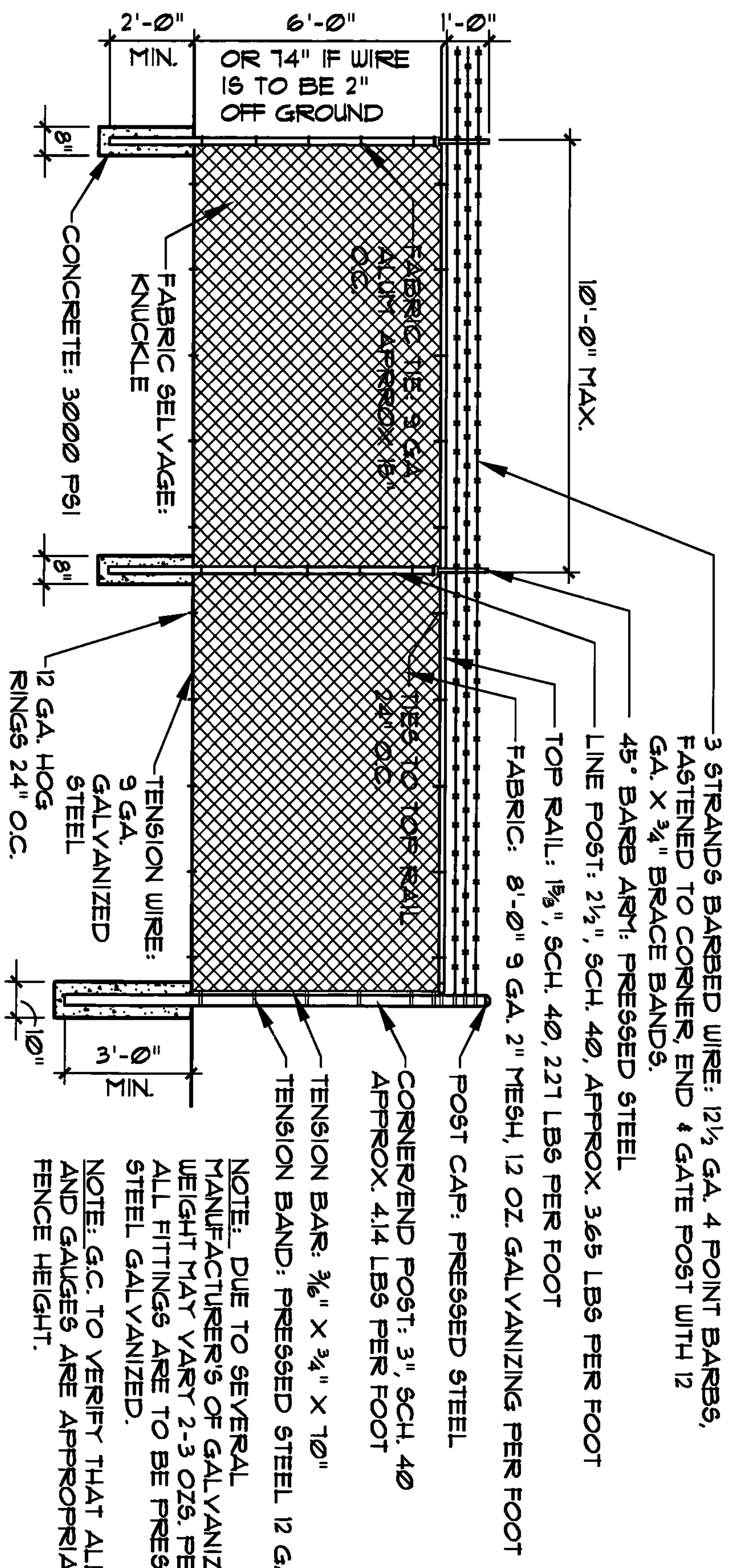
NOTE: DUE TO SEVERAL MANUFACTURERS OF GALVANIZED PIPE, WEIGHT MAY VARY 2-3 OZS. PER FOOT. ALL FITTINGS ARE TO BE PRESSED STEEL GALVANIZED.  
NOTE: G.C. TO VERIFY THAT ALL SIZES AND GAUGES ARE APPROPRIATE FOR FENCE HEIGHT.

**FENCING DETAILS**  
SCALE: 1/4" = 1'-0"  
AI2





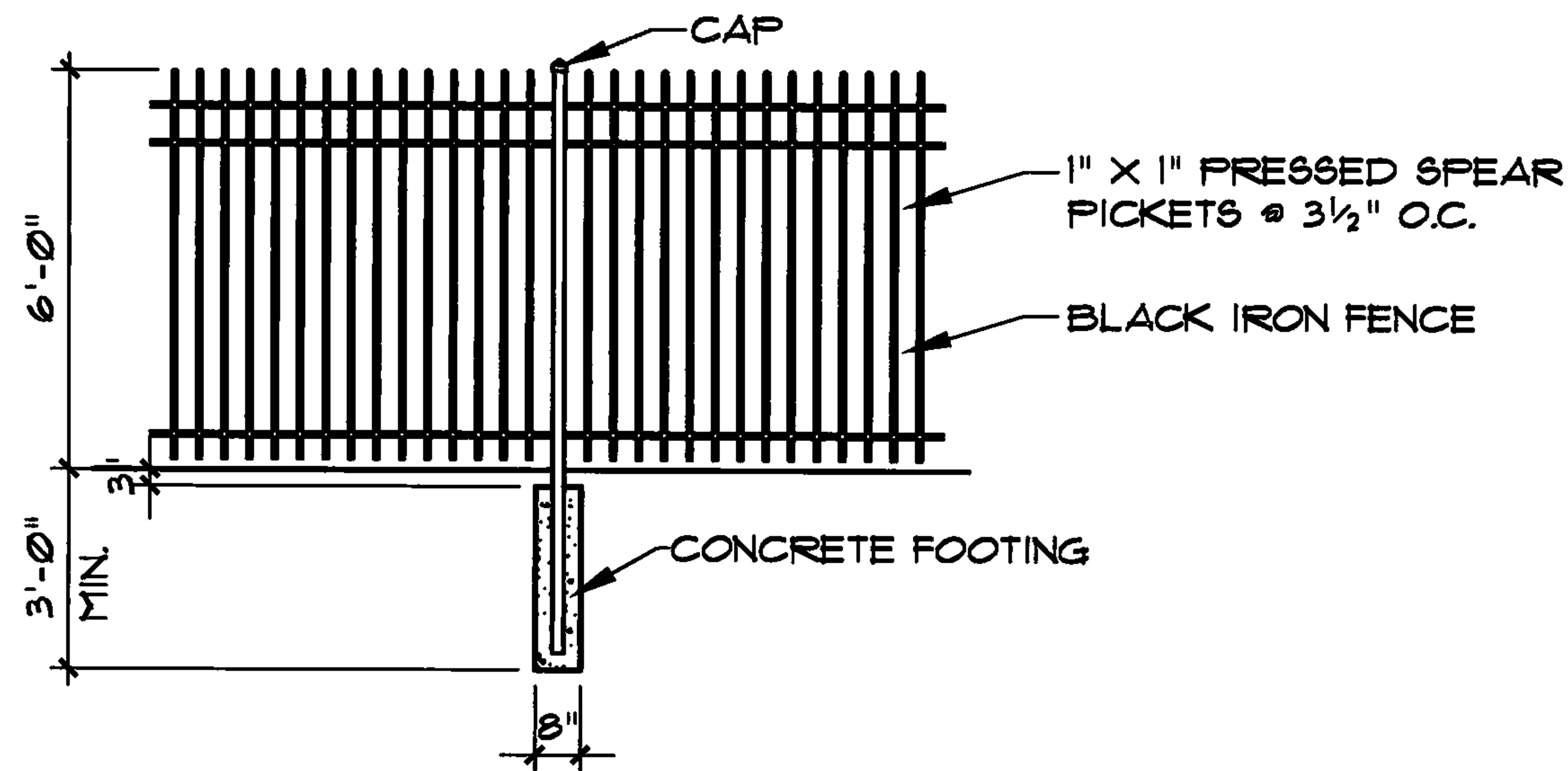
**TYPE "C"**  
(LOCATED AT FRONT OF SITE)



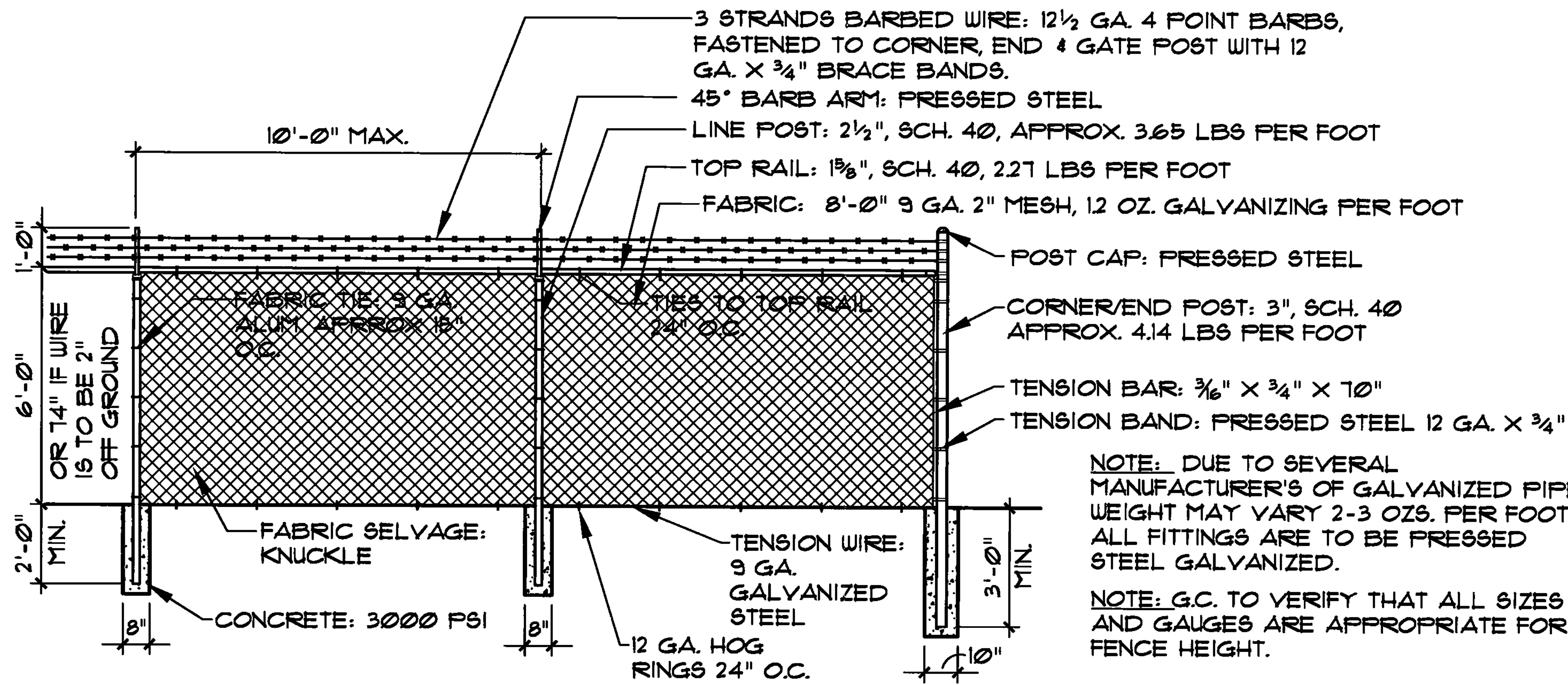
**TYPE "A"**

NOTE: DUE TO SEVERAL MANUFACTURERS OF GALVANIZED PIPE, WEIGHT MAY VARY 2-3 OZS. PER FOOT. ALL FITTINGS ARE TO BE PRESSED STEEL GALVANIZED.  
NOTE: G.C. TO VERIFY THAT ALL SIZES AND GAUGES ARE APPROPRIATE FOR FENCE HEIGHT.

**FENCING DETAILS**  
SCALE: 1/4" = 1'-0"  
AI2



**TYPE "C"**  
(LOCATED AT FRONT OF SITE)



**TYPE "A"**

NOTE: DUE TO SEVERAL MANUFACTURER'S OF GALVANIZED PIPE, WEIGHT MAY VARY 2-3 OZS. PER FOOT. ALL FITTINGS ARE TO BE PRESSED STEEL GALVANIZED.

NOTE: G.C. TO VERIFY THAT ALL SIZES AND GAUGES ARE APPROPRIATE FOR FENCE HEIGHT.

**L FENCING DETAILS**  
A12 SCALE: 1/4" = 1'-0"

SUBJECT PERIMETER FENCING  
PROJECT BRUCKNER'S - ALBUQUERQUE  
BY D.G.S. DATE 06-29-12

3. **Project# 1009084**  
12DRB-70079 VACATION OF PUBLIC  
UTILITY EASEMENT  
12DRB-70080 VACATION OF PUBLIC  
RIGHT-OF-WAY

WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE et.al. request(s) the referenced/ above action(s) for all or a portion of COMPASS DRIVE NW plus Utility Easements in Block(s) 2, **VOLCANO CLIFFS Unit 19**, zoned SU-2/ VCLL, located on COMPASS DR NW bewteen CAMINO DEL OSTE NW and COMPASS CT NW containing approximately 4.5 acre(s). (D-10) [*Deferred from 3/28/12, 4/4/12, 5/9/12, 5/30/12, 6/27/12*] **DEFERRED TO 8/29/12 AT THE AGENT'S REQUEST.**


4. **Project# 1008585**  
12DRB-70146 MAJOR – SITE  
DEVELOPMENT PLAN FOR  
BUILDING PERMIT

TIERRA WEST LLC agent(s) for BRUCKNER TRUCK SALES request(s) the referenced/ above action(s) for all or a portion of Tract(s) B-20 & B-21, **TOWN OF ATRISCO Unit 5**, zoned SU-1 (IP USES & C-2 PERMISSIVE USES W/EXCEPTIONS), located on the north side of DAYTONA RD NW between UNSER BLVD AND 90TH ST NW containing approximately 7.2399 acre(s). (J-9) [*Deferred from 6/6/12, 6/20/12, 6/27/12, 7/18/12*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/25/12, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND  
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

5. **Project# 1009244**  
12DRB-70204 EPC APPROVED SDP  
FOR BUILD PERMIT

PNM request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS Unit(s) 25**, zoned R-1, located on RAINBOW BETWEEN SCENIC AND UNSER containing approximately .92 acre(s). (D-9&10) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED.**

- 6.. **Project# 1001466**  
12DRB-70202 EPC APPROVED SDP  
FOR BUILD PERMIT 

MAHLMAN STUDIO ARCHITECTURE agent(s) for CITY OF ALBUQUERQUE, request(s) the above action(s) for all or a portion of Tract(s) B-3-A, **FREEWAY-OLD TOWN, LIMITED** zoned SU-1 MUSEUM, located on MOUNTAIN RD NW BETWEEN 18TH NW AND 15TH NW containing approximately 5 acre(s). (J-13) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED.**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION  
DEVELOPMENT REVIEW BOARD MEMO**

**DRB PROJECT NO: 1008585**

**AGENDA ITEM NO: 4**

**SUBJECT:**

Site Plan for Building Permit

**ENGINEERING COMMENTS:**

Please include copy of the grading plan with engineer's stamp date of 07/19/2012 in your Site Plan for Building Permit set.

**RESOLUTION/COMMENTS:**

**SIGNED:**

Curtis Cherne  
Hydrology Section  
City Engineer Designee  
AMAFCA Designee  
924-3986

**DATE: 7-25-12**

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008585

AGENDA ITEM NO: 4

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

No adverse comments.

*Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.*

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: JULY 25, 2012

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008585

AGENDA ITEM NO: 3

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

An existing arroyo crosses the right of way. Please show the arroyo on the site plan and clarify how this will affect vehicular access.

What is the status of the replat? The replat appears to include Tracts B-20, B-21, B-22, and B-23.

Detail how existing conditions adjacent to the site will tie in to proposed conditions (sidewalk, pavement, etc.).

The gated area east of the building guides vehicular traffic directly into proposed parking stalls. Please revise.

A proposed parking stall in the southwest corner of the site appears to narrow. Provide a detail.

A 5-foot wide keyway is required for deadend parking stalls.

The proposed monument sign may interfere with the sight distance of the entrance; provide a sight distance exhibit.

Show all ramps and provide details.

All ramps located within City of Albuquerque right of way must have truncated domes.

Infrastructure List

Revise pavement section to read as follows: 24-foot F-E permanent pavement, standard curb & gutter, 6-foot wide sidewalk on Daytona Road from 11.9 feet west of Tract B-21 to the eastern property line of Tract B-20.

The existing legal description must include the eastern 11.9 feet of Tract B-22.

*Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.*

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED:

Kristal D. Metro

Transportation Development

DATE: JUNE 20, 2012

505-924-3991



**DEVELOPMENT REVIEW BOARD  
AGENDA**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

July 18, 2012 9:00 AM  
MEMBERS:

**Jack Cloud, DRB Chair**  
**Angela Gomez, Administrative Assistant**


**Kristal Metro, Transportation Development**  
**Curtis Cherne, City Engineer**


**Allan Porter, ABCWUA**  
**Carol Dumont, Parks & Recreation**

\*\*\*\*\*

**NOTE: Effective July 1, 2012, payment of Deferral Fees will be required PRIOR to hearing the deferred item.**

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**  
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**



1. **Project# 1001816**  
12DRB-70170 VACATION OF PUBLIC  
SIDEWALK EASEMENT  
  
RIO GRANDE ENGINEERING agent(s) for JANE  
CARLTON request(s) the referenced/ above action(s) on all  
or a portion of Lot(s) 12A, Block(s) 54, **NEW MEXICO  
TOWN COMPANY'S ORIGINAL TOWNSITE** zoned  
SU-2/HDA, located on the east side of 10TH ST NW  
between TIJERAS AVE NW and KENT AVE NW  
containing approximately .2797 acre. (J-13) [Deferred from  
7/18/12] **DEFERRED TO 8/1/12 AT THE AGENT'S  
REQUEST.**
  
2. **Project# 1008585**  
12DRB-70146 MAJOR – SITE  
DEVELOPMENT PLAN FOR  
BUILDING PERMIT  
12DRB-70184 – PRELIMINARY/FINAL  
PLAT APPROVAL   
  
TIERRA WEST LLC agent(s) for BRUCKNER TRUCK  
SALES request(s) the referenced/ above action(s) for all or  
a portion of Tract(s) B-20 & B-21, **TOWN OF  
ATRISCO Unit 5**, zoned SU-1 (IP USES & C-2  
PERMISSIVE USES W/EXCEPTIONS), located on the  
north side of DAYTONA RD NW between UNSER BLVD  
AND 90TH ST NW containing approximately 7.2399  
acre(s). (J-9) [Deferred from 6/6/12, 6/20/12, 6/27/12, 7/18/12]  
**DEFERRED TO 7/25/12 AT THE AGENT'S REQUEST.**

7. **Project# 1008585**  
12DRB-70146 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
12DRB-70184 – PRELIMINARY/FINAL PLAT APPROVAL 
- TIERRA WEST LLC agent(s) for BRUCKNER TRUCK SALES request(s) the referenced/ above action(s) for all or a portion of Tract(s) B-20 & B-21, **TOWN OF ATRISCO Unit 5**, zoned SU-1 (IP USES & C-2 PERMISSIVE USES W/EXCEPTIONS), located on the north side of DAYTONA RD NW between UNSER BLVD AND 90TH ST NW containing approximately 7.2399 acre(s). (J-9) [Deferred from 6/6/12, 6/20/12, 6/27/12] **DEFERRED TO 7/18/12 AT THE AGENT’S REQUEST.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

8. **Project# 1007488**  
12DRB-70172 AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- DEKKER PERICH SABATINI agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Lot(s) D-1E-1, **SISTERS OF THE ORDER OF ST. DOMINIC** zoned SU-2/IP-EP, located on 9521 SAN MATEO BLVD NE containing approximately 31.72 acre(s). (B-17)[Deferred from 6/20/12] **DEFERRED TO 7/25/12 AT THE AGENT’S REQUEST.**

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

9. **Project# 1002478**  
12DRB-70178 EXT OF SIA FOR TEMP DEFR SDWK CONST 
- PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, **BLUE SKY BUSINESS PARK** zoned M-2, located on JACS LANE BETWEEN JEFFERSON AND EDITH (D-16) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
10. **Project# 1007081**  
12DRB-70181 MINOR - PRELIMINARY/FINAL PLAT APPROVAL 
- CRIS DIGREGORY agent(s) for POLLMAN INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) C1, **SHELL #1** zoned R-2, located on 1 BLOCK SE OF RIO GRANDE AND CENTRA; BETWEEN WILLIS ST AND CENTRAL **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO PLANNING FOR CROSS LOT DRAINAGE EASEMENT, NOTE REVISIONS, AND TO RECORD.**

**NO ACTION IS TAKEN ON THESE CASES:  
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

12. **Project# 1005236**  
12DRB-70179 SKETCH PLAT REVIEW AND COMMENT
- ROGER CINELLI agent(s) for AHMET TIRYAKI request(s) the above action(s) for all or a portion of Lot(s) H & I, **LA CUEST SUBDIVISION** zoned RT, located on ZIA RD BETWEEN PAISANO AND ZEHALOHA ST NE containing approximately 3 acre(s). (K-22)



4. **Project# 1008585**  
12DRB-70146 MAJOR – SITE  
DEVELOPMENT PLAN FOR  
BUILDING PERMIT

TIERRA WEST LLC agent(s) for BRUCKNER TRUCK SALES request(s) the referenced/ above action(s) for all or a portion of Tract(s) B-20 & B-21, **TOWN OF ATRISCO Unit 5**, zoned SU-1 (IP USES & C-2 PERMISSIVE USES W/EXCEPTIONS), located on the north side of DAYTONA RD NW between UNSER BLVD AND 90TH ST NW containing approximately 7.2399 acre(s). (J-9) [*Deferred from 6/6/12, 6/20/12*] **DEFERRED TO 7/11/12 AT THE AGENT'S REQUEST.**

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

5. **Project# 1007140**  
12DRB-70177 EXT OF MAJOR  
PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 2A, **JUAN TABO HILLS UNIT 3B** zoned RD-SU1, located on JUAN TABO BLVD BETWEEN MONACHOS RD AND TIJERAS ARROYO containing approximately 9.54 acre(s). (M-22)**THE EXTENSION OF MAJOR PRELIMINARY PLAT WAS APPROVED TO AUGUST 31, 2012 WITH THE CONDITION THAT A RESOLUTION AGREEMENT BE ENTERED INTO WITH THE CITY OF ALBUQUERQUE.**

6. **Project# 1004360**  
12DRB-70169 EXT OF SIA FOR TEMP  
DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for 50/50 LLC request(s) the above action(s) for all or a portion of Lot(s) I-18, **VENTANA DEL BOSQUE** zoned R A-2, located on MOUNTAIN NW, BETWEEN GABALDON AND RIO GRANDE (J-12) [*Deferred from 6/20/12*] **A TWO YEAR EXTENSION OF THE SIA FOR THE TEMPORARY DEFERRAL OF SIDEWALKS WAS APPROVED.**



**NO ACTION IS TAKEN ON THESE CASES:  
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**



7. **Project# 1009314**  
12DRB-70174 SKETCH PLAT REVIEW  
AND COMMENT

JOHN LEWINGER request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 7, **1ST REPLAT OF BLK 7 OF ORIGINAL TOWNSITE OF WESTLAND** zoned C-2, located on ON CENTRAL BETWEEN UNSER & 98TH ST containing approximately .7 acre(s). (K-09)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

8. Other Matters:

ADJOURNED:

3. **Project# 1008585**  
12DRB-70146 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT 
  4. **Project# 1008797**  
12DRB-70153 EXTENSION OF MAJOR PRELIMINARY PLAT  
12DRB-70154 VACATION OF PUBLIC EASEMENT  
12DRB-70155 VACATION OF PUBLIC EASEMENT  
12DRB-70156 VACATION OF PUBLIC RIGHT-OF-WAY 
  5. **Project# 1008797**  
12DRB-70096 MAJOR - FINAL PLAT APPROVAL
  6. **Project# 1008798**  
12DRB-70152 EXT OF MAJOR PRELIMINARY PLAT
  7. **Project# 1008798**  
12DRB-70097 MAJOR - FINAL PLAT APPROVAL
  8. **Project# 1008799**  
12DRB-70166 EXT OF MAJOR PRELIMINARY PLAT
- TIERRA WEST LLC agent(s) for BRUCKNER TRUCK SALES request(s) the referenced/ above action(s) for all or a portion of Tract(s) B-20 & B-21, **TOWN OF ATRISCO Unit 5**, zoned SU-1 (IP USES & C-2 PERMISSIVE USES W/EXCEPTIONS), located on the north side of DAYTONA RD NW between UNSER BLVD AND 90TH ST NW containing approximately 7.2399 acre(s). (J-9) *[Deferred from 6/6/12]* **DEFERRED TO 6/27/12 AT THE AGENT’S REQUEST.**
- BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the referenced/ above action(s) for Lot(s) 7-P1 thru 113-P1, **TAOS AT THE TRAILS UNIT 2** [T.B.K.A: TAOS UNIT 1 at the TRAILS] zoned SU-2/ VTSL, located on the west side of UNIVERSE BLVD NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 14.63 acre(s). (C-9) **DENIED.**
- BOHANNAN HUSTON INC agent(s) for RCS-TAOS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-P1 THROUGH 113-P1, **TAOS AT THE TRAILS UNIT 2** zoned RD, located on TREE LINE AVE BETWEEN OAKRIDGE ST AND UNIVERSE BLVD containing approximately 14.63 acre(s). (C-9) *[Indefinitely Deferred at the Applicant’s request on 4/11/12]* **DENIED.**
- BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) TRACT A TAOS UNIT 1 AT THE TRAILS & TRACT B TAOS AT THE TRAILS UNIT 2, **TAOS UNIT 2 AT THE TRAILS** zoned RD, located on TREEN LINE AVE BETWEEN OAKRIDGE AND UNIVERSE containing approximately 7.36 acre(s). (C-9) **DENIED.**
- BOHANNAN HUSTON INC agent(s) for RCS-TAOS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-P1 THROUGH 113-P1, **TAOS UNIT 2 AT THE TRAILS** zoned RD, located on TREE LINE BETWEEN OAKRIDGE AND UNIVERSE containing approximately 7.36 acre(s). (C-9) *[Indefinitely Deferred at the Applicant’s request on 4/11/12]* **DENIED.**
- BOHANNAN HUSTON INC agent(s) for THE TRAILS, LCC request(s) the above action(s) for all or a portion of Tract(s) 9A, **THE TRAILS UNIT 2** zoned RD, located on WOODMONT BETWEEN RAINBOW AND UNIVERSE containing approximately 19.77 acre(s). (C-9) **DENIED.**

3. **Project# 1008585**  
 12DRB-70146 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT 
- TIERRA WEST LLC agent(s) for BRUCKNER TRUCK SALES request(s) the referenced/ above action(s) for all or a portion of Tract(s) B-20 & B-21, **TOWN OF ATRISCO Unit 5**, zoned SU-1 (IP USES & C-2 PERMISSIVE USES W/EXCEPTIONS), located on the north side of DAYTONA RD NW between UNSER BLVD AND 90TH ST NW containing approximately 7.2399 acre(s). (J-9) **DEFERRED TO 6/20/12 AT THE AGENT’S REQUEST.**
4. **Project# 1002062**  
 12DRB-70140 EPC APPROVED SDP FOR BUILD PERMIT  
 12DRB-70144 SIDEWALK WAIVER 
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for TEAM BROADCASTING INC request(s) the above action(s) for all or a portion of Lot(s) H-12-B, **RIVERVIEW** zoned SU-1/MIXED USE, located on COORS BLVD BETWEEN EAGLE RANCH AND BOSQUE MEADOWS containing approximately 2.15 acre(s). (D-13) *[Deferred from 5/16/12, 5/30/12]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/6/12, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND PLANNING. THE SIDEWALK VARIANCE WAS WITHDRAWN.**
5. **Project# 1009046**  
 12DRB-70094 – VACATION OF RAILROAD EASEMENTS  
 12DRB-70114 MAJOR - VACATION OF PUBLIC EASEMENTS  
 12DRB-70115 MAJOR - PRELIMINARY PLAT APPROVAL  
 12DRB-70116 SUBDIVISION DESIGN VARIANCE FROM DPM STANDARDS  
 12DRB-70117 MINOR - TEMP DEFERRAL SIDEWALK CONSTRUCTION  
 12DRB-70126 EPC APPROVED SDP FOR SUBDIVISION
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAWMILL CROSSINGS, LLC request(s) the referenced/ above action(s) for Tract B1A2, **DUKE CITY LUMBER CO ADDITION**, zoned SU-2/S-I (proposed SU-2/ SU-1 PRD), located on the south side of ASPEN AVE NW between 12<sup>TH</sup> ST NW and 19<sup>TH</sup> ST NW containing approximately 6.9292 acre(s). (H-13)*[Deferred from 5/2/12, 5/23/12]* **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REVISIONS. THE PRELIMINARY PLAT AND THE TEMPORARY DEFERRAL OF SIDEWALKS WAS DEFERRED TO 6/13/12 AT THE AGENT’S REQUEST.**





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 6, 2012

**Project# 1008585**

**12DRB-70146 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

TIERRA WEST LLC agent(s) for BRUCKNER TRUCK SALES request(s) the referenced/ above action(s) for all or a portion of Tract(s) B-20 & B-21, **TOWN OF ATRISCO Unit 5**, zoned SU-1 (IP USES & C-2 PERMISSIVE USES W/EXCEPTIONS), located on the north side of DAYTONA RD NW between UNSER BLVD AND 90TH ST NW containing approximately 7.2399 acre(s). (J-9)

<b>AMAFCA</b> No comments.
<b>COG</b> No comments.
<b>TRANSIT</b> No comments.
<b>ZONING ENFORCEMENT</b> The property is developing Urban. This restricts signs to 1 per street frontage. A variance is required to have the third sign. Signs over 26' require a variance to height. The sign within 200' of the freeway is allowed to be 26' above the grade of the nearest lane of the freeway. Show the grade of the freeway in relation to the sign. A total of 8 disabled parking spaces are required, 3 are shown. A solid wall or fence should screen the area where the trucks being serviced are parked outside. Trees are required to be 2" caliber 6 inches above grade or a min of 10' height at planting.
<b>NEIGHBORHOOD COORDINATION</b>
<b>APS</b> No comments.
<b>POLICE DEPARTMENT</b> No comments.
<b>FIRE DEPARTMENT</b> No comments.
<b>PNM ELECTRIC &amp; GAS</b> No comments.
<b>COMCAST</b> No comments.
<b>CenturyLink</b> No comments.
<b>ENVIRONMENTAL HEALTH</b>

No comments.
<b>M.R.G.C.D</b> No comments.
<b>OPEN SPACE DIVISION</b> No comments.
<b>CITY ENGINEER</b> Comments, if any, will be provided at the meeting
<b>TRANSPORTATION DEVELOPMENT</b> An existing arroyo crosses the right of way. Please show the arroyo on the site plan and clarify how this will affect vehicular access. What is the status of the replat? The replat appears to include Tracts B-20, B-21, B-22, and B-23. Detail how existing conditions adjacent to the site will tie in to proposed conditions (sidewalk, pavement, etc.). The gated area east of the building guides vehicular traffic directly into proposed parking stalls. Please revise. A proposed parking stall in the southwest corner of the site appears to narrow. Provide a detail. A 5-foot wide keyway is required for deadend parking stalls. The proposed monument sign may interfere with the sight distance of the entrance; provide a sight distance exhibit. Show all ramps and provide details. All ramps located within City of Albuquerque right of way must have truncated domes.  Infrastructure List Revise pavement section to read as follows: 24-foot F-E permanent pavement, standard curb & gutter, 6-foot wide sidewalk on Daytona Road from 11.9 feet west of Tract B-21 to the eastern property line of Tract B-20. The existing legal description must include the eastern 11.9 feet of Tract B-22.
<b>PARKS AND RECREATION</b> No comments
<b>ABCWUA</b>
<b>PLANNING DEPARTMENT</b> Refer to comments from Zoning Enforcement plus any public hearing comments regarding proposed site plan. Right of access to Los Volcanes needs to be documented via public roadway easement on Tract T1, Unser Diversion Channel Corridor Subdivision.

**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1208585 Application #: 12DRB-70146  
Project Name: Town of Atascadero Unit 5  
Agent: Tivra West LLC Phone #:

**\*\*Your request was approved on 7-25-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\***

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA: JIA

PARKS / CIP:

PLANNING (Last to sign):

**PLATS:**

- Planning must record this plat. Please submit the following items:
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
  - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

**ALL SITE PLANS:**

- 3 copies of the approved site plan. Include all pages.

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1008585 Application #: 12DRB-70146  
Project Name: Town Of Atascadero Unit 5  
Agent: Tierra West Phone #:

\*\*Your request was approved on 7-18-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): Utility Co. & AMAFCA, daf

record STA for site plan  
remove Temp E' note on adjoint

**PLATS:**

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

**ALL SITE PLANS:**

3 copies of the approved site plan. Include all pages.





**DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL**

TO: PROJECT NO. 1008585

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: July 18, 2012

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: RE-SUBMITTAL OF UPDATED PROPOSED PLAT

---

---

---

---

**RECEIVED**  
JUL 13 2012  
HYDROLOGY  
SECTION

CONTACT NAME: RONALD R. BOHANNAN, P.E.

TELEPHONE: 505.858.3100 EMAIL: RRB@TIERRAWESTLLC.COM

gaw



# TIERRA WEST, LLC

---

July 13, 2012

Mr. Jack Cloud  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**RE: BRUCKNER'S TRUCK SALES  
LOTS 20 THROUGH 21, TOWN OF ATRISCO GRANT, UNIT 5  
PROJECT NO. 1008585  
ZONE ATLAS PAGE J-09-Z**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Bruckner's Truck Sales, Inc., requests DRB approval of the Site Development Plan for Building Permit for the above referenced site. Comments received during the July 11<sup>th</sup>, 2012 DRB hearing have been addressed and are shown on the updated plans accompanying this letter and/or addressed below.

The following items were written responses received during the July 11<sup>th</sup> hearing, as well as verbal comments received from City Planning:

Transportation

1. "Clearly show existing conditions of the adjacent lot to the east. Detail how existing conditions adjacent to the site will tie into proposed conditions."  
**A detail is provided (Sheet C9) to illustrate the proposed connection at the southeast corner of the subject site. Currently, Daytona Road dead ends with no turn-around or hammerhead at the above mentioned location. Therefore, the permanent extension will begin at the existing dead end terminus of Daytona and continue west. There is an existing handicap ramp at the southwest corner of the Transit Facility with no sidewalk extension beyond the ramp. The proposed sidewalk will connect to the existing ramp and continue west as shown in the plans. An aerial detail of the existing conditions is included to help detail the existing and proposed conditions.**
2. "A proposed monument sign is shown on the landscape plan, but not the site plan. The proposed monument sign may interfere with the sight distance of the entrance; provide a sight distance exhibit."  
**The monument sign in question was removed from the previously updated set of plans. There will be no monument sign on the Daytona frontage. The Landscape Plan and Site Plan currently show no monument sign in this location.**
3. "The revised site plan shows ADA accessible parking stalls to the east of the building. Clearly demonstrate the 6-foot wide, ADA accessible pathway from the ADA parking stalls to the building."  
**The updated plans now show a 6' wide ADA pathway to the front door from the spaces in question.**
4. "A public roadway easement is required for the temporary turnaround."  
**The proposed plat will reference the public roadway easement for the temporary turnaround. This easement will be recorded as a paper easement with the recording number and date filled in on the final plat for this development.**

5571 Midway Park Place NE  
(505) 858-3100  
Albuquerque, NM 87109  
Fax (505) 858-1118  
1-800-245-3102  
tierrawestllc.com

5. "The proposed plat shows a number of easements that are not indicated on the site plan. Please revise."  
**The Site Plan was updated to indicate all easements.**
6. "The proposed roadway alignment leaves the adjacent lots with a significant amount do earthwork. A slightly steeper roadway slope is recommended."  
**The roadway design profile is being controlled by available Right-of-Way in areas of fill in order to extend Daytona Road across the existing arroyo to provide the required turn-around. Elevating the roadway any further will require grading outside the ROW to the south.**

#### Hydrology

1. "Hydrology received the drainage report last Friday and is currently reviewing it. Hydrology sent preliminary comments to the engineer yesterday. Additional comments on the drainage report and grading plan will be provided."  
**A meeting was held with City Hydrology staff following the July 11<sup>th</sup> hearing to discuss existing, interim, and ultimate drainage conditions. The grading and drainage plan was updated to reflect the meetings findings.**
2. "The plan shows proposed grades in the NMDOT ROW. NMDOT approval is required of you could propose a retaining wall."  
**No grading is intended to extend beyond the property or onto NMDOT ROW. The previous plan showed a grading surface error, which is corrected on the updated plan set.**
3. "Keyed Note E is not used on the Site Plan."  
**Key Note E is now used to call out the valley gutter at the site entrance.**
4. "Hydrology does not believe a Public drainage easement is appropriate. Offsite flows should be handled as private to protect the site."  
**The Public Drainage Easement designation was removed from the plans and proposed plat.**

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Chris Bruckner – Bruckner Truck Sales  
Kelly Chappelle – Avalon N.A. (AVA)  
Robert Wood – Avalon N.A. (AVA)

JN: 2011073  
RRB/PE/cia

## **Legal Description Temporary Public Access Easement**

A TEMPORARY PUBLIC ACCESS EASEMENT LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 16, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF A PORTION OF THE REMAINING PORTION OF TRACT B-22, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT, UNIT NUMBER 5", SAID PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 05, 1944, IN PLAT BOOK D, PAGE 118, LESS THAN AN EXCEPTING THOSE PORTIONS OF SAID TRACT CONVEYED TO THE NEW MEXICO STATE HIGHWAY COMMISSION FOR INTERSTATE 40 RIGHT OF WAY, SAID TRACT BOUNDED ON THE NORTH BY INTERSTATE 40, ON THE EAST BY TRACT B-21, ON THE SOUTH BY DAYTONA ROAD, NW, AND ON THE WEST BY TRACT B-23, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED EASEMENT, LYING ON THE NORTH RIGHT OF WAY LINE OF DAYTONA ROAD, N.W., MARKED BY A FOUND REBAR WITH ORANGE PLASTIC CAP "PS 7002" FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SURVEY MONUMENT "6\_J10" BEARS N 44°51'07" E, A DISTANCE OF 4,004.85 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE S 85°52'15" W, A DISTANCE OF 36.59 FEET TO THE SOUTHWEST CORNER OF DESCRIBED EASEMENT;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 32.33 FEET, AN ARC LENGTH OF 24.28 FEET, A DELTA ANGLE OF 43°01'22", A CHORD BEARING OF N 73°03'23" W, AND A CHORD LENGTH OF 23.71 FEET TO A POINT OF REVERSE CURVATURE OF DESCRIBED EASEMENT;

THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 269.00 FEET, A RADIUS OF 52.67 FEET, A DELTA ANGLE OF 292°37'26", A CHORD BEARING OF N 51°44'39" E, AND A CHORD LENGTH OF 58.43 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING AN ARC LENGTH OF 36.40 FEET, A RADIUS OF 32.33 FEET, A DELTA ANGLE OF 64°30'43", A CHORD BEARING OF S 14°12'00" E, AND A CHORD LENGTH OF 34.51 FEET TO A POINT OF TANGENCY OF DESCRIBED EASEMENT;

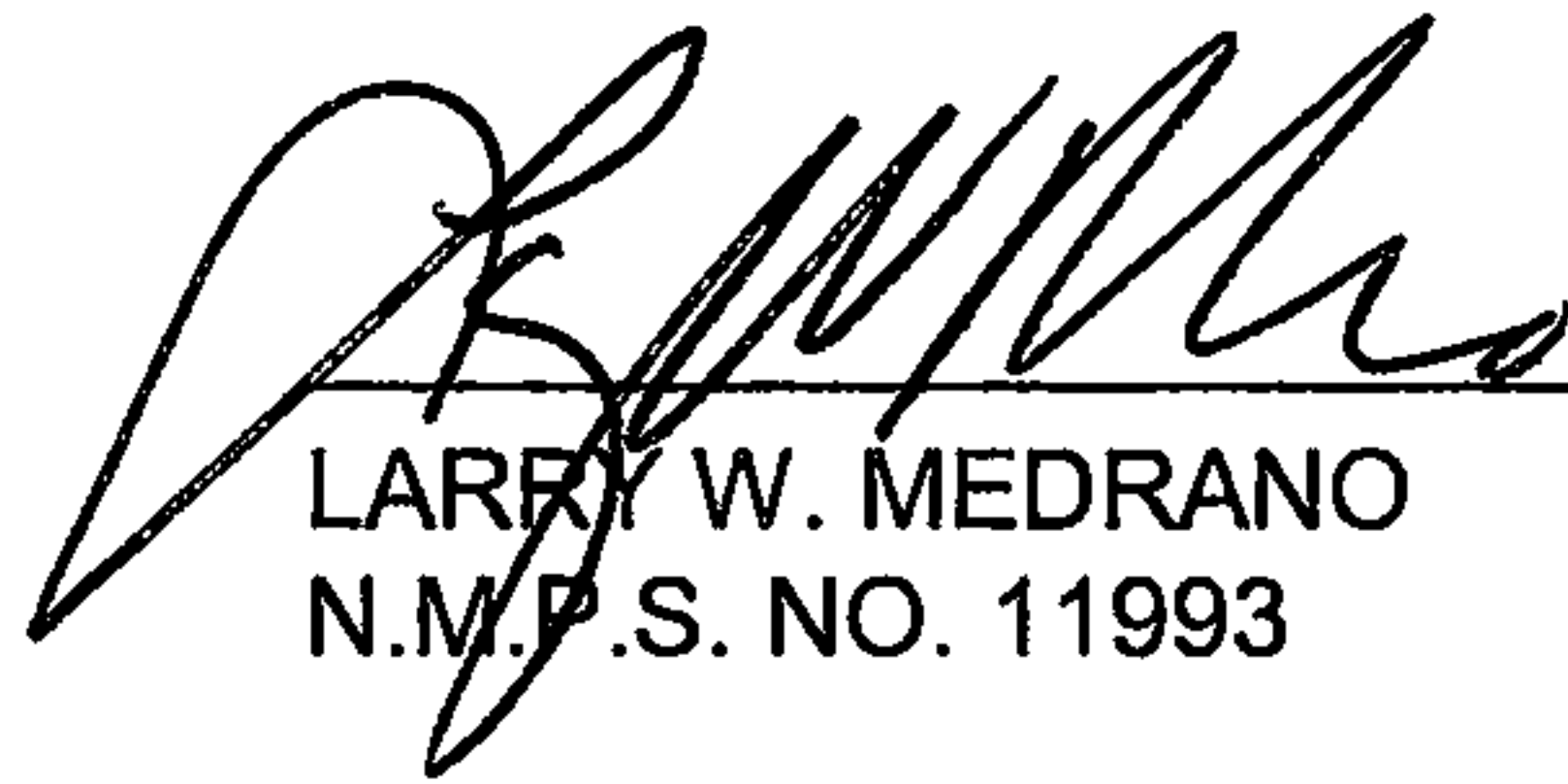
THENCE S 46°27'22" E, A DISTANCE OF 4.14 FEET TO A POINT OF CURVATURE OF DESCRIBED EASEMENT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 35.33 FEET, AN ARC LENGTH OF 2.46 FEET, A RADIUS OF 35.33 FEET, A DELTA ANGLE OF 3°59'37", A CHORD BEARING OF S 48°27'10" E, AND A CHORD LENGTH OF 2.46 FEET TO A POINT OF TANGENCY OF DESCRIBED EASEMENT;

THENCE S 00°18'33" W, A DISTANCE OF 2.52 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2179 ACRES (9,491 SQUARE FEET) MORE OR LESS, ALL AS SHOWN ON THE ATTACHED EXHIBIT "A".

**Surveyor's Certificate**

I, LARRY W. MEDRANO LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION, EXHIBIT AND EASEMENT SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

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

7/13/12



# 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. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

# EXHIBIT "A"

## Line Table

LINE	BEARING	DISTANCE
L1	S 85°52'15" W	36.59'
L2	N 46°27'22" W	4.14'
L3	S 00°18'33" W	2.52'

## Interstate 40

(NMP 1-40-3(28) 148)  
(R.O.W. WIDTH VARIES)

FOUND RIGHT OF WAY MARKER "STA. 1151+19.46"  
FOUND RIGHT OF WAY MARKER "1-40-21"

R=2291.83'  
L=108.44'  
Δ=02°42'40"  
T=54.23'  
CH=N 60°12'57" E  
108.43'

TRACT B-21  
TOWN OF ATRISCO GRANT  
UNIT NO. 5  
(12/05/1944, D-118)

TRACT B-22  
TOWN OF ATRISCO GRANT  
UNIT NO. 5  
(12/05/1944, D-118)

A.G.R.S. MONUMENT "REWARD"  
STANDARD A.G.R.S. BRASS TABLET  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,487,364.063  
E=1,491,190.819  
PUBLISHED EL=5319.688 (NAVD 1988)  
GROUND TO GRID FACTOR=0.999675005  
DELTA ALPHA ANGLE=-0°17'12.26"

TEMPORARY PUBLIC ACCESS  
EASEMENT GRANTED BY  
THIS DOCUMENT  
AREA= 9,491 SQ. FT±

BASIS OF BEARINGS

A.G.R.S. MONUMENT "6\_J10"  
STANDARD A.G.R.S. BRASS TABLET  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,492,180.199  
E=1,500,635.082  
PUBLISHED EL=5119.814 (NAVD 1988)  
GROUND TO GRID FACTOR=0.999681414  
DELTA ALPHA ANGLE=-0°16'07.41"

FOUND NO. 4 REBAR WITH ORANGE PLASTIC CAP "PS 7002"

Point of Beginning

Daytona Road N.W.  
(60' R.O.W.)

## Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.33'	24.28'	12.74'	43°01'22"	N 73°03'23" W	23.71'
C2	52.67'	269.00'	35.11'	292°37'26"	S 51°44'39" W	58.43'
C3	32.33'	36.40'	20.40'	64°30'43"	S 14°12'00" E	34.51'
C4	35.33'	2.46'	1.23'	3°59'37"	S 48°27'10" E	2.46'

## Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT (UN-CLASSIFIED SURVEYING SURVEY) WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Larry W. Medrano*  
LARRY W. MEDRANO  
N.M.P.S. No. 11993  
DATE 7/13/12



SCALE: 1"=100'



JUL 13 2012

HYDROLOGY SECTION

OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199  
855.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

Sheet 3 of 3

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 7/20/2012

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No.: 1008585

DRB Application No.: 12-DRB-70184

ORIGINAL

**INFRASTRUCTURE LIST**

(Rev 9-20-05)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**Tract B-20 and B-21  
SITE DEVELOPMENT PLAN**

**Tract B-20 and B-21 of Town of Atrisco Land Grand  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cost Engineer
		8"	Public SAS (440 LF)	Daytona Road	Tract B20	Tract B21	/	/	/
		12"	Public Water Line (440 LF) and appurtenances	Daytona Road	Tract B20	Tract B21	/	/	/
		36" - 42"	Public Storm Drain (440 LF)	Daytona Road	Tract B20	Tract B21	/	/	/
		6"	Public Fire Line (295 LF) and appurtenances	Onsite (Tract B20)	South property line	Northeast corner of building	/	/	/
		24'-30' F-E	Permanent pavement, standard curb and gutter, 6 ft sidewalk	Daytona Road	East property line	West property line	/	/	/
		100' dia.	Temporary turn-around, assoc. earthwork, metal barrier, and channel riprap protection	Daytona Road Terminus	West of Tract B21		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cost Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

Approval of Creditable Items:  
 Impact Fee Administrator Signature \_\_\_\_\_ Date \_\_\_\_\_  
 City User Dept. Signature \_\_\_\_\_ Date \_\_\_\_\_

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
 Street lights per City requirements.

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER

**Ronald R. Bohannon, PE**  
 NAME (print)

**Tierra West, LLC**  
 FIRM

*[Signature]* 7/29/12  
 SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 7-25-12  
 DRB CHAIR - date

*[Signature]* 07-25-12  
 TRANSPORTATION DEVELOPMENT - date

*[Signature]* 07/25/12  
 UTILITY DEVELOPMENT - date

*[Signature]* 7/25/12  
 CITY ENGINEER - date

*[Signature]* 7-25-12  
 PARKS & RECREATION - date

\_\_\_\_\_  
 AMAFCA - date  
 \_\_\_\_\_ - date  
 \_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

06/29/2012 Issued By: BLDAVM 152865

Category Code **910**  
**2012 070 184**

**Application Number:** 12DRB-70184, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** DAYTONA ROAD BETWEEN UNSER BLVD AND 90TH ST

**Project Number:** 1008585

**Applicant**  
BRUCKNER TRUCK SALES

9471 I-40 EAST  
NM 79118

**Agent / Contact**  
TIERRA WEST LLC  
RONALD BOHANNAN  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE NM 87109  
505-858-3100  
KKRUEGER@TIERRAWESTLLC.COM

#### Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$215.00

**TOTAL: \$235.00**

City of Albuquerque Treasury  
Date: 6/29/2012 Office: ANNEX  
Stat ID: WS0000007 Cashier: TRSSVG  
Batch: 416 Trans #: 33  
Permit: 2012070184  
Receipt Num 00029881  
Payment Total: \$235.00  
0901 Conflict Mgmts. Fee \$20.00  
0903 DRB Actions \$215.00  
Check Tendered : \$235.00

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

05/11/2012 Issued By: E08375 146451

Category Code **910**  
**2012 070 146**

**Application Number:** 12DRB-70146, Major - Sdp For Building Permit

**Address:**

**Location Description:** DAYTONA RD BETWEEN UNSER BLVD AND 90TH ST

**Project Number:** 1008585

#### Applicant

BRUCKNER TRUCK SALES

9471 I-40 EAST  
AMARILLO TX 79118  
214-360-0852

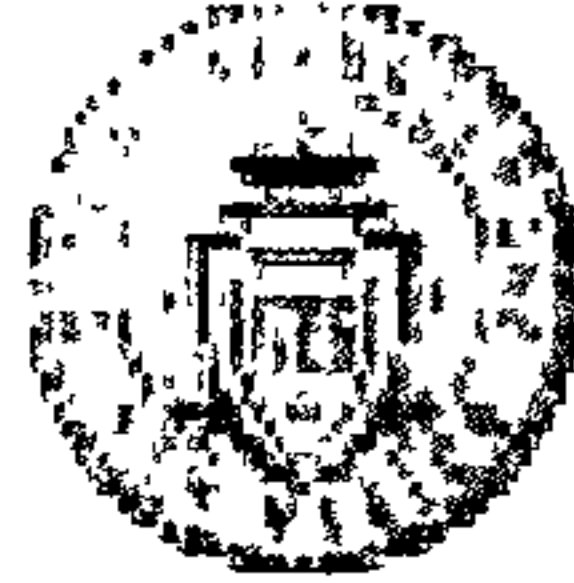
#### Agent / Contact

TIERRA WEST LLC  
RONALD BOHANNAN  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE NM 87109  
505-858-3100  
KKRUEGER@TIERRAWESTLLC.COM

#### Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$385.00
<b>TOTAL:</b>		<b>\$480.00</b>

City of Albuquerque Treasury  
Date: 5/11/2012 Office: AHNEY  
Stat ID: W50000006 Cashier: TRSSSV6  
Batch: 208 Phone #: 26  
Permit #: 2012070146  
Receipt Num 00015123  
Payment Total: \$480.00  
11900 APN Fee 175.00  
0901 Conflict Mgmt Fee 20.00  
11903 DRB Actions 385.00  
Check Tendered : \$480.00



Supplemental Form (SF)

### SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

### SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

- Annexation
- V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place, NE FAX: 505-858-1118

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: Bruckner Truck Sales PHONE: 214-360-0852

ADDRESS: 9471 I-40 East FAX: \_\_\_\_\_

CITY: Amarillo STATE TX ZIP 79118 E-MAIL: cbruckner@bruckner.com

Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Site Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

### SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract B-20 and B21 Block: \_\_\_\_\_ Unit: 5

Subdiv/Addn/TBKA: Town of Atrisco

Existing Zoning: SU-1 (IP Uses & C-2 Permissive uses w/exceptions) Proposed zoning: same MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): J-09 UPC Code: 100905826406440101 / 100905824405830203

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_

1008585

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill?  no

No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 7.24 ±

LOCATION OF PROPERTY BY STREETS: On or Near: Daytona Road

Between: Unser Boulevard and 90th Street

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: March 27, 2012

SIGNATURE \_\_\_\_\_ DATE May 11, 2012

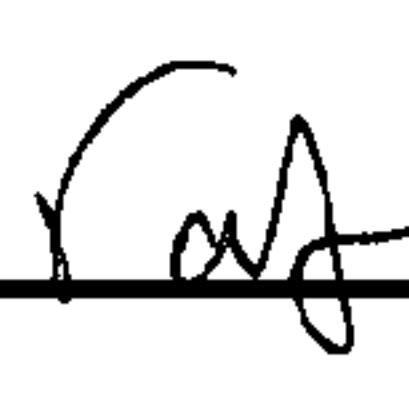
(Print Name) Ronald R. Bohannan Applicant:  Agent:

### FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70146</u>	<u>SBP</u>	_____	<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADY</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____

Hearing date June 6, 2012

 5-11-12  
Staff signature & Date

Project # 1008585

**FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**  
\_\_\_ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval  
\_\_\_ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**  
\_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
\_\_\_ Letter briefly describing, explaining, and justifying the request  
\_\_\_ Letter of authorization from the property owner if application is submitted by an agent  
\_\_\_ Copy of the document delegating approval authority to the DRB  
\_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
\_\_\_ Sign Posting Agreement  
\_\_\_ Completed Site Plan for Subdivision Checklist  
\_\_\_ 6 copies of the Infrastructure List, if relevant to the site plan  
\_\_\_ TIS/AQIA Traffic Impact Study form with required signature  
\_\_\_ Fee (see schedule)  
\_\_\_ List any original and/or related file numbers on the cover application  
DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.  
**Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**  
\_\_\_ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval  
 Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**  
 Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings  
 Solid Waste Management Department signature on Site Plan  
 Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)  
 Letter briefly describing, explaining, and justifying the request  
 Letter of authorization from the property owner if application is submitted by an agent  
 Copy of the document delegating approval authority to the DRB  
 Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 Sign Posting Agreement  
 Completed Site Plan for Building Permit Checklist  
 6 copies of the Infrastructure List, if relevant to the site plan  
 TIS/AQIA Traffic Impact Study form with required signature  
 Copy of Site Plan with Fire Marshal's stamp  
 Fee (see schedule)  
 List any original and/or related file numbers on the cover application  
D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.  
**Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**  
\_\_\_ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**  
\_\_\_ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**  
\_\_\_ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**  
\_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
\_\_\_ Letter briefly describing, explaining, and justifying the request  
\_\_\_ Letter of authorization from the property owner if application is submitted by an agent  
\_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
\_\_\_ Sign Posting Agreement  
\_\_\_ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)  
\_\_\_ 6 copies of the Infrastructure List, if relevant to the site plan  
\_\_\_ TIS/AQIA Traffic Impact Study form with required signature  
\_\_\_ Fee (see schedule)  
\_\_\_ List any original and/or related file numbers on the cover application  
D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.  
**Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ronald R. Bohannan  
\_\_\_\_\_  
Applicant name (print)  
May 11, 2012  
\_\_\_\_\_  
Applicant signature / date



Form revised **October 2007**

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>Kauf</u>	<u>5-11-12</u>
<input checked="" type="checkbox"/> Fees collected	<u>12DRB - 70146</u>	_____	Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	_____	Project # <u>1008585</u>	_____
<input checked="" type="checkbox"/> Related #s listed	_____	_____	_____

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

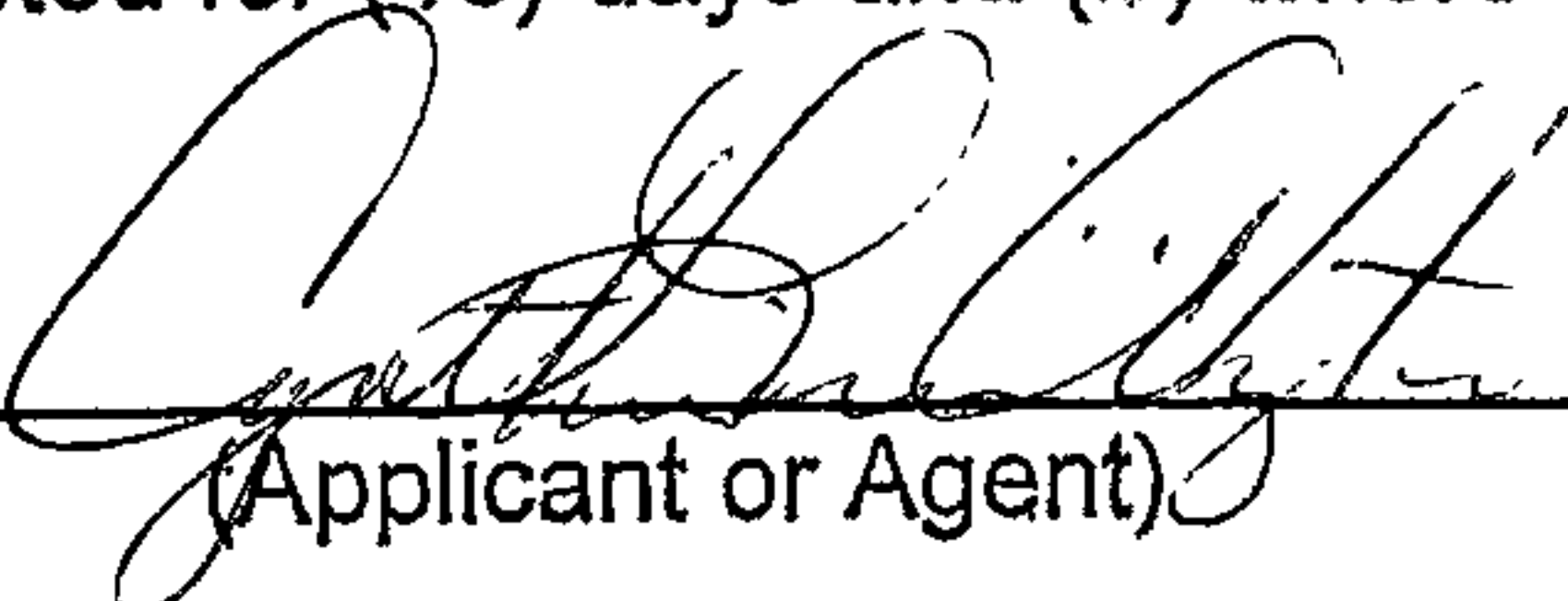
#### 4. TIME

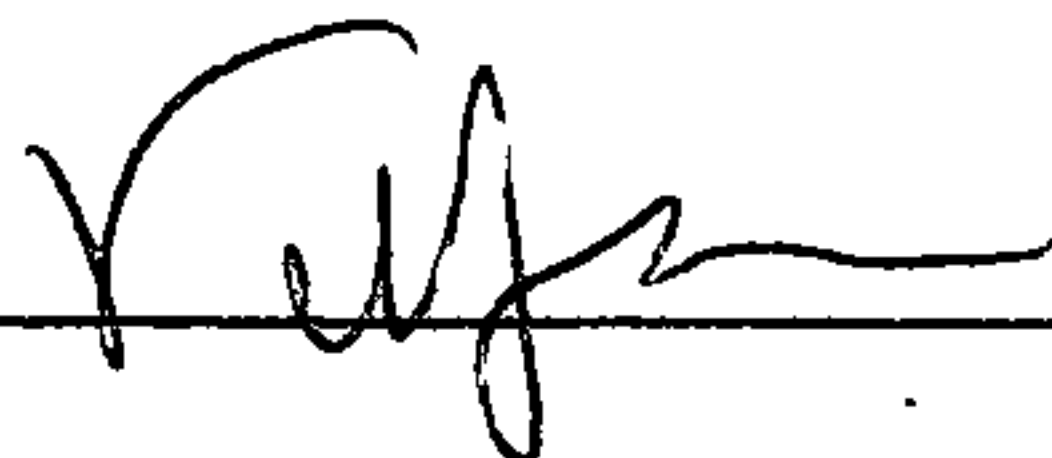
Signs must be posted from May 22, 2012 To June 6, 2012

#### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

  
\_\_\_\_\_  
(Applicant or Agent) 05-11-12  
(Date)

I issued 1 signs for this application, 5-11-12   
(Date) (Staff Member)

DRB PROJECT NUMBER: 1008585



## INTER-OFFICE MEMORANDUM

### COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development  
SHABIH RIZVI, Transit & Parking Department  
STEVE MONTIEL, Council of Governments  
LYNN MAZUR, AMAFCA  
STEVE SINK, APD Crime Prevention  
JAY LEE EVANS, Open Space Division  
RAY SANCHEZ, Fire Department  
DAVID KILPATRICK, Zoning Enforcement Inspector  
STEPHANI WINKLEPLECK, Neighborhood Coordination  
DANIEL ARAGON, Public Service Company of New Mexico  
PATRICK SANCHEZ, New Mexico Gas Company  
APRIL WINTERS, Albuquerque Public Schools  
MICHELE RAMIREZ, CenturyLink  
MIKE MORTUS, Comcast Cable  
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)  
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1008585

**Wednesday, June 6, 2012**

Comments must be received by:

**Friday, June 1, 2012**

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

**If you have any questions, please contact me at 924-3946 or [agomez@cabq.gov](mailto:agomez@cabq.gov)**



Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100  
 ADDRESS: 5571 Midway Park Place, NE FAX: 505-858-1118  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rre@tierrawestllc.com

APPLICANT: Bruckner Truck Sales PHONE: 214-360-0852  
 ADDRESS: 9471 I-40 East FAX: \_\_\_\_\_  
 CITY: Amarillo STATE TX ZIP 79118 E-MAIL: cbruckner@bruckner.com  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Site Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? \_\_\_ Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Tract B-20 and B21 Block: \_\_\_\_\_ Unit: 5  
 Subdiv/Addn/TBKA: Town of Atrisco  
 Existing Zoning: SU-1 (IP Uses & C-2 Permissive uses w/exceptions) Proposed zoning: same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): J-09 UPC Code: 100905826406440101 / 100905824405830203

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
1008585

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 7.24 ±

LOCATION OF PROPERTY BY STREETS: On or Near: Daytona Road  
 Between: Unser Boulevard and 90th Street

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: March 27, 2012

SIGNATURE [Signature] DATE May 11, 2012  
 (Print Name) Ronald R. Bohannon Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>12DRB - 70146</u>	<u>SBP</u>	_____	<u>\$ 385.00</u>
<input checked="" type="checkbox"/>	All fees have been collected	_____	<u>ADY</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/>	All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/>	AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/>	Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/>	F.H.D.P. fee rebate	_____	_____	_____	\$ _____

Hearing date June 6, 2012

[Signature] 5-11-12  
 Staff signature & Date

Project # 1008585

FORM P(2): SITE PLAN REVIEW - D.R.B. . PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15) Maximum Size: 24" x 36"

- \_\_\_ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- \_\_\_ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
- \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Copy of the document delegating approval authority to the DRB
- \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- \_\_\_ Sign Posting Agreement
- \_\_\_ Completed Site Plan for Subdivision Checklist
- \_\_\_ 6 copies of the Infrastructure List, if relevant to the site plan
- \_\_\_ TIS/AQIA Traffic Impact Study form with required signature
- \_\_\_ Fee (see schedule)
- \_\_\_ List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting. Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) Maximum Size: 24" x 36"

- X 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- X Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
- N/A Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
- X Solid Waste Management Department signature on Site Plan
- X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- X Letter briefly describing, explaining, and justifying the request
- X Letter of authorization from the property owner if application is submitted by an agent
- X Copy of the document delegating approval authority to the DRB
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X Completed Site Plan for Building Permit Checklist
- X 6 copies of the Infrastructure List, if relevant to the site plan
- X TIS/AQIA Traffic Impact Study form with required signature
- X Copy of Site Plan with Fire Marshal's stamp
- X Fee (see schedule)
- X List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting. Your attendance is required.

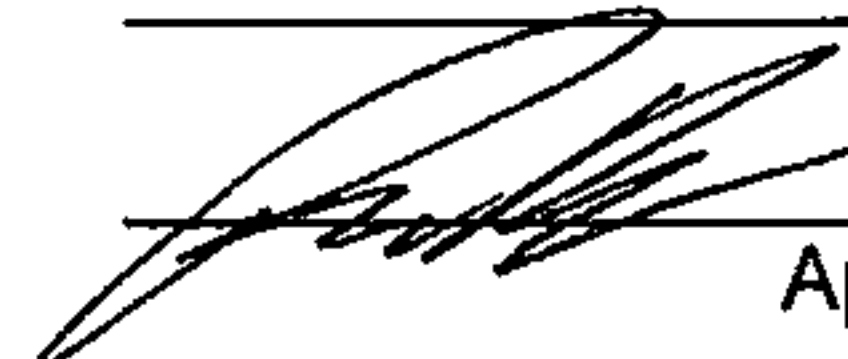
AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) Maximum Size: 24" x 36"

- \_\_\_ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- \_\_\_ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
- \_\_\_ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
- \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- \_\_\_ Sign Posting Agreement
- \_\_\_ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- \_\_\_ 6 copies of the Infrastructure List, if relevant to the site plan
- \_\_\_ TIS/AQIA Traffic Impact Study form with required signature
- \_\_\_ Fee (see schedule)
- \_\_\_ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


Ronald R. Bohannon

 Applicant name (print)  
May 11, 2012  
Applicant signature / date

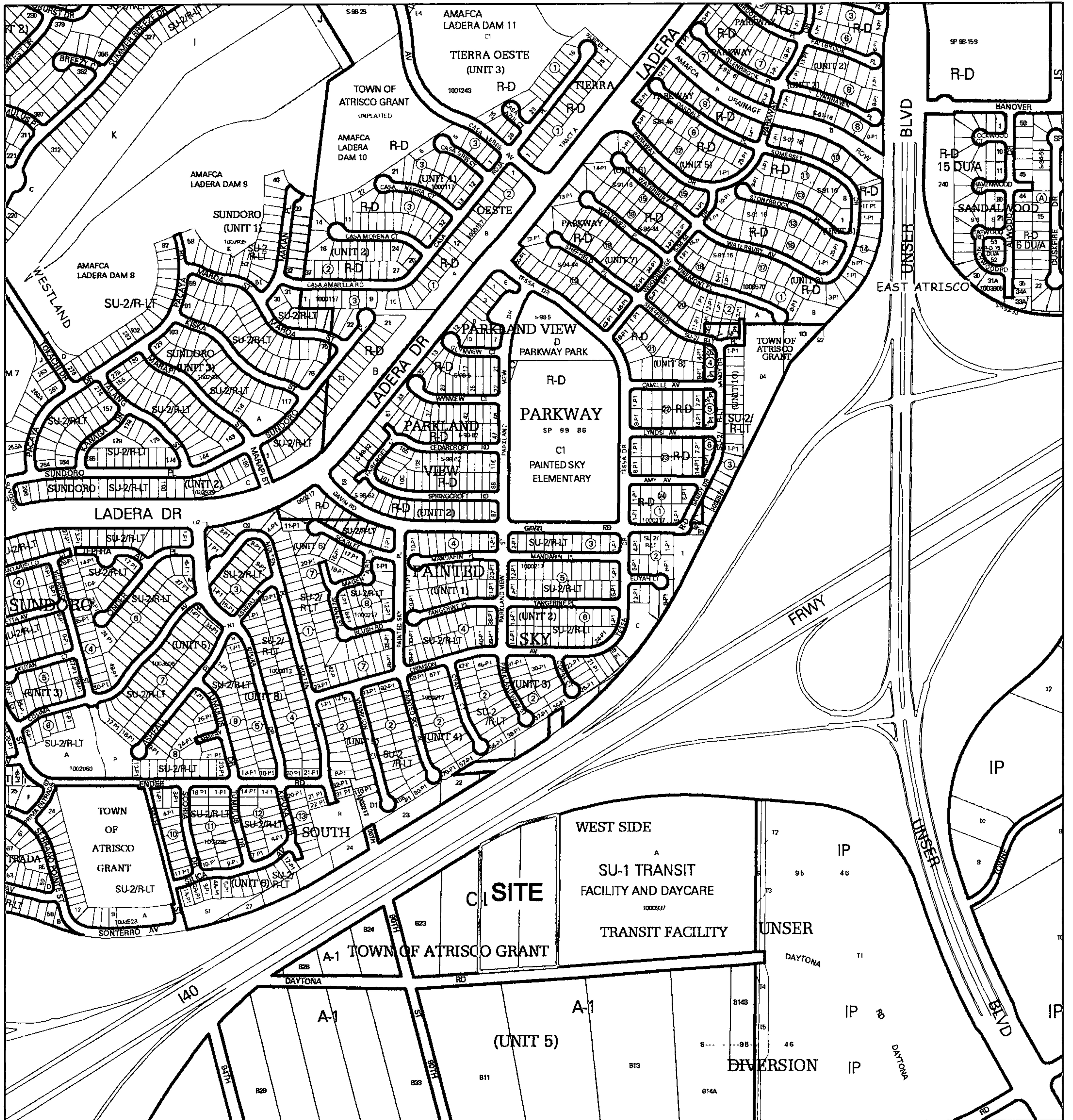


Form revised October 2007

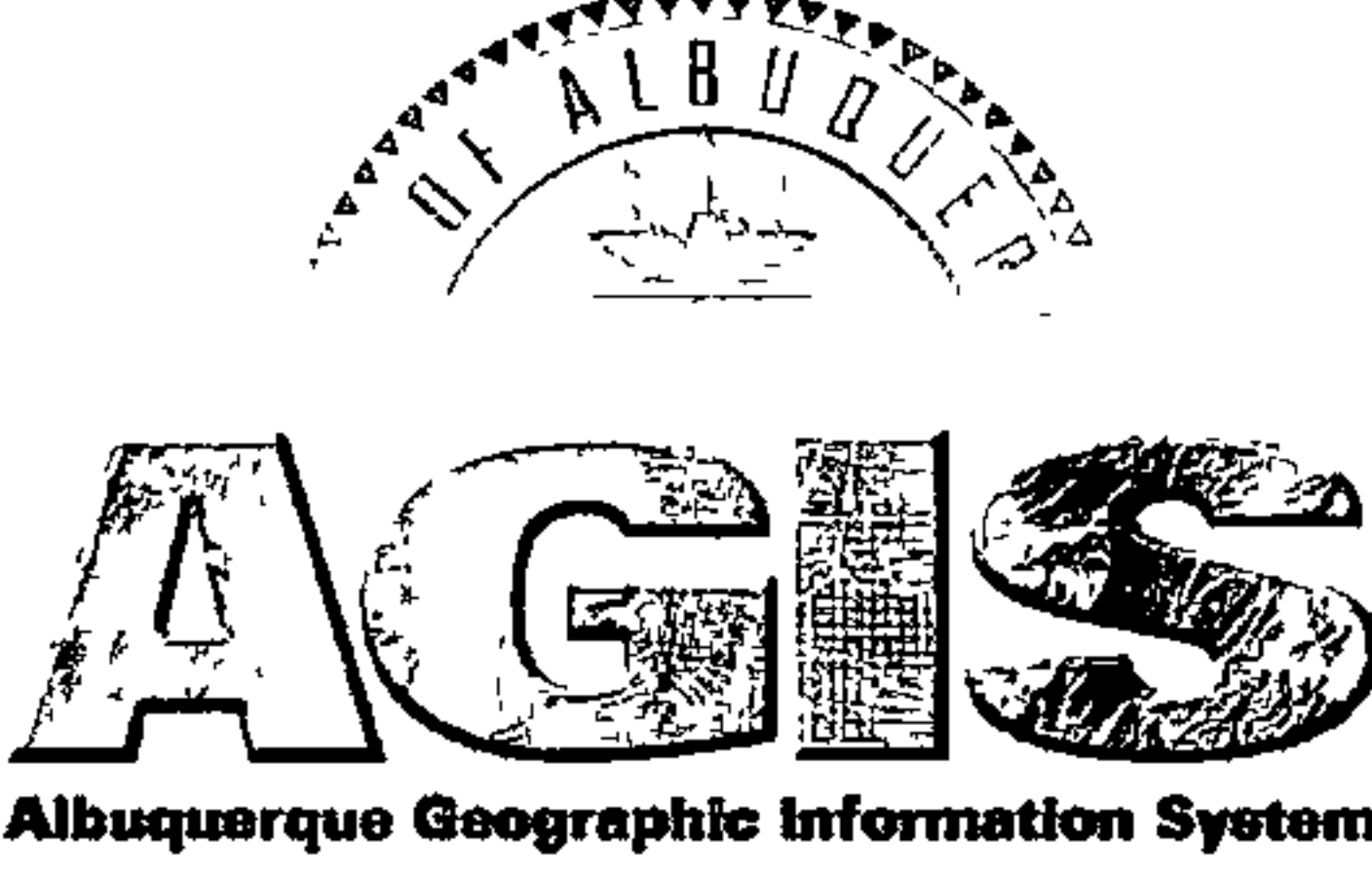
- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
12DRB- 70146

 5-11-12  
Planner signature / date  
Project # 1008585

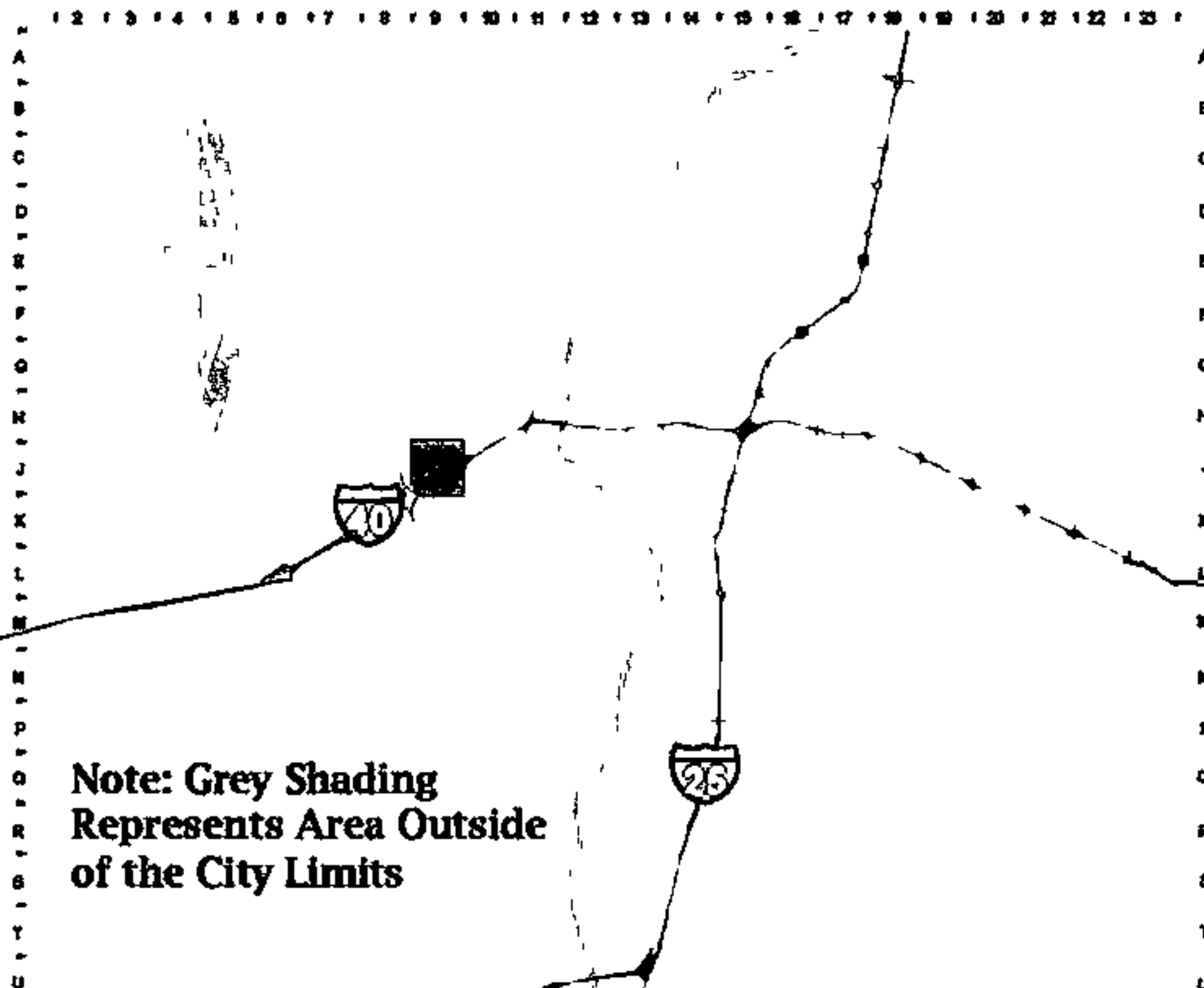




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-09-Z**

Selected Symbols

SECTOR PLANS		Escarpment
Design Overlay Zones		2 Mile Airport Zone
City Historic Zones		Airport Noise Contours
H-1 Buffer Zone		Wall Overlay Zone
Petroglyph Mon.		

0 750 1,500 Feet

gwr

# TIERRA WEST, LLC

May 11, 2012

Mr. Jack Cloud  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**RE: BRUCKNER'S TRUCK SALES  
LOTS 20 THROUGH 21, TOWN OF ATRISCO GRANT, UNIT 5  
ZONE ATLAS PAGE J-09-Z**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Bruckner's Truck Sales, Inc., requests DRB approval of the Site Development Plan for Building Permit for the above referenced site.

The site was annexed into the City under AXBC-2010-03 and was zoned SU-1 for IP uses. We have included a copy of the annexation agreement. During the annexation process this site was developing in the County. The City Council allowed this site to be delegated down to DRB for approval based on the pre-annexation agreement. This application is in compliance with that application.

The Site consists of 4 lots of which only 2 lots are proposed for development at this time. These two lots are proposed for Truck Sales. The remaining 2 lots will be developed in the future. We request that the DRB approve a lot consolidation from 2 lots (for Truck Sales) into one lot.

The site is oriented to allow for the truck sales to have access from Daytona. The entire site will be fenced from the public. A service area is connected and part of the building and extends further north into the site. A canopy structure extends off of the East side of the building providing a covered area for staging trucks for service and write ups. Adequate parking for vehicles is provided both for service, new sales and the general public.

As mentioned, we are also proposing to consolidate two lots into one lot for a new Truck sales and Service. We have included a copy of the proposed infrastructure list, which includes the extension Daytona along the development. This extension will include the extension of the roadway, the associated curb and gutter, and sidewalk. We also propose to extend water, sewer, and storm drain in the street.

The drainage report was submitted to Hydrology for approval. The site is upland of the City of Albuquerque's Transit Authority Maintenance Facility/. We are intercepting these flows along with the flows from the west and conveying them to the existing 48-inch storm drain in Daytona. We are incorporating the Low Impact Development on the site routing the flows from the parking area to the landscape areas. In addition we are working with AMAFCA for a funding agreement for offsite flows, which should be heard at the AMAFCA Board in June. This funding agreement

5571 Midway Park Place NE  
(505) 858-3100  
Albuquerque, NM 87109  
Fax (505) 858-1118  
1-800-245-3102  
tierrawestllc.com

allows for the complete removal of the upland flows from the site. In the interim we are including a desilting basin on the undeveloped tracts to take the sediment out of the flows. The development does not lie within a flood plain but is contained wholly in the undeveloped tracts.

The COA West Side Transit Facility has an existing west wall offset 10-feet from the property line. We are in the process of working out an encroachment agreement to tie our fence to the permanent fence on the Transit property. This will prevent a "No Man's Land Strip" between our property line and the wall of the Authority on our east side. In exchange we will landscape the 10 foot strip on the east side of the project and keep within the fence.

Building Elevations were developed by Fitzgerald Associates and are included in this submittal. We have included the infrastructure list showing the improvements in Daytona that will be guaranteed with the development.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Chris Bruckner – Bruckner Truck Sales  
Kelly Chappelle – Avalon N.A. (AVA)  
Robert Wood – Avalon N.A. (AVA)

JN: 2011073  
RRB/PE/cla

8056 6998 0000 0002 7011 2000 0000 8663 9308

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	2.30	Postmark Here
Certified Fee		2.30	
Return Receipt Fee (Endorsement Required)		2.80	
Restricted Delivery Fee (Endorsement Required)			
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>10.40</b>	

**ALBUQUERQUE, NM 87109**  
**MAY 11 2012**  
**PERFECTLY LEGAL**

**Sent To** Ms. Kelly Chappelle  
**Street, Apt. or PO Box #** Avalon N.A. (AVA)  
**City, State,** 9135 Santa Catalina Ave. NW  
 Albuquerque, NM 87121

PS Form 38

STEB 6998 0000 0002 7011 2000 0000 8663 9315

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	2.30	Postmark Here
Certified Fee		2.30	
Return Receipt Fee (Endorsement Required)		2.80	
Restricted Delivery Fee (Endorsement Required)			
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>10.40</b>	

**ALBUQUERQUE, NM 87109**  
**MAY 11 2012**  
**PERFECTLY LEGAL**

**Sent To** Mr. Robert Wood  
**Street, Apt. or PO E** Avalon N.A. (AVA)  
**City, St.** 9135 Anacapa NW  
 Albuquerque, NM 87121

PS Form 38

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	2.30 CPU	
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>10.40</b>	

Postmark Here: 2.30 MAY 11 2012 ALBUQUERQUE, NM 87109

**Sent To** Mr. Robert Wood  
**Street, Apt. or PO Box** Avalon N.A. (AVA)  
**City, State** 9135 Anacapa NW  
 Albuquerque, NM 87121

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	2.30 CPU	
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>10.40</b>	

Postmark Here: 2.30 MAY 11 2012 ALBUQUERQUE, NM 87109

**Sent To** Ms. Kelly Chappelle  
**Street, Apt. or PO Box** Avalon N.A. (AVA)  
**City, State** 9135 Santa Catalina Ave. NW  
 Albuquerque, NM 87121

9375 9375 8698 8698 0000 0000 2000 2000 7102 7102

9306 9306 8698 8698 0000 0000 2000 2000 7102 7102

uctions

PS Form 38

ons

## Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

### Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®
- Certified Mail is *not* available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it when making an inquiry.**

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

## Certified Mail Provides:

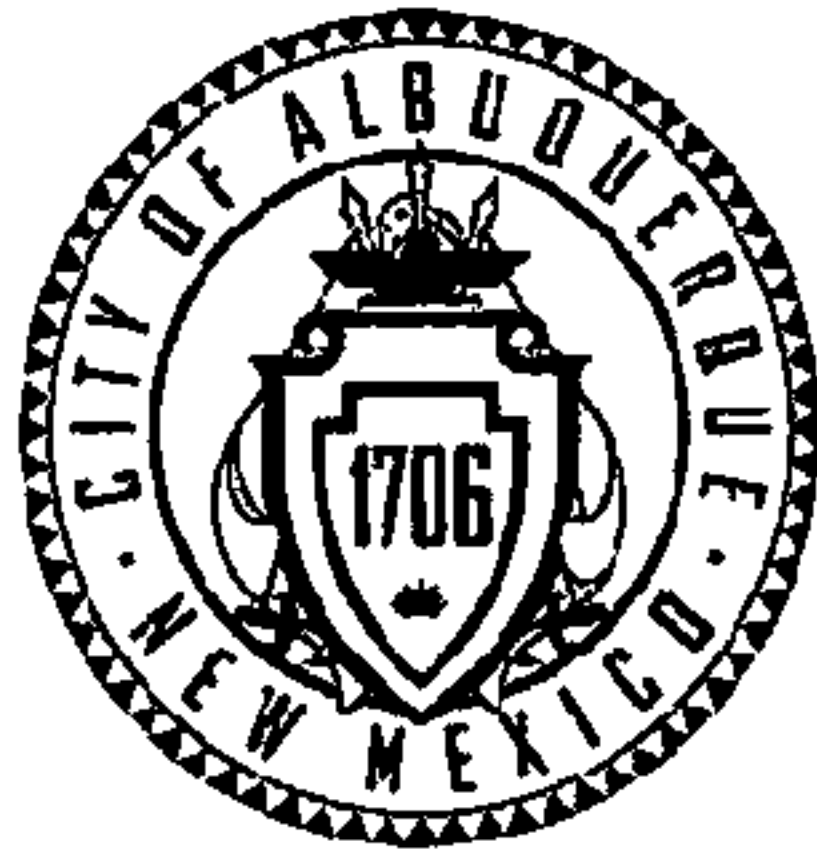
- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

### Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it when making an inquiry.**

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

May 9, 2012

Cynthia Abeyta  
Tierra West, LLC  
5571 Midway Park Place NE/87109  
Phone: 505-858-3100/Fax: 505-858-1118  
E-Mail: [cabeyta@tierrawestllc.com](mailto:cabeyta@tierrawestllc.com)

Dear Cynthia:

Thank you for your inquiry of **May 9, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TOWN OF ATRISCO, TRACTS B-20 AND B-2, UNIT 5, LOCATED ON DAYTONA ROAD NW BETWEEN UNSER BOULEVARD NW AND 90<sup>TH</sup> STREET NW** zone map **J-9**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

**AVALON N.A. (AVA) "R"**

**\*Kelly Chappelle**

9135 Santa Catalina Ave. NW/87121 836-1766 (h)

Robert Wood

9135 Anacapa NW/87121 352-0212 (h)

**\* President of association**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

**LETTERS MUST BE  
SENT TO BOTH  
CONTACTS OF EACH  
NA/HOA FOR THIS AA  
SUBMITTAL.**

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.**
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: **05/09/12** Time Entered: **4:00 p.m.** ONC Rep. Initials: **siw**



11/04/11

Annexation Agreement #(North) Area B

**PRE-ANNEXATION AGREEMENT**

THIS AGREEMENT is made this \_\_\_\_\_ day of \_\_\_\_\_, 2011, by and between the City of Albuquerque, New Mexico ("City"), whose address is P.O. Box 1293, One Civic Plaza, Albuquerque, New Mexico 87103, and See Attached Exhibit "A" ("Property Owners"), a See Attached Exhibit "A", whose address is See Attached Exhibit "A", and whose telephone number is See Attached Exhibit "A", in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

**RECITALS:**

- A. WHEREAS, Property Owners are proposing to annex and establish zoning for certain lands outside the city of Albuquerque, in Bernalillo County, New Mexico, known as N/A ("Subject Properties,") as more fully shown on Exhibit "B" & "E". The Property Owners certifies that the Subject Property is owned by See Attached Exhibit "A".
- B. WHEREAS, Property Owners have applied for annexation of the Subject Property into the Albuquerque City limits under City Project 1008585; and
- C. WHEREAS, The Property Owners' represent and covenant that they shall apply to the City for SU-1 for IP Uses and C-2 Permissive Uses with exceptions of the Subject Property in connection with Property Owners' Annexation request. The SU-1 zoning requires review and approval of individual Site Development Plan prior to any development occurring on the properties.
- D. WHEREAS, Property Owners acknowledge development of the property will require on-site and may require off-site infrastructure to service the properties; and
- E. WHEREAS, under Albuquerque City Council Resolution R-68, Enactment No. 54-1990 annexation of areas planned to be urban intensity of development will be approved when certain policies are satisfied including a commitment by the land owner that he or his successors in interest will in a manner that satisfies City standards, install and pay for necessary major streets, water, sanitary sewer, and storm-water handling facilities;
- F. WHEREAS, City Council directed City staff and the property owners to include roadway realignment and traffic-rerouting as shown on Exhibit D. The adjacent Avalon NA is a recognized Neighborhood Association by the City and has expressed concern to City Council and property owners that truck and non-residential traffic be routed around their neighborhoods as shown on Exhibit D.
- G. WHEREAS, The County of Bernalillo on January 11, 2011, approved annexation of the Subject Properties into the City of Albuquerque by resolution #AXBC201000003 as "Exhibit C" attached hereto.
- H. WHEREAS, the City and the Property Owners desire to enter into this Agreement to satisfy the conditions of City policy for annexation of the Subject Property into the City.
- I. WHEREAS, the City promotes economic development and job creation on the West Side, desires to provide a streamlined review and approval process, and ensure that the surrounding neighborhood associations are notified and involved in the review of future Site Development Plans; and

THEREFORE, in consideration of the foregoing promises, THE CITY AND PROPERTY OWNERS AGREE:

11/04/11

1. Development Impact Fees: The Property Owners agree that the subject properties are subject to Development Impact Fees.
2. APS Option. The City of Albuquerque and Property Owners agree that the Subject Property is subject to the Albuquerque Public Schools Facility Fees if applicable.
3. Platting. The City of Albuquerque and Property Owners agree that future vacation and platting shall be required and shall be subject to the provisions of the Subdivision Ordinance as enforced by the Development Review Board.
4. Process:
  - a. The City and property owners agree that a subdivision plat with a bulk land variance is appropriate to establish the roadway realignment plan as shown on Exhibit "D". The bulk plat will address the new ROW dedications and vacations only in order to establish the realignment as requested by the City Council. The Council proposed alignment and ROW width will be approved by the Development Review Board as part of the bulk plat approval. Notwithstanding; property owners will endeavor to include both annexed areas AND the existing undeveloped City Lands in-between with this proposed plat.
  - b. On-site and Off-site water, sanitary sewer, storm drainage and street infrastructure shall for each phase of development be determined by the City's Development Review Board at the time of site development plan or subdivision plat approval. For each property or development phase, off-site transportation improvements may be determined with each development or phase, as a result of a Traffic Impact Study(ies) as determined pursuant to the City Zoning Code and development thresholds.
  - c. Per City Council and to streamline processing, individual site development plans for Tracts B20-23, Town of Atrisco Land Grant, Unit 12.1 acres (NM Land LLC) will be delegated to DRB with public hearing and must be consistent with the zoning as approved.
5. Public Improvement District Option. This Agreement does not prohibit the Property Owners or future developers from establishing a Public Improvement District for the purpose of funding the construction of Public Infrastructure.
6. Infrastructure Extensions. The City of Albuquerque and Property Owners agree that it may be necessary to extend water, sanitary sewer, storm drainage, trails, streets and public utilities across the Subject Property and that said extensions will not be denied.
7. Covenant. This Agreement shall be a covenant running with the title to the Subject Property and shall be binding upon the Property Owners, their heirs, personal representative, successors and assigns.
9. Notice. For purposes of giving formal written notice, including notice of change of address, the Property Owners and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within three (3) days after the notice is mailed if there is no actual evidence of receipt.
10. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.
11. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by all parties.

11/04/11

12. Constructions and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

13. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

14. Forms Not Changed. Property Owners agree that changes to this form are not binding unless initialed by the Property Owners and signed by the City's Legal Department on this form.

15. Authority to Execute. If the Property Owners signing below are not the Owner of the Subject Property, the City may require the Property Owners to provide the City with satisfactory proof of Property Owner's authority to execute this Agreement.

16. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Property Owners and the City's written consent will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

17. Revocation of Approval. In the event that the Property Owners fail to perform any of Property Owner's obligations under this agreement, Property Owners agree that the City shall have right to revoke the annexation approval and void the city zoning.

18. Recitals. The Recitals are a material part of the Agreement and are incorporated herein by reference for all purposes.

Executed on the date stated in the first paragraph of this Agreement.

PROPERTY OWNERS

By: (See Attached Separate Sheet(s))  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
\_\_\_\_\_

CITY OF ALBUQUERQUE

[Signature] for  
Robert Perry  
Chief Administrative Officer  
Dated: 12/23/11  
EC# \_\_\_\_\_ Date \_\_\_\_\_

RECOMMENDED BY:

[Signature] 12-22-11  
Richard Dourte, PE  
City Engineer

APPROVED AS TO FORM

[Signature] 12/22/11  
City Legal Department Date

0-11-68 11-7-11  
No. October Page

Exhibit A-Property Owners

6. SIGNATURE (S):

(1 of 2)

Legal Description of this owner's property Tracts B11-13, 14a and 14b, B24-27, and B29-33 Town of Atrisco Land Grant, Unit 5- 63.9 AC

OWNER I-40 SOUTH, LLC

Phone 346-9109

Mailing Address PO Drawer AA, 201 Third St. NW, 12th Floor, Albuquerque, NM 87102

ATTN: Tom Keleher

E-mail tfk@keleher-law.com

Signature/Date *William B. Keleher 11/04/11*  
William B. Keleher

STATE OF New Mexico )  
COUNTY OF Bernillo )<sup>SS</sup>

This instrument was acknowledged before me on November, 4, 2011 by  
William B. Keleher of I-40 South LLC

*Sally K. Shaker*  
Notary Public

My commission expires:

OFFICIAL SEAL  
 SALLY K. SHAKER  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 8/27/2014

11/04/11

(2 of 2)

Legal Description of this owner's property Tracts B20-23, Town of Atrisco Land Grant, Unit- 12.1 AC

OWNER <sup>NM</sup> ~~NEW MEXICO~~ LAND, LLC. Phone (414) 277-5771

Mailing Address 411 East Wisconsin Avenue, Milwaukee, WI 53202-4497

ATTN: Warren Blumenthal

E-mail wsb@quarles.com

Signature/Date

Steven

~~Warren~~ Blumenthal, ~~Manager~~

Authorized Representative

STATE OF Wisconsin )  
COUNTY OF Milwaukee ) ss

This instrument was acknowledged before me on December 12, 2011 by

Steven Blumenthal for NM Land LLC

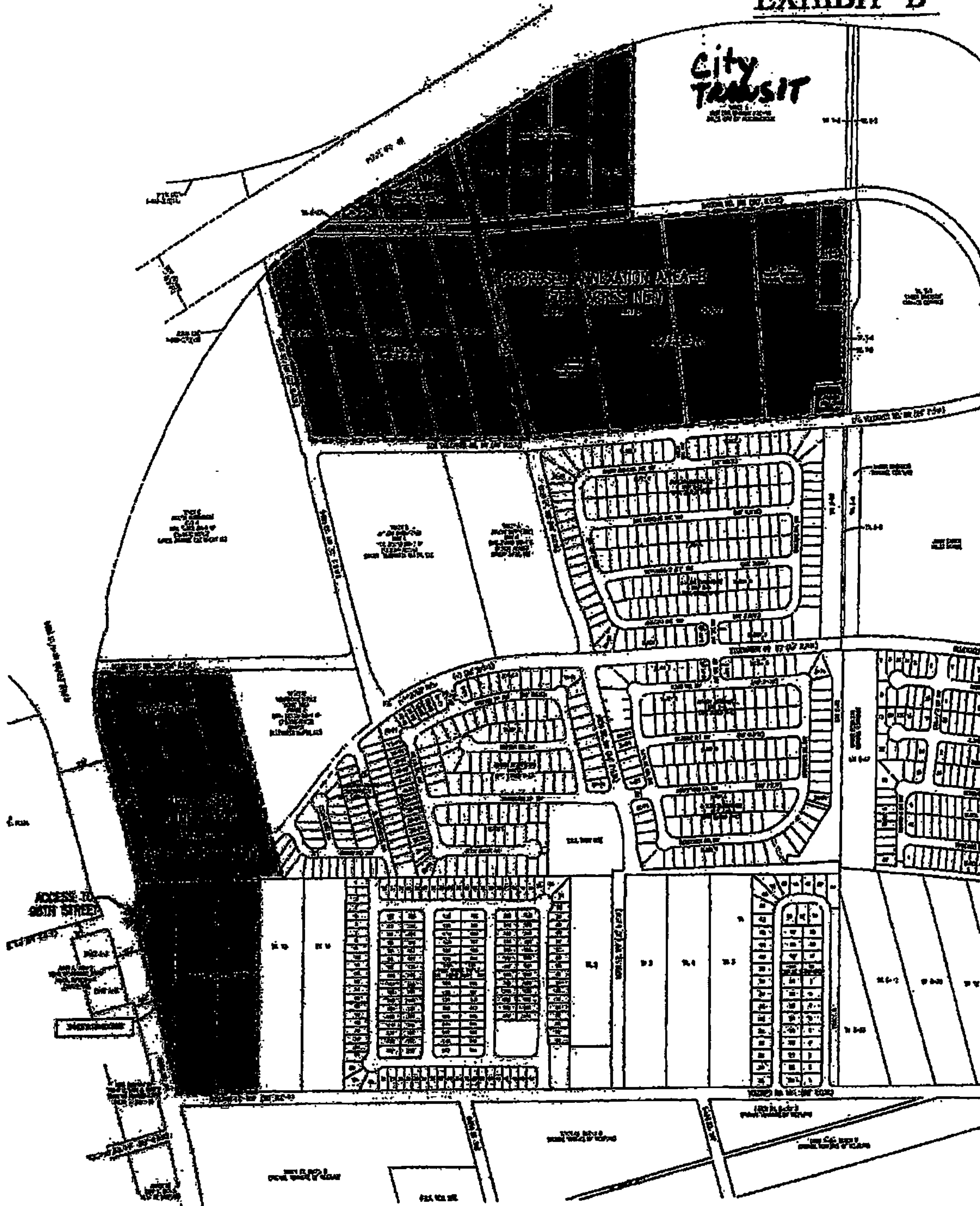
Notary Public

My commission expires:

is permanent



**EXHIBIT "B"**

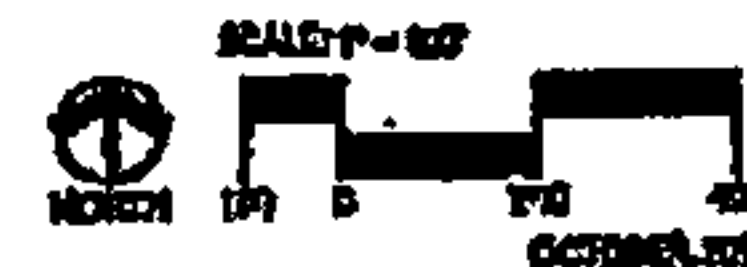
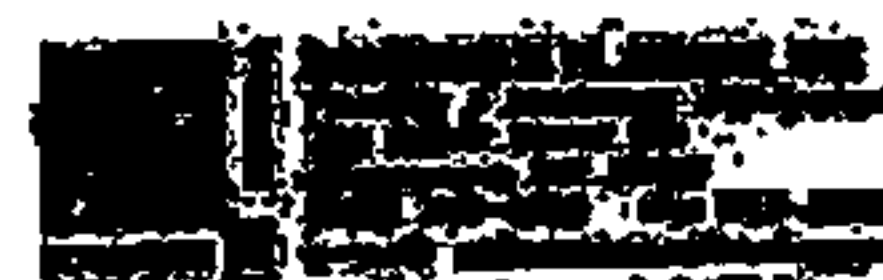


**98th STREET & I-40**

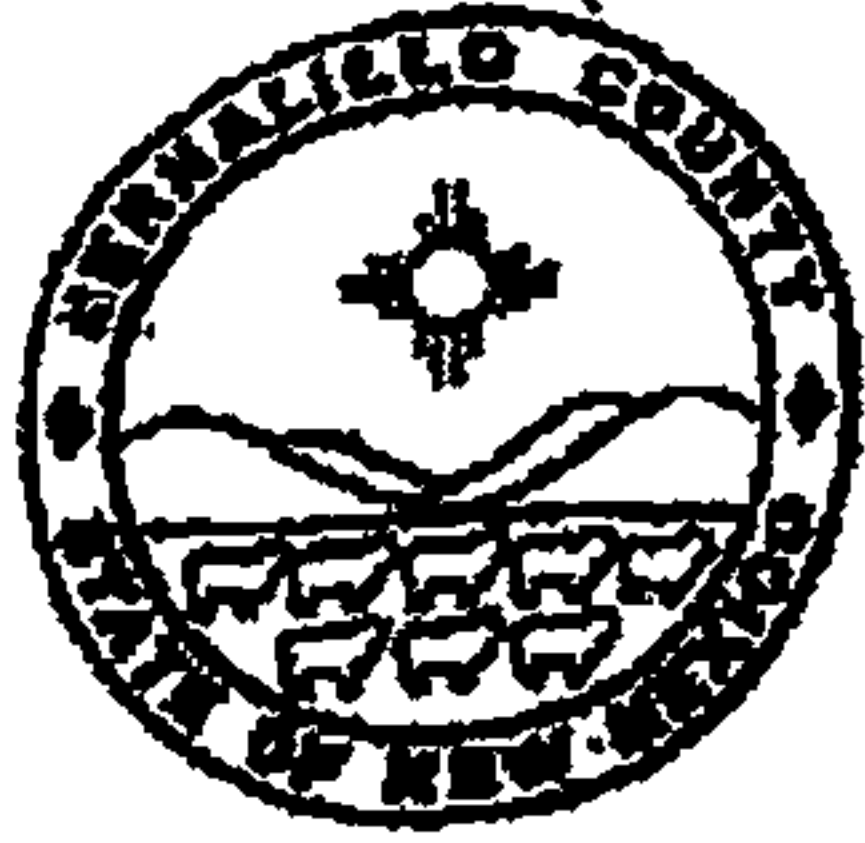
**ANNEXATION AND ESTABLISHMENT OF SU-1 FOR IP USES, C-2 PERMISSIVE USES, WITH EXCEPTIONS**

Prepared For:  
 I-40 South, LLC  
 RPS I-25 & Vassar, LLC  
 Bluewater 98th, LLC  
 MAJED, Limited Partnership  
 New Mexico Land, LLC

Prepared By:  
 Consensus Planning, Inc.  
 302 Eighth Street NW  
 Albuquerque, NM 87102



OCTOBER, 2011



**County of Bernalillo**  
**Zoning, Building & Planning Department**

111 Union Square St SE • Suite 100 • Albuquerque, NM 87102 • (505) 314-0350 • Fax (505) 314-0480

Exhibit C  
1 of 3

**NOTIFICATION OF DECISION**  
**BOARD OF COUNTY COMMISSIONERS**

January 12, 2011

**RPS I-25 & Vassar, LLC**  
**6300 Riverside Plaza Lane NW**  
**Albuquerque, NM 87120**

**SUBJECT: FILE NO: AXBC-2010-03**

**LEGAL DESCRIPTION:** Consensus Planning, Inc., agents for RPS I-25 & Vassar, Inc., requests annexation and establishment of SU-1 for IP zoning for Lots B11-13, B14a and B14b, B20-27, B28-33, Unit 5, Town of Atrisco Land Grant. These properties are located near Dayton, between 94<sup>th</sup> Street and Unser Diversion Channel. They contain approximately 76 acres, currently zoned County A-1 and CLI with proposed zoning of SU-1 for IP (J9 & K9).

**SUBJECT: FILE NO: AXBC-2010-04**

**LEGAL DESCRIPTION:** Consensus Planning, Inc., agent for RPS I-25 and Vassar, LLC, requests annexation of Tracts 4-7, Unit 5, Town of Atrisco Grant, and Tracts 14-15, Lands of C.H. Hall, located east of 98<sup>th</sup> Street NW between Bluewater Road NW and Volcano Road NW, containing approximately 29 acres, currently zoned A-1, with proposed zoning of SU-1 for IP Uses (K-9).

**ACTION: APPROVED**

**To Whom it May Concern:**

On January 11, 2011, the Board of County Commissioners reviewed and approved these applications for annexation into the City of Albuquerque. Please contact City of Albuquerque Planning Department at 924-3860 for details of the city's approval process.

Public comment on these items stressed the need for limiting truck traffic through adjacent residential neighborhoods, with particular concern for realignment of streets to prevent through traffic from Unser to 98<sup>th</sup> along Bluewater, Los Volcanes and 99<sup>th</sup>.

Bernalillo County Public Works comments follow. Please note the need for coordination of development reviews for AXBC-2010-004 highlighted below.

**AXBC 20100003** – These 76 acres of undeveloped property are located south of I-40, between Unser Boulevard and 98<sup>th</sup> Street. The property consists of multiple lots and constitutes an unincorporated island within the City of Albuquerque (COA) municipal limits. The west side of the property abuts I-40 and the east side abuts Daytona Road to the north. Both the north and south side of this property abuts property within the COA municipal limits. The entire property abuts Los Volcanes Road to the south and 94<sup>th</sup> Street to the west.

Direct access will not be allowed from I-40. Daytona Road and Los Volcanes Road currently provide access to this property from the east. There are multiple undeveloped rights of way that abut or traverse this property including Daytona Road, Los Volcanes Road, 90<sup>th</sup> and 94<sup>th</sup> Street. However, it is expected that development of this property would involve the vacation of portions of these rights of way and the dedication of new rights of way that address the needs of the proposed development. Upon annexation, all access concerns would be addressed by the COA.

Development of this property will utilize extensions of the water and sanitary sewer services that exist on Daytona Road and Los Volcanes Road.

Because this property constitutes an unincorporated island, upon annexation onsite development will not need to be coordinated with the County Floodplain Administrator, nor will grading and drainage plans associated with this development need to be provided to Bernalillo County Public Works Division for review.

Currently no Bernalillo County solid waste pickup services exist to this property and upon annexation this service would be provided by the COA.

Bernalillo County Public Works Division (BCPWD) supports this annexation request based on the current existence of the this property as an unincorporated island and the benefit of owners of this property to bring all development and facilities needed for development under the oversight of one municipality.

**AXBC 20100004** – These 29 acres of undeveloped property consist of multiple lots, are located south of I-40, east of 98<sup>th</sup> Street and on the north and south side of Avalon Road. The north side of this property abuts Bluewater Road right of way, the east side abuts property within the COA municipal limits, the south side abuts Volcano Road and the west side of the property abuts 98<sup>th</sup> Street. The application defines this property as an unincorporated island within the City of Albuquerque (COA) municipal limits because its western boundary fronts 98<sup>th</sup> Street, which is under the jurisdiction of the COA. However, property immediately abutting the west side of 98<sup>th</sup> Street as this location is unincorporated and thus challenges the notion that this property is truly a County island.

98<sup>th</sup> Street is classified as principal arterial preventing direct access to this property so access would come from Volcano Road, or a future constructed road within the Avalon Road right of way, or a constructed road within the Bluewater Road right of way.

Development of this property will utilize extensions of the water and sanitary sewer services that exist on 98<sup>th</sup> Street, Volcano Road and Bluewater Road.

Onsite development will need to be coordinated with the County Floodplain Administrator and grading and drainage plans associated with this development will need to be provided to Bernalillo County Public Works Division for review, in order to ensure that development of this property accommodates drainage concerns of unincorporated property in the immediate area.



Currently no BC solid waste pickup services exist to this property but upon development, this service would be provided by the BC if not annexed.

Bernalillo County Public Works Division (BCPWD) does not support the annexation request as additional water service, sanitary sewer service, access, drainage and solid waste facilities necessary for development could be addressed with the development remaining within unincorporated Bernalillo County

If you have any questions, please feel free to contact me at 314-0350.

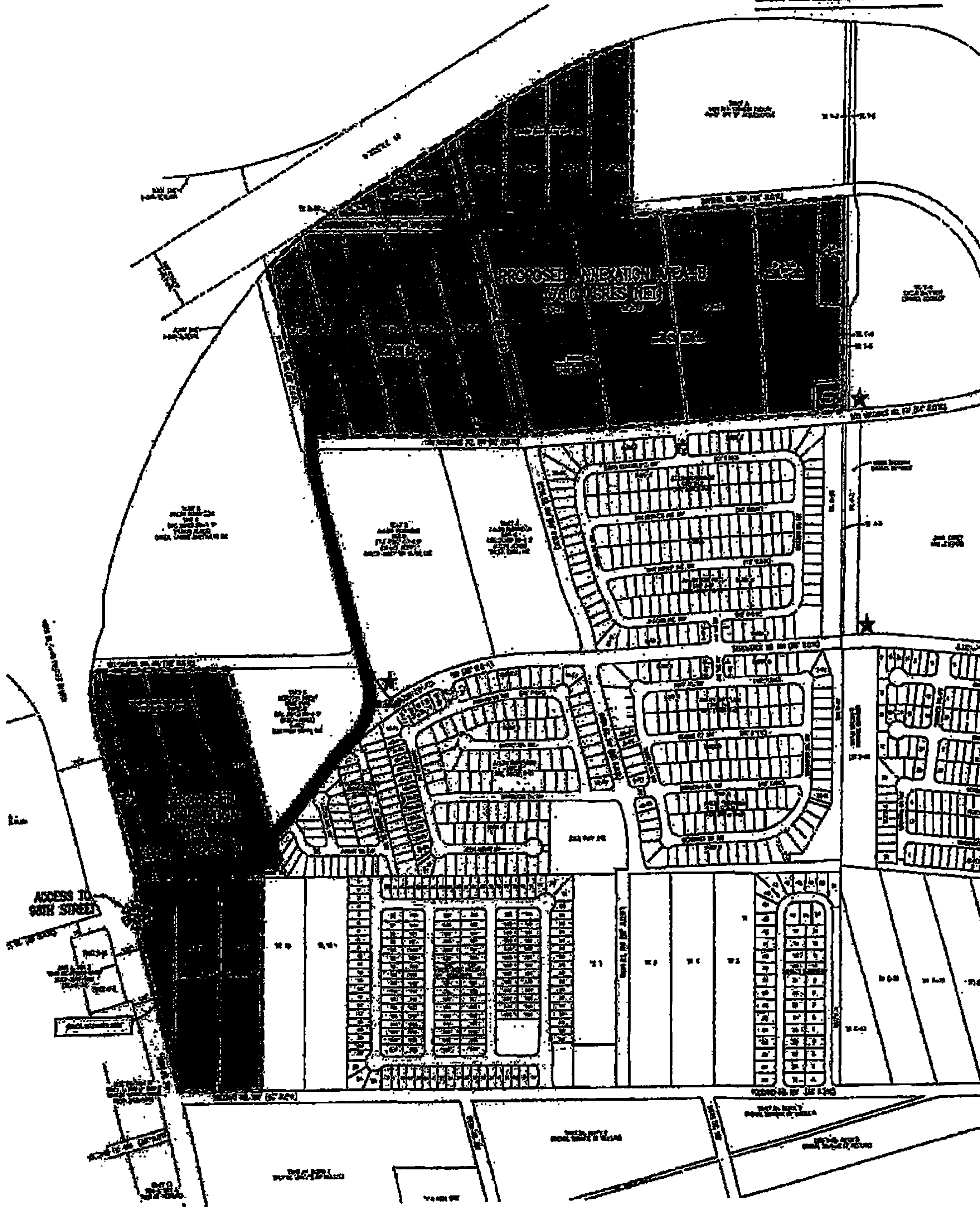
Very truly yours,



Sarah A. Fish, AICP  
Director Zoning, Building Planning  
And Environmental Health

cc: File  
Consensus Planning, Inc. 302 8<sup>th</sup> Street NW, Albuquerque, NM 87102  
Evoorne Hight, 8625 Hateras Pl. NW, Albuquerque, NM 87121  
Kelly Chappelle, 9135 Santa Catalina NW, Albuquerque, NM 87121  
Klariisa Pena, 6013 Sunset Gardens SW, Albuquerque, NM 87121  
Louis Tafuya, 6411 Avalon Rd. NW, Albuquerque, NM 87121  
Susan White, 2736 Los Padillas SW, Albuquerque, NM 87105  
Marcia Fernandez, 2401 Violet SW, Albuquerque, NM 87105  
Sara Newton Juarez, 933 Nashville SW, Albuquerque, NM 87105  
Zoe Economou, 214 Riverside SW, Albuquerque, NM 87105  
L40 South, LLC, 201 Third Street NW, 12th Floor, Albuquerque, NM 87102  
New Mexico Land, LLC, 411 East Wisconsin Avenue, Milwaukee, WI 53202-4497  
Bluerwater 98<sup>th</sup>, LLC, 5160 San Francisco NE, Albuquerque, NM 87109  
Majec, LLP, 2001 4<sup>th</sup> Street SW, Albuquerque, NM 87102

# EXHIBIT "D"



## 98th STREET & I-40

NON-RESIDENTIAL CIRCULATION ROUTE

### LEGEND

★ "NO TRUCK" SIGNAGE

■ NON-RESIDENTIAL CIRCULATION ROUTE

NOTE: ANTIQUATED EASEMENTS WILL BE VACATED AS NECESSARY.

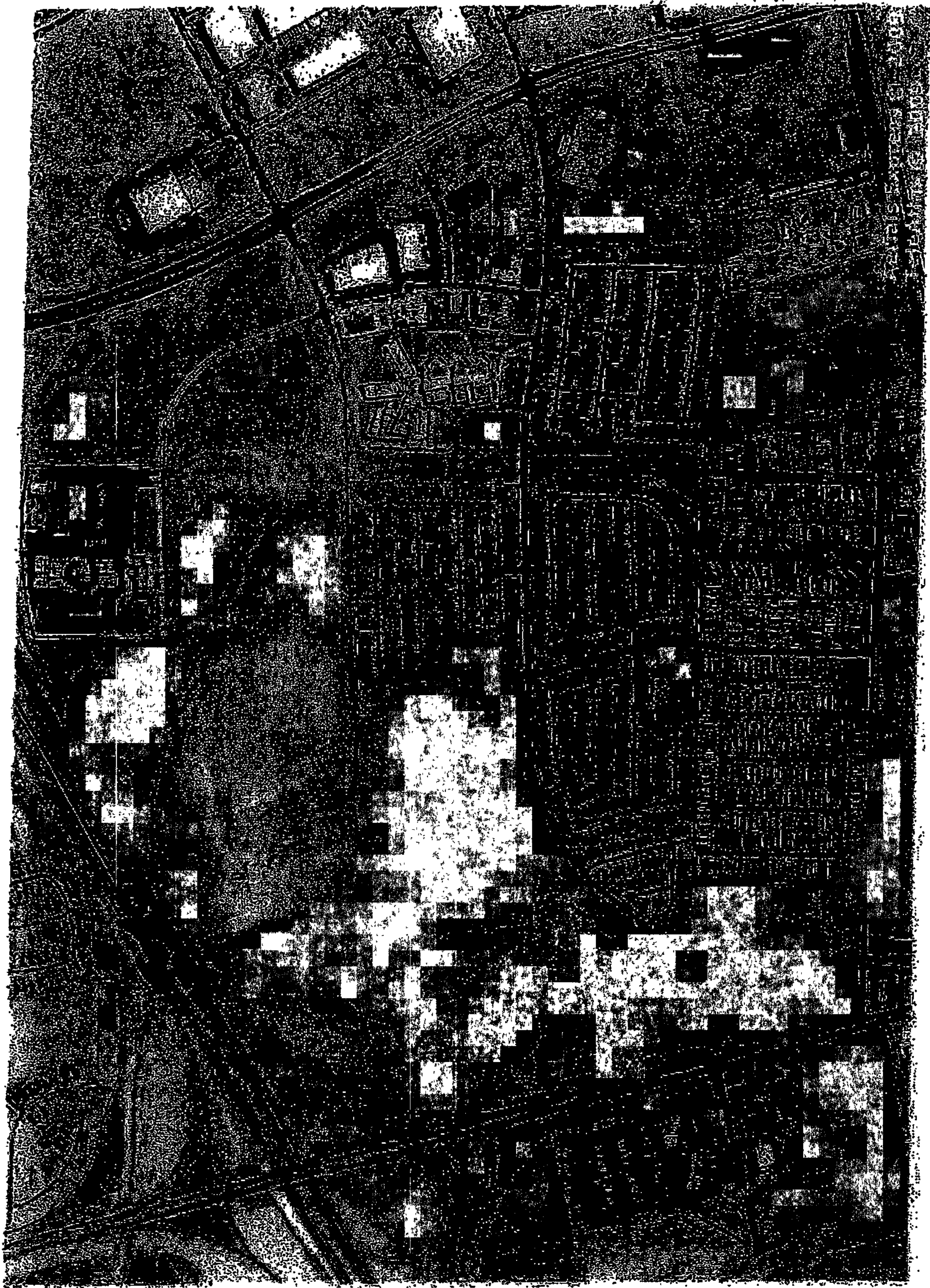
Prepared For:  
 I-40 South, LLC  
 RPS I-25 & Vassar, LLC  
 Skunk Creek 888, LLC  
 MAJEO, Limited Partnership  
 New Mexico Land, LLC

Prepared By:  
 Consensus Planning, Inc.  
 322 Eighth Street NW  
 Albuquerque, NM 87102

Consensus Planning, Inc.  
 322 Eighth Street NW  
 Albuquerque, NM 87102  
 Copyright © 2008



EXHIBIT 6



# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

**I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.**

 / 11-May-2012  
**Applicant or Agent Signature / Date**

**NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".**

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

**Accompanying Material**

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

## SHEET #1 - SITE PLAN

### A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less      1" = 10'  
   1.0 - 5.0 acres      1" = 20'  
   Over 5 acres      1" = 50'  
   Over 20 acres      1" = 100'      *[Other scales as approved by staff]*
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

## B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

### 1. Structural

- A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

### 2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. **Location and typical dimensions**, including handicapped spaces
  - 2. **Calculations:** spaces required: 188 provided: 196  
Handicapped spaces (included in required total) required: 3 provided: 3  
Motorcycle spaces (in addition to required total) required: 5 provided: 5
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 10 provided: 10
  - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
  - N/A 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths
  - 2. Location and dimension of drive aisle crossings, including paving treatment
- E. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
  - 4. Location & orientation of refuse enclosure, with dimensions
  - 5. Curb cut locations and dimensions
  - 6. Existing and proposed street widths, right-of-way widths and curve radii
  - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - 8. Location of traffic signs and signals related to the functioning of the proposal
  - 9. Identify existing and proposed medians and median cuts

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

## 3. Phasing

- N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

## SHEET #2 LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- x 1. Scale - must be same as scale on sheet #1 - Site plan
- x 2. Bar Scale
- x 3. North Arrow
- x 4. Property Lines
- x 5. Existing and proposed easements
- x 6. Identify nature of ground cover materials
  - x A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - x B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  - x C. Ponding areas either for drainage or landscaping/recreational use
- x 7. Identify type, location and size of plantings (common and/or botanical names).
  - x A. Existing, indicating whether it is to preserved or removed.
  - x B. Proposed, to be established for general landscaping.
  - x C. Proposed, to be established for screening/buffering.
- x 8. Describe irrigation system – Phase I & II . . .
- x 9. Backflow prevention detail
- x 10. Planting Beds, indicating square footage of each bed
- x 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- x 12. Responsibility for Maintenance (statement)
- x 13. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- x 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- x 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- x 16. Planting or tree well detail
- x 17. Street Tree Plan as defined in the Street Tree Ord.

## SHEET # 3 PRELIMINARY GRADING PLAN

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

### A. General Information

- x 1. Scale - must be same as Sheet #1 - Site Plan
- x 2. Bar Scale
- x 3. North Arrow
- x 4. Property Lines
- x 5. Existing and proposed easements

## SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 6. Building footprints
- 7. Location of Retaining walls

### B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas
- 4. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

## SHEET #4 UTILITY PLAN

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

## SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation (north, south, east, & west).
  - 2. Facade dimensions including overall height and width
  - 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
  - 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

### B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.



May 3, 2012

Mr. Jack Cloud  
Design Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: TOWN OF ATRISCO TRACT B-20-23, UNIT 5  
LOCATED ON 90<sup>TH</sup> STREET AND DAYTONA ROAD  
ZONE ATLAS J-09**

Dear Chairman Cloud:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Bruckner Truck Sales and pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

**Chris Bruckner**  
\_\_\_\_\_  
Print Name

*Chris Bruckner*  
\_\_\_\_\_  
Signature

**Owner**  
\_\_\_\_\_  
Title

*5/4/2012*  
\_\_\_\_\_  
Date





**City of Albuquerque**  
P.O. Box 1293 Albuquerque, New Mexico 87103  
**Planning Department**  
Deborah Stover, Director

**Richard J. Berry, Mayor**  
**Robert J. Perry, CAO**  
May 7, 2012

**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation**

**Project Number(s):**

**Case Number(s):** 1008585

**Agent:** Tierra West, LLC

**Applicant:** Hodges Healthcare

**Legal Description:** TOWN OF ATRISCO GRANT TRACT B-20 & B-21 UNIT 5

**Zoning:** SU-1 (IP Uses & C-2 Permissive uses with exceptions)

**Acreage:** 7.24 acres

**Zone Atlas Page:** J-09

**PROVISIONAL CERTIFICATE OF NO EFFECT: Yes  No**

**CERTIFICATE OF APPROVAL:** Yes  No

**TREATMENT PLAN REVIEW:**  
**DISCOVERY:**

**SUPPORTING DOCUMENTATION:**  
**SITE VISIT:** n/a

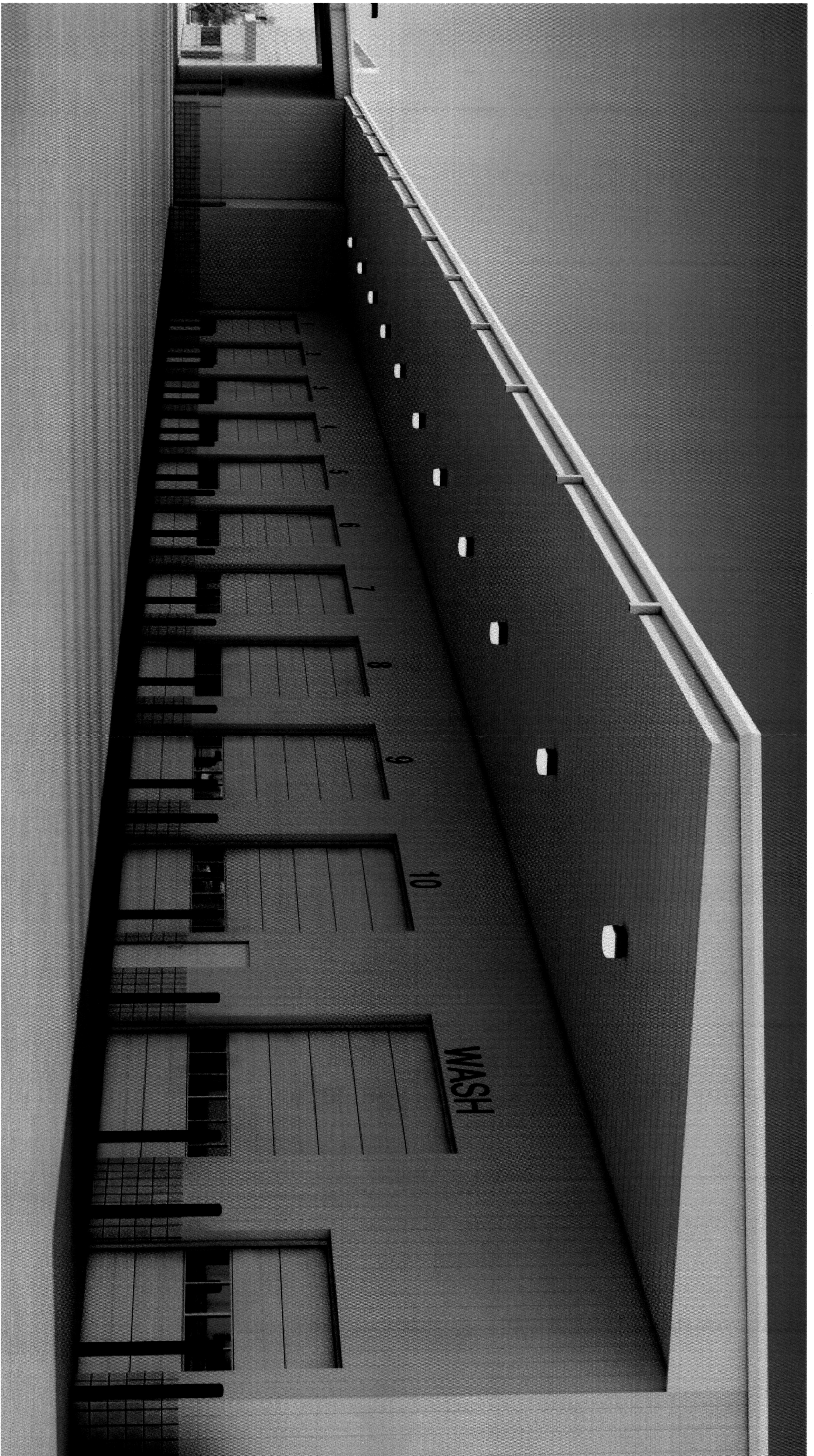
**RECOMMENDATION(S):**

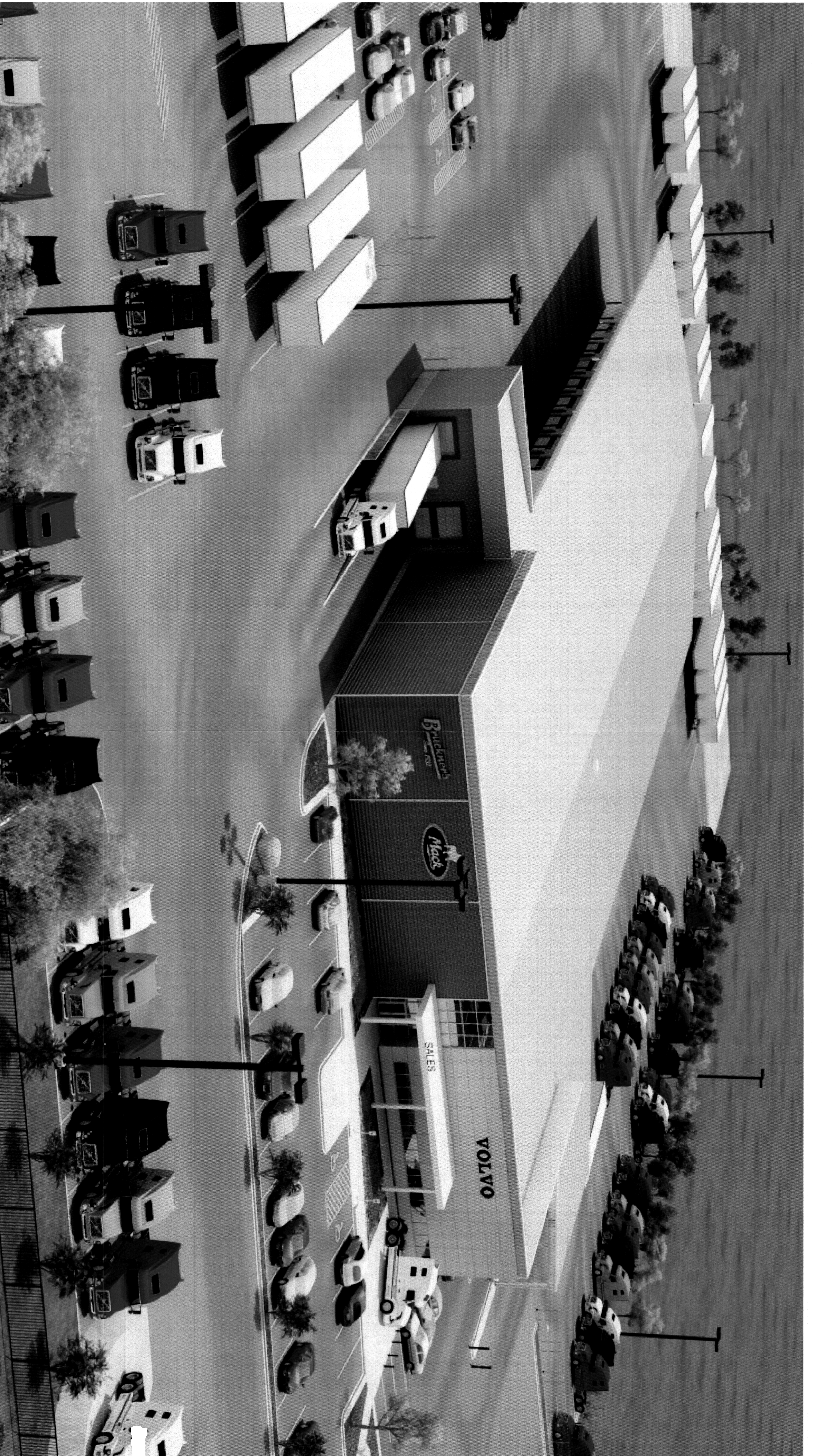
- ***PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED to allow for submittals to proceed.***
- ***Archaeological survey is required and will be performed prior to issuance of Building Permit.***

**SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
City Archaeologist







DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1008585 Application #: 12DRB-70146  
 Project Name: Town Of Atascadero Unit 5  
 Agent: Tierra West Phone #:

\*\*Your request was approved on 7-18-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): Utility Cos. AMFCA JDP

recovered from JDP Plan

**PLATS:**

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

**ALL SITE PLANS:**

3 copies of the approved site plan. Include all pages.



**DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL**

**TO:** PROJECT NO. 1008585

ALL MEMBERS }

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Christina Sandoval, Parks/Municipal Development

**NEXT HEARING DATE:** July 18, 2012

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

**SUBMITTAL DESCRIPTION:** RE-SUBMITTAL OF UPDATED PROPOSED PLAT

---

---

---

---

**RECEIVED**  
JUL 13 2012  
HYDROLOGY  
SECTION

**CONTACT NAME:** RONALD R. BOHANNAN, P.E.

**TELEPHONE:** 505.858.3100 **EMAIL:** RRB@TIERRAWESTLLC.COM

gaw



# TIERRA WEST, LLC

July 13, 2012

Mr. Jack Cloud  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**RE: BRUCKNER'S TRUCK SALES  
LOTS 20 THROUGH 21, TOWN OF ATRISCO GRANT, UNIT 5  
PROJECT NO. 1008585  
ZONE ATLAS PAGE J-09-Z**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Bruckner's Truck Sales, Inc., requests DRB approval of the Site Development Plan for Building Permit for the above referenced site. Comments received during the July 11<sup>th</sup>, 2012 DRB hearing have been addressed and are shown on the updated plans accompanying this letter and/or addressed below.

The following items were written responses received during the July 11<sup>th</sup> hearing, as well as verbal comments received from City Planning:

## Transportation

1. "Clearly show existing conditions of the adjacent lot to the east. Detail how existing conditions adjacent to the site will tie into proposed conditions."  
**A detail is provided (Sheet C9) to illustrate the proposed connection at the southeast corner of the subject site. Currently, Daytona Road dead ends with no turn-around or hammerhead at the above mentioned location. Therefore, the permanent extension will begin at the existing dead end terminus of Daytona and continue west. There is an existing handicap ramp at the southwest corner of the Transit Facility with no sidewalk extension beyond the ramp. The proposed sidewalk will connect to the existing ramp and continue west as shown in the plans. An aerial detail of the existing conditions is included to help detail the existing and proposed conditions.**
2. "A proposed monument sign is shown on the landscape plan, but not the site plan. The proposed monument sign may interfere with the sight distance of the entrance; provide a sight distance exhibit."  
**The monument sign in question was removed from the previously updated set of plans. There will be no monument sign on the Daytona frontage. The Landscape Plan and Site Plan currently show no monument sign in this location.**
3. "The revised site plan shows ADA accessible parking stalls to the east of the building. Clearly demonstrate the 6-foot wide, ADA accessible pathway from the ADA parking stalls to the building."  
**The updated plans now show a 6' wide ADA pathway to the front door from the spaces in question.**
4. "A public roadway easement is required for the temporary turnaround."  
**The proposed plat will reference the public roadway easement for the temporary turnaround. This easement will be recorded as a paper easement with the recording number and date filled in on the final plat for this development.**

5571 Midway Park Place NE  
(505) 858-3100  
Albuquerque, NM 87109  
Fax (505) 858-1118  
1-800-245-3102  
tierrawestllc.com

5. "The proposed plat shows a number of easements that are not indicated on the site plan. Please revise."  
**The Site Plan was updated to indicate all easements.**
  
6. "The proposed roadway alignment leaves the adjacent lots with a significant amount do earthwork. A slightly steeper roadway slope is recommended."  
**The roadway design profile is being controlled by available Right-of-Way in areas of fill in order to extend Daytona Road across the existing arroyo to provide the required turn-around. Elevating the roadway any further will require grading outside the ROW to the south.**

#### Hydrology

1. "Hydrology received the drainage report last Friday and is currently reviewing it. Hydrology sent preliminary comments to the engineer yesterday. Additional comments on the drainage report and grading plan will be provided."  
**A meeting was held with City Hydrology staff following the July 11<sup>th</sup> hearing to discuss existing, interim, and ultimate drainage conditions. The grading and drainage plan was updated to reflect the meetings findings.**
  
2. "The plan shows proposed grades in the NMDOT ROW. NMDOT approval is required of you could propose a retaining wall."  
**No grading is intended to extend beyond the property or onto NMDOT ROW. The previous plan showed a grading surface error, which is corrected on the updated plan set.**
  
3. "Keyed Note E is not used on the Site Plan."  
**Key Note E is now used to call out the valley gutter at the site entrance.**
  
4. "Hydrology does not believe a Public drainage easement is appropriate. Offsite flows should be handled as private to protect the site."  
**The Public Drainage Easement designation was removed from the plans and proposed plat.**

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Chris Bruckner – Bruckner Truck Sales  
Kelly Chappelle – Avalon N.A. (AVA)  
Robert Wood – Avalon N.A. (AVA)

JN: 2011073  
RRB/PE/cla



**Legal Description**  
**Temporary Public Access Easement**

A TEMPORARY PUBLIC ACCESS EASEMENT LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 16, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF A PORTION OF THE REMAINING PORTION OF TRACT B-22, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT, UNIT NUMBER 5", SAID PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 05, 1944, IN PLAT BOOK D, PAGE 118, LESS THAN AN EXCEPTING THOSE PORTIONS OF SAID TRACT CONVEYED TO THE NEW MEXICO STATE HIGHWAY COMMISSION FOR INTERSTATE 40 RIGHT OF WAY, SAID TRACT BOUNDED ON THE NORTH BY INTERSTATE 40, ON THE EAST BY TRACT B-21, ON THE SOUTH BY DAYTONA ROAD, NW, AND ON THE WEST BY TRACT B-23, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED EASEMENT, LYING ON THE NORTH RIGHT OF WAY LINE OF DAYTONA ROAD, N.W., MARKED BY A FOUND REBAR WITH ORANGE PLASTIC CAP "PS 7002" FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SURVEY MONUMENT "6\_J10" BEARS N 44°51'07" E, A DISTANCE OF 4,004.85 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE S 85°52'15" W, A DISTANCE OF 36.59 FEET TO THE SOUTHWEST CORNER OF DESCRIBED EASEMENT;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 32.33 FEET, AN ARC LENGTH OF 24.28 FEET, A DELTA ANGLE OF 43°01'22", A CHORD BEARING OF N 73°03'23" W, AND A CHORD LENGTH OF 23.71 FEET TO A POINT OF REVERSE CURVATURE OF DESCRIBED EASEMENT;

THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 269.00 FEET, A RADIUS OF 52.67 FEET, A DELTA ANGLE OF 292°37'26", A CHORD BEARING OF N 51°44'39" E, AND A CHORD LENGTH OF 58.43 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING AN ARC LENGTH OF 36.40 FEET, A RADIUS OF 32.33 FEET, A DELTA ANGLE OF 64°30'43", A CHORD BEARING OF S 14°12'00" E, AND A CHORD LENGTH OF 34.51 FEET TO A POINT OF TANGENCY OF DESCRIBED EASEMENT;

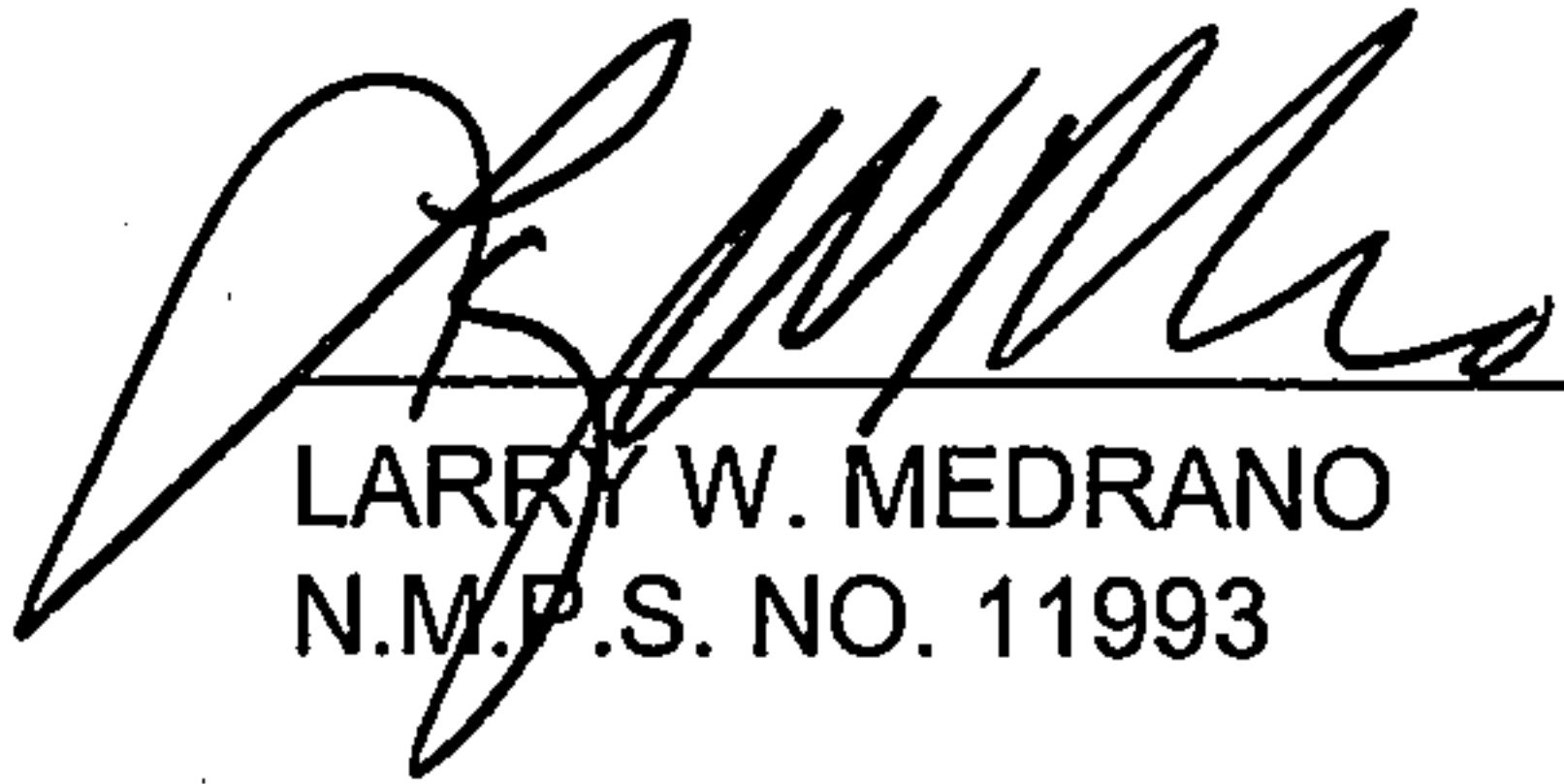
THENCE S 46°27'22" E, A DISTANCE OF 4.14 FEET TO A POINT OF CURVATURE OF DESCRIBED EASEMENT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 35.33 FEET, AN ARC LENGTH OF 2.46 FEET, A RADIUS OF 35.33 FEET, A DELTA ANGLE OF 3°59'37", A CHORD BEARING OF S 48°27'10" E, AND A CHORD LENGTH OF 2.46 FEET TO A POINT OF TANGENCY OF DESCRIBED EASEMENT;

THENCE S 00°18'33" W, A DISTANCE OF 2.52 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2179 ACRES (9,491 SQUARE FEET) MORE OR LESS, ALL AS SHOWN ON THE ATTACHED EXHIBIT "A".

**Surveyor's Certificate**

I, LARRY W. MEDRANO LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION, EXHIBIT AND EASEMENT SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

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

7/13/12



# 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. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
  - △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

# EXHIBIT "A"

## Line Table

LINE	BEARING	DISTANCE
L1	S 85°52'15" W	36.59'
L2	N 46°27'22" W	4.14'
L3	S 00°18'33" W	2.52'

**Interstate 40**  
(NMP 1-40-3(28) 148)  
(R.O.W. WIDTH VARIES)

FOUND RIGHT OF WAY MARKER "STA. 1151+19.46"  
FOUND RIGHT OF WAY MARKER "1-40-21"

R=2291.83'  
L=108.44'  
Δ=02°42'40"  
T=54.23'  
CH=N 60°12'57" E  
108.43'

TRACT B-21  
TOWN OF ATRISCO GRANT  
UNIT NO. 5  
(12/05/1944, D-118)

TRACT B-22  
TOWN OF ATRISCO GRANT  
UNIT NO. 5  
(12/05/1944, D-118)

A.G.R.S. MONUMENT "REWARD"  
STANDARD A.G.R.S. BRASS TABLET  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,487,364.063  
E=1,491,190.819  
PUBLISHED EL=5319.688 (NAVD 1988)  
GROUND TO GRID FACTOR=0.999675005  
DELTA ALPHA ANGLE=-0°17'12.26"

TEMPORARY PUBLIC ACCESS  
EASEMENT GRANTED BY  
THIS DOCUMENT  
AREA= 9,491 SQ. FT±

BASIS OF BEARINGS

A.G.R.S. MONUMENT "6\_J10"  
STANDARD A.G.R.S. BRASS TABLET  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,492,180.199  
E=1,500,635.082  
PUBLISHED EL=5119.814 (NAVD 1988)  
GROUND TO GRID FACTOR=0.999681414  
DELTA ALPHA ANGLE=-0°16'07.41"

FOUND NO. 4 REBAR  
WITH ORANGE PLASTIC  
CAP "PS 7002"

Point of Beginning

Daytona Road N.W.  
(60' R.O.W.)

## Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.33'	24.28'	12.74'	43°01'22"	N 73°03'23" W	23.71'
C2	52.67'	269.00'	35.11'	292°37'26"	S 51°44'39" W	58.43'
C3	32.33'	36.40'	20.40'	64°30'43"	S 14°12'00" E	34.51'
C4	35.33'	2.46'	1.23'	3°59'37"	S 48°27'10" E	2.46'

## Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT (UN-CLASSIFIED SURVEYING SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

7/13/12  
DATE



SCALE: 1"=100'

**PRECISION SURVEYS, INC.**

JUL 13 2012

HYDROLOGY SECTION

OFFICE LOCATION:  
5571 Midway Park Place, NE  
Abuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Abuquerque, NM 87199

856.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

Sheet 3 of 3

12.3076FX

PROJECT # 1008585

**Application # :**

12-70184 (P&F 7/11/12)

---

---

---

---

---

---

---

---

---

---



**DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL**

**TO:** PROJECT NO. 1008585

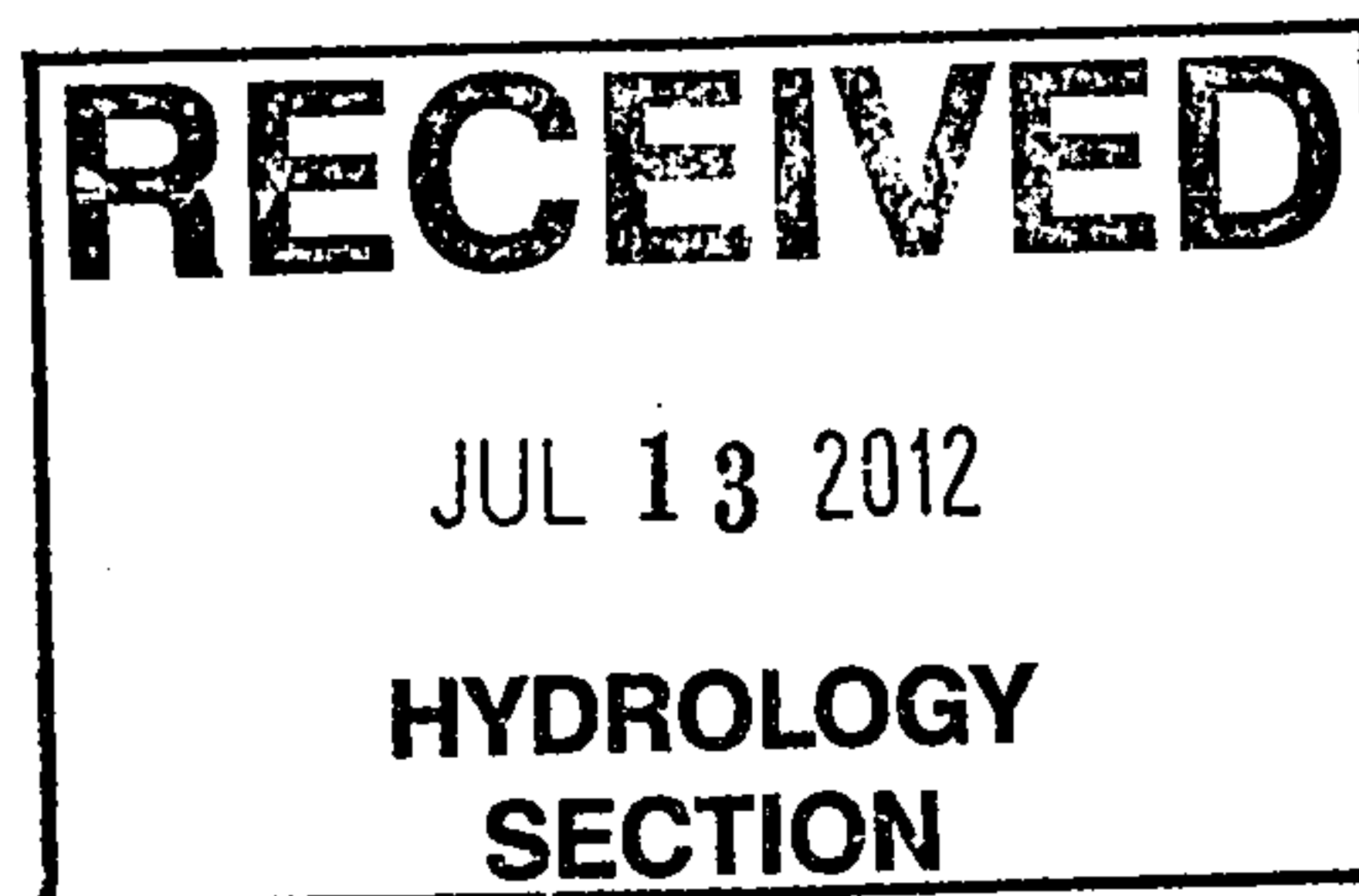
- ALL MEMBERS
- Jack Cloud, DRB Chairman, Planning Department
- Curtis Cherne, P.E., Hydrology
- Kristal Metro, P.E., Transportation Development
- Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
- Christina Sandoval, Parks/Municipal Development

**NEXT HEARING DATE:** July 18, 2012

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

**SUBMITTAL DESCRIPTION:** RE-SUBMITTAL OF DRB PLAN SET WITH COMMENTS ADDRESSED; INCLUDING

SUBMITTAL LETTER, UPDATED INFRASTRUCTURE LIST, AND AERIAL DETAIL.



**CONTACT NAME:** RONALD R. BOHANNAN, P.E.

**TELEPHONE:** 505.858.3100 **EMAIL:** RRB@TIERRAWESTLLC.COM

gaw

# TIERRA WEST, LLC

July 13, 2012

Mr. Jack Cloud  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**RE: BRUCKNER'S TRUCK SALES  
LOTS 20 THROUGH 21, TOWN OF ATRISCO GRANT, UNIT 5  
PROJECT NO. 1008585  
ZONE ATLAS PAGE J-09-Z**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Bruckner's Truck Sales, Inc., requests DRB approval of the Site Development Plan for Building Permit for the above referenced site. Comments received during the July 11<sup>th</sup>, 2012 DRB hearing have been addressed and are shown on the updated plans accompanying this letter and/or addressed below.

The following items were written responses received during the July 11<sup>th</sup> hearing, as well as verbal comments received from City Planning:

## Transportation

1. "Clearly show existing conditions of the adjacent lot to the east. Detail how existing conditions adjacent to the site will tie into proposed conditions."  
**A detail is provided (Sheet C9) to illustrate the proposed connection at the southeast corner of the subject site. Currently, Daytona Road dead ends with no turn-around or hammerhead at the above mentioned location. Therefore, the permanent extension will begin at the existing dead end terminus of Daytona and continue west. There is an existing handicap ramp at the southwest corner of the Transit Facility with no sidewalk extension beyond the ramp. The proposed sidewalk will connect to the existing ramp and continue west as shown in the plans. An aerial detail of the existing conditions is included to help detail the existing and proposed conditions.**
2. "A proposed monument sign is shown on the landscape plan, but not the site plan. The proposed monument sign may interfere with the sight distance of the entrance; provide a sight distance exhibit."  
**The monument sign in question was removed from the previously updated set of plans. There will be no monument sign on the Daytona frontage. The Landscape Plan and Site Plan currently show no monument sign in this location.**
3. "The revised site plan shows ADA accessible parking stalls to the east of the building. Clearly demonstrate the 6-foot wide, ADA accessible pathway from the ADA parking stalls to the building."  
**The updated plans now show a 6' wide ADA pathway to the front door from the spaces in question.**
4. "A public roadway easement is required for the temporary turnaround."  
**The proposed plat will reference the public roadway easement for the temporary turnaround. This easement will be recorded as a paper easement with the recording number and date filled in on the final plat for this development.**

5571 Midway Park Place NE  
Albuquerque, NM 87109  
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com

5. "The proposed plat shows a number of easements that are not indicated on the site plan. Please revise."  
**The Site Plan was updated to indicate all easements.**
6. "The proposed roadway alignment leaves the adjacent lots with a significant amount do earthwork. A slightly steeper roadway slope is recommended."  
**The roadway design profile is being controlled by available Right-of-Way in areas of fill in order to extend Daytona Road across the existing arroyo to provide the required turn-around. Elevating the roadway any further will require grading outside the ROW to the south.**

#### Hydrology

1. "Hydrology received the drainage report last Friday and is currently reviewing it. Hydrology sent preliminary comments to the engineer yesterday. Additional comments on the drainage report and grading plan will be provided."  
**A meeting was held with City Hydrology staff following the July 11<sup>th</sup> hearing to discuss existing, interim, and ultimate drainage conditions. The grading and drainage plan was updated to reflect the meetings findings.**
2. "The plan shows proposed grades in the NMDOT ROW. NMDOT approval is required of you could propose a retaining wall."  
**No grading is intended to extend beyond the property or onto NMDOT ROW. The previous plan showed a grading surface error, which is corrected on the updated plan set.**
3. "Keyed Note E is not used on the Site Plan."  
**Key Note E is now used to call out the valley gutter at the site entrance.**
4. "Hydrology does not believe a Public drainage easement is appropriate. Offsite flows should be handled as private to protect the site."  
**The Public Drainage Easement designation was removed from the plans and proposed plat.**

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Chris Bruckner – Bruckner Truck Sales  
Kelly Chappelle – Avalon N.A. (AVA)  
Robert Wood – Avalon N.A. (AVA)

JN: 2011073  
RRB/PE/cla

**Cloud, Jack W.**

---

**From:** Kelly & Linda Chappelle [lchappelle319@msn.com]

**Sent:** Sunday, May 20, 2012 9:44 PM

**To:** Cloud, Jack W.; Hyer, Christopher K.

**Subject:** Bruckner's Truck Sales

**Attachments:** Bruckner - opposition.pdf

**Ref:** Bruckner's Truck Sales

Lots 20 through 21, Town of Atrisco Grant, Unit 5

Zone Atlas Page J-09-Z

Mr. Jack Cloud,

I have received the proposal for the Bruckner's Truck Sales site and the neighborhood association has a few concerns. The configuration has the front facing Daytona and the back has a small island for truck display. The rest of the area is devoted to the activities of the repair facility and any housekeeping issues would be visible from any direction if the facility is surrounded by chain link fencing as shown in the drawing. Attached is a .pdf with examples of chain link fencing surrounding truck facilities which was discussed as an issue during the annexation (Page 1). We stated that we didn't have an issue with these types of facilities, only their appearance. What the neighborhood stated they wanted around any facility built, was that exterior boundaries need to add to the esthetic value of the neighborhood by being constructed of similar building material as existing businesses and housing. The Daytona Transit Center is an example of an industrial type facility that complements rather than detracts from the neighborhood (Page 2). The goal of the neighborhood association is to work with developers to ensure that all future retail, commercial and industrial development in the annexed area would enhance the neighborhood.

At least one representative of the neighborhood association will attend the DRB meeting to answer any questions.

Thanks,

Kelly Chappelle, President  
Avalon Neighborhood Association

7/10/2012



During the annexation process, the appearance of these businesses were examples of what we didn't want in our neighborhood (businesses are located along I-40, between Coors and Unser).



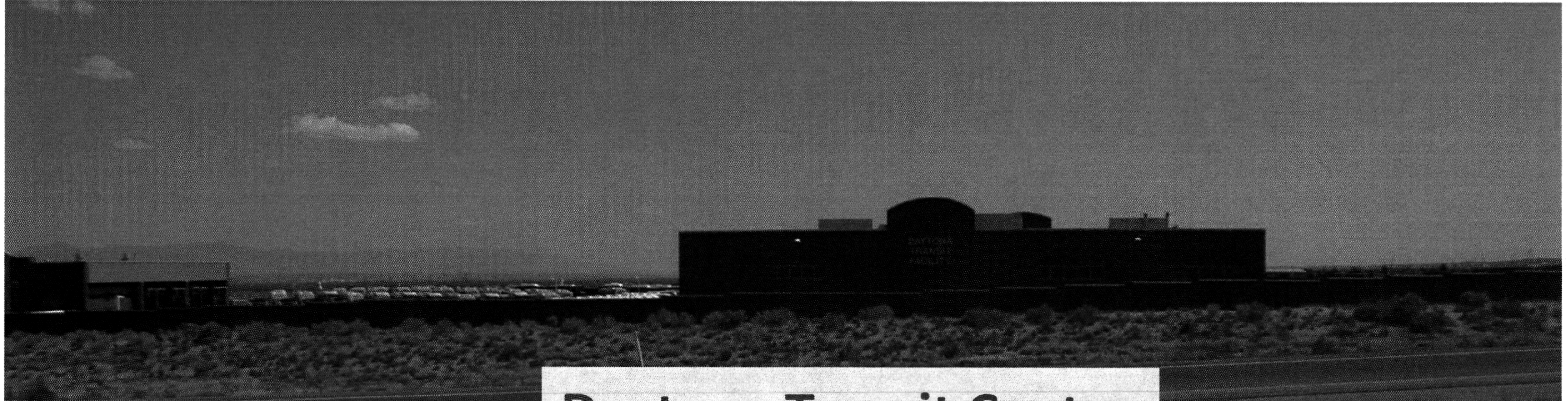
**Stewart & Stevenson**

Chain link fencing exposes all deficiencies in housekeeping and processing of used components

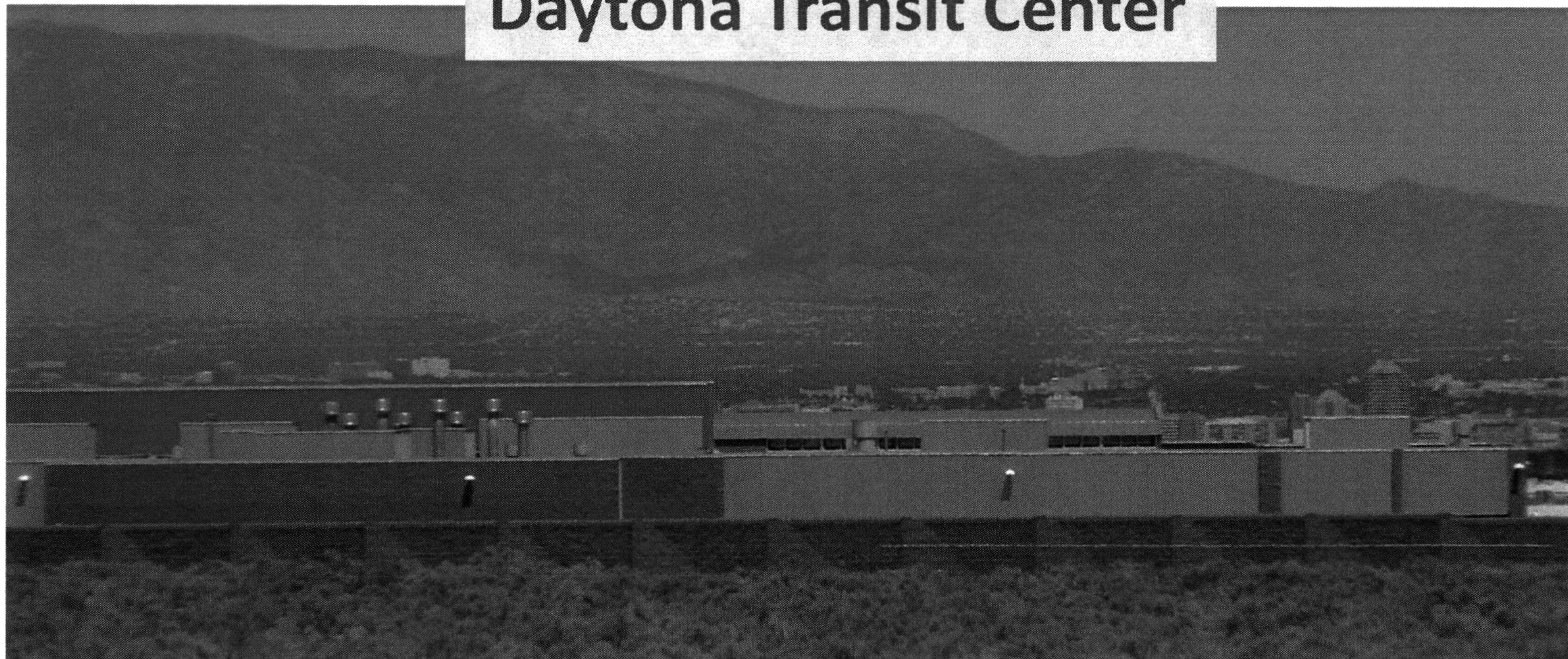


**Rush Tractor**

This type of fencing (concrete block) was what the neighborhood association agreed to during the annexation process.



**Daytona Transit Center**





DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1008585

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: July 11, 2012

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Re-submittal with comments addressed from previous DRB

Hearing.

**RECEIVED**  
JUL 06 2012  
HYDROLOGY  
SECTION

CONTACT NAME: Paul Evans

TELEPHONE: 505-858-3100 EMAIL: pevans@tierrawestllc.com  
ext. 237

gan

# TIERRA WEST, LLC

July 6, 2012

Mr. Jack Cloud  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**RE: BRUCKNER'S TRUCK SALES  
LOTS 20 THROUGH 21, TOWN OF ATRISCO GRANT, UNIT 5  
PROJECT NO. 1008585  
ZONE ATLAS PAGE J-09-Z**

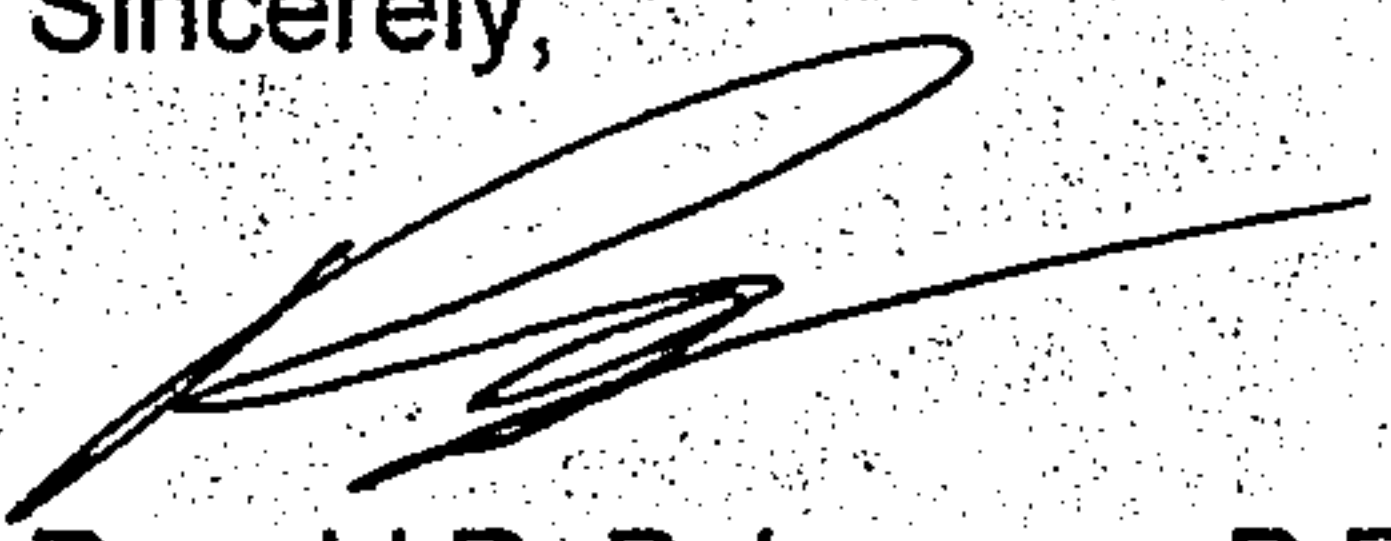
Dear Mr. Cloud:

Tierra West LLC, on behalf of Bruckner's Truck Sales, Inc., requests DRB approval of the Site Development Plan for Building Permit for the above referenced site.

Comments received from the Development Review Board were addressed and are shown on the updated plans including: recoverable slope for the temporary turn-around at the terminus of Daytona Road and guard rail, monument sign on Daytona Road removed from the Landscape Plan, and additional details as requested. An updated drainage report was submitted to Hydrology concerning comments received from Curtis Cherne.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Chris Bruckner – Bruckner Truck Sales  
Kelly Chappelle – Avalon N.A. (AVA)  
Robert Wood – Avalon N.A. (AVA)

JN: 2011073  
RRB/PE/cla

5571 Midway Park Place NE Albuquerque, NM 87109  
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1008585

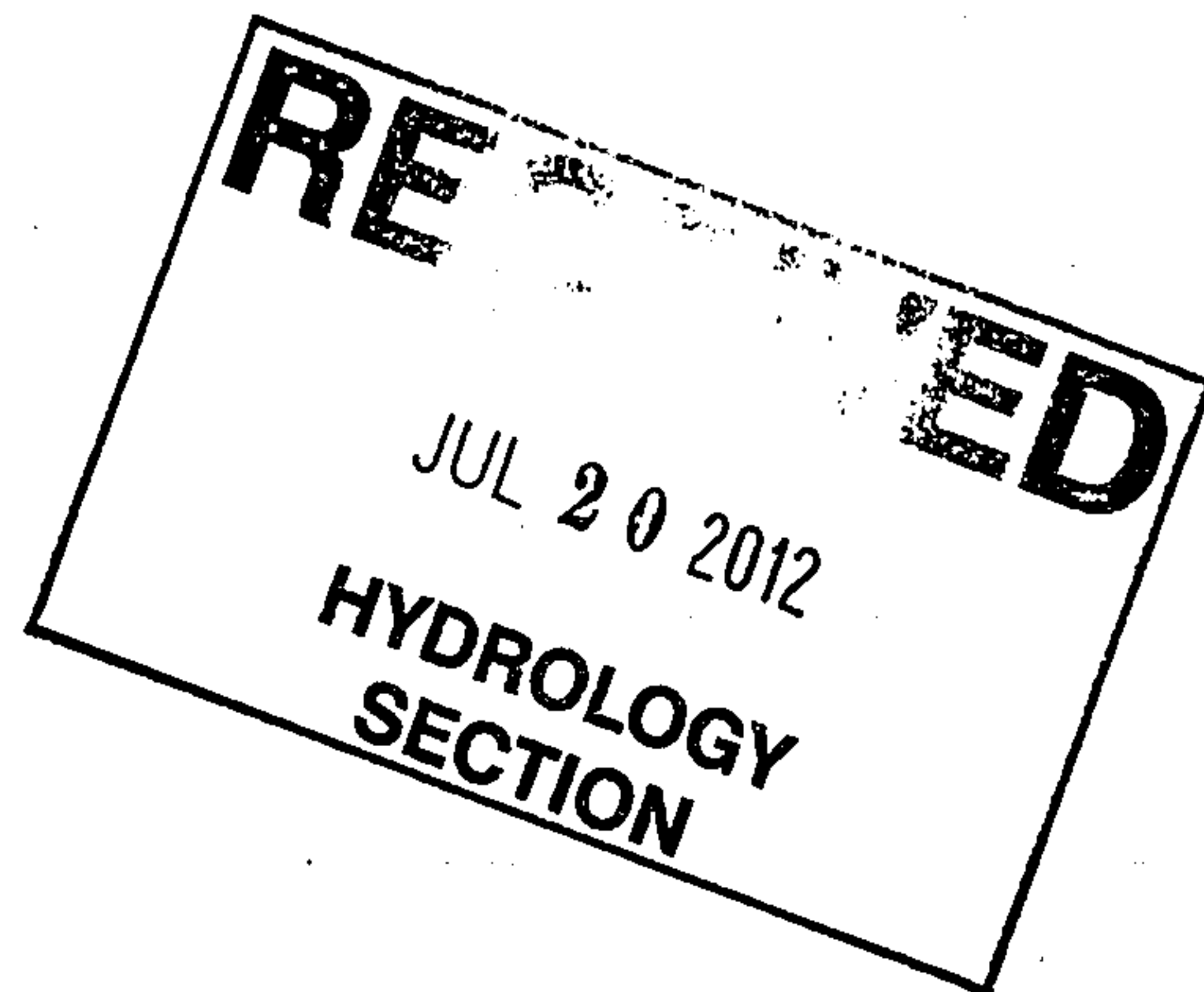
- ALL MEMBERS
X Jack Cloud, DRB Chairman, Planning Department
X Curtis Cherne, P.E., Hydrology
X Kristal Metro, P.E., Transportation Development
Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: July 25, 2012

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: RE-SUBMITTAL OF DRB PLAN SET WITH COMMENTS ADDRESSED; INCLUDING

SUBMITTAL LETTER, UPDATED INFRASTRUCTURE LIST, AND AERIAL DETAIL.



CONTACT NAME: RONALD R. BOHANNAN, P.E.

TELEPHONE: 505.858.3100 EMAIL: RRB@TIERRAWESTLLC.COM

gaw

# TIERRA WEST, LLC

July 20, 2012

Mr. Jack Cloud  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**RE: BRUCKNER'S TRUCK SALES  
LOTS 20 THROUGH 21, TOWN OF ATRISCO GRANT, UNIT 5  
PROJECT NO. 1008585  
ZONE ATLAS PAGE J-09-Z**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Bruckner's Truck Sales, Inc., requests DRB approval of the Site Development Plan for Building Permit for the above referenced site. Comments received during the July 18<sup>th</sup>, 2012 DRB hearing were addressed and are shown on the updated plans accompanying this letter and/or addressed below.

The following items were written responses received during the July 18<sup>th</sup> hearing:

## Transportation

1. "Clearly show existing conditions of the adjacent lot to the east on the site plan. Detail how existing conditions adjacent to the site will tie into proposed conditions."  
**The detail for the above mentioned location was moved from Sheet C9 to the Site Plan, as requested. Currently, Daytona Road dead ends with no turn-around or hammerhead at the above mentioned location. Therefore, the permanent extension will begin at the existing dead-end-terminus of Daytona and continue west. There is an existing handicap ramp at the southwest corner of the Transit Facility with no sidewalk extension beyond the ramp. The proposed sidewalk will connect to the existing ramp and continue west as shown on the Site Plan and detail. Please refer to the provided aerial detail which helps illustrate the existing conditions at the southeast corner.**
2. "A public roadway easement (easements are not quantified as 'temporary' or 'permanent') is required for the temporary turnaround."  
**Per comments received during the July 18<sup>th</sup> hearing, the Site Plan was updated to call out the public roadway easement. Further, the plat was updated to remove the temporary turn-around, with the easement being granted as a paper easement only, as requested.**
3. "The proposed turnaround leaves the site missing a portion of permanent pavement, curb and gutter, and sidewalk. Permanent improvements must be provided along the entire frontage."  
**The updated Site Plan now includes permanent pavement, curb and gutter, and sidewalk along the entire frontage.**
4. "Clearly demonstrate how the proposed temporary turnaround provides a safe, recoverable slope. Refer to the Roadway Design Guide."  
**Please refer to Sheet C9 for cross section details E-E and F-F for proposed slopes in relation to the temporary turn-around. Section F-F clearly demonstrates a recoverable**

5571 Midway Park Place NE  
(505) 858-3100  
Albuquerque, NM 87109  
Fax (505) 858-1118  
1-800-245-3102  
tierrawestllc.com

slope based on the Roadside Design Guide. Where a recoverable slope is not possible due to grading and drainage restrictions/solutions, and metal guardrail barrier will be installed per the plans based on the Roadside Design Guide.

5. "The proposed roadway alignment leaves the adjacent lots with a significant amount of earthwork. A slightly steeper roadway slope is recommended."  
**The roadway profile was designed to accommodate the requested turn-around as well as satisfy drainage challenges involving the natural arroyo at the southwest corner. A steeper roadway profile will not allow all of these issues to be satisfied.**
6. "Infrastructure List: Permanent roadway improvements vary in width from 24 to 30 feet, and extend from eastern property line to the western property line."  
**The Infrastructure List was updated to indicated "24 – 30 ft F-E, from "Eastern property line to western property line," as requested.**

#### Hydrology

1. "Hydrology has not received a revised drainage report."  
**The revised drainage report was submitted for review.**
2. "The plan shows proposed grades in the NMDOT ROW. NMDOT approval is required if you could propose a retaining wall."  
**No grading is intended to extend beyond the property or onto NMDOT ROW. A previous plan showed a grading surface error, which was corrected on the updated Grading and Drainage Plan.**
3. "The sidewalk and curb and gutter do not extend to the east end of the project."  
**The updated plans now show permanent sidewalk and curb and gutter extending along the entire frontage of Tracks B20 and B21.**
4. "The infrastructure list will be tied to the Site Plan. We will provide comments once we have an approved Grading and Drainage Plan."  
**The Infrastructure List was updated to include the temporary turn-around, metal barrier, and associated grading, as well as riprap for channel and turn-around protection.**

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Chris Bruckner – Bruckner Truck Sales  
Kelly Chappelle – Avalon N.A. (AVA)  
Robert Wood – Avalon N.A. (AVA)

JN: 2011073  
RRB/PE/cla