



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) _____
- SUBDIVISION**
 _____ **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

- STORM DRAINAGE (Form D)**
 Storm Drainage Cost Allocation Plan _____

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 2nd 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: I-40 South, LLC c/o Thomas Keleher PHONE: 505-346-4646
 ADDRESS: P.O. Box AA FAX: 505-346-1370
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: tfk@keleher-law.com

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST:

Minor Subdivision Preliminary/Final Plat Approval

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

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

Lot or Tract No. B-12, B-13, & B-14A Block: _____ Unit: 5

Subdiv/Addn/TBKA: Town of Atrisco Grant

Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No _____

Zone Atlas page(s): J-09/K-09 UPC Code: 100905727550210404, 100905731750510406, 100905736747710408

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, 1009438, Z-88-73, Z-89-1

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No

No. of existing lots: 3 No. of proposed lots: 2 Total site area (acres): 23.1392 acres

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

Between: 90th Street and Los Volcanes

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) . Review Date: _____

SIGNATURE _____ DATE 09/25/2014

(Print Name) Ronald R. Bohannan

Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING**
 All checklists are complete
 All fees have been collected
 All case #s are assigned
 AGIS copy has been sent
 Case history #s are listed
 Site is within 1000ft of a landfill
 F.H.D.P. density bonus
 F.H.D.P. fee rebate

Revised: 4/2012

| Application case numbers | Action | S.F. | Fees |
|--------------------------|--------|-------|----------------|
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| Hearing date _____ | | | Total \$ _____ |

Staff signature & Date _____

Project # _____

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 S/A
- 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.

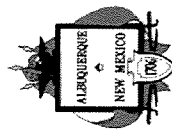
- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (14" 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. Bohannan

 Applicant name (print) 09/25/2014
 Applicant signature / date



Form revised **October 2007**

- Checklists complete
 - Fees collected
 - Case #'s assigned
 - Related #'s listed
- Application case numbers _____

- Project # _____
 Planner signature / date _____

504

TIERRA WEST, LLC



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

tierrowestllc.com

September 24, 2014

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

**RE: MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL
TRACT 5A AVALON SUBDIVISION, UNIT 5
PROJECT # 1009982
ZONE ATLAS PAGE J-09/K-09**

Dear Mr. Cloud:

Tierra West, LLC, on behalf of Westco Albuquerque, LLC and Westco Albuquerque II, LLC, requests preliminary & final plat approval for Tract 5A of the Avalon Subdivision, Unit 5. The purpose of the plat is to vacate a slope easement along the east property line. The easement vacation was previously approved at DRB and this plat is intended to finalize that action.

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

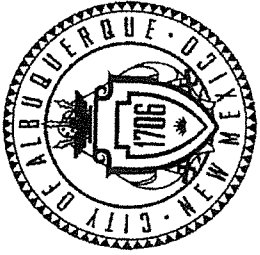
Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Thomas Keleher

JN: 2013075
RRBVC/jg



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Administrative Officer
April 4, 2014

Robert J. Perry, Chief

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance
Documentation

Project Number(s): 1008585, 1009438

Case Number(s): Z-88-73, Z-89-1

Agent: Tierra West, LLC

Applicant: I-40 South LLC, c/o Tom Keleher

Legal Description: Tracts B-11, B-12, and a portion of B-13.

Zoning: SU-1

Acreage: 21.77 +/- Acres

Zone Atlas Page: J-09 / K-09

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION:

A Cultural Resource Survey for the Proposed Daytona Distribution Center, Albuquerque by Toni Goar and Christina Chavez (Marron & Associates, Toni Goar P.I.) NMCRIS #129761

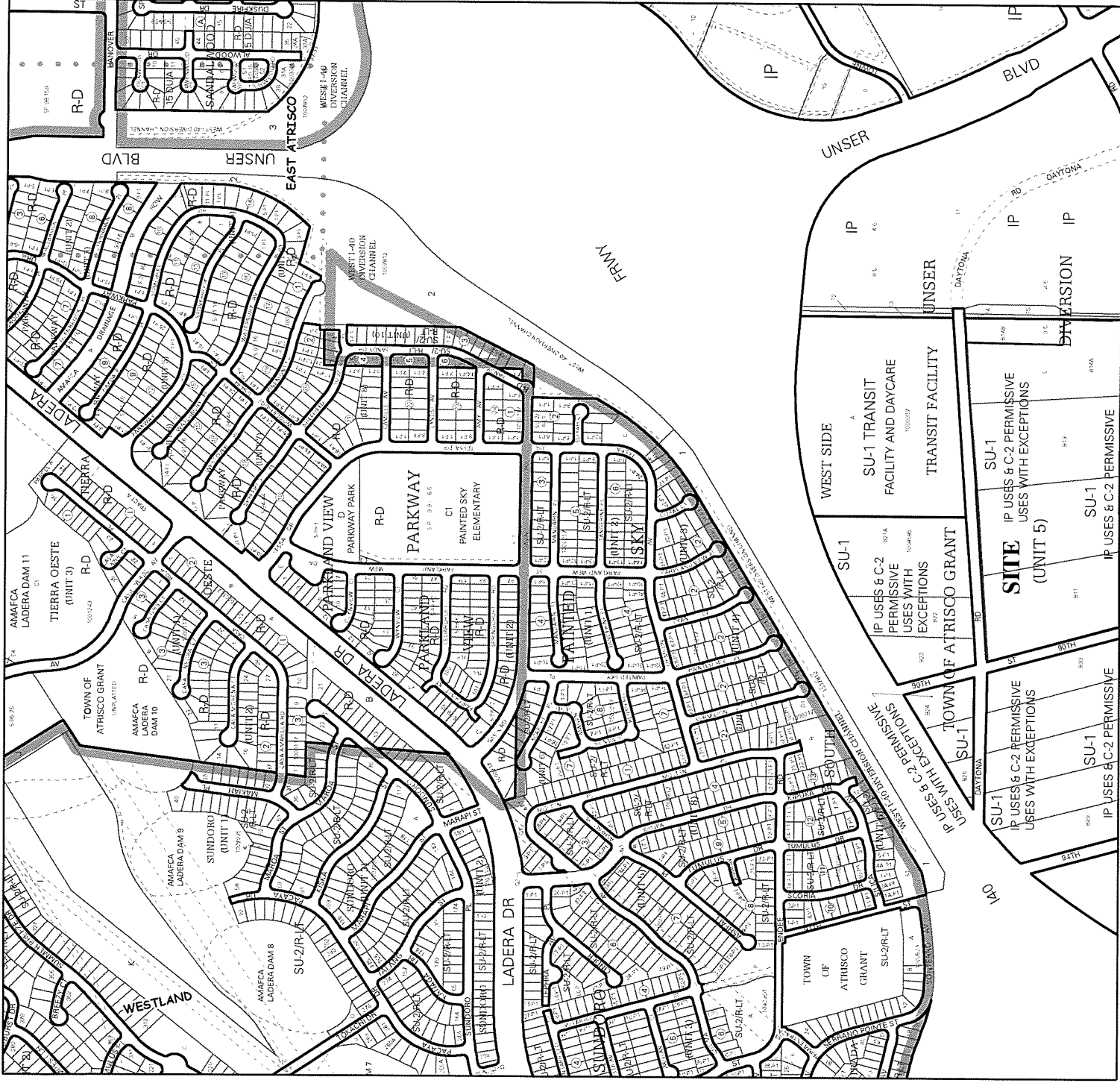
SITE(S) RECORDED: LA 178467, Historic Era (circa 1945 – 1970) trash dump. Determined to be not eligible for listing on the National Register of Historic Places.

RECOMMENDATION(S):

- **CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1))-- no significant sites in project area)**

MFSchmader

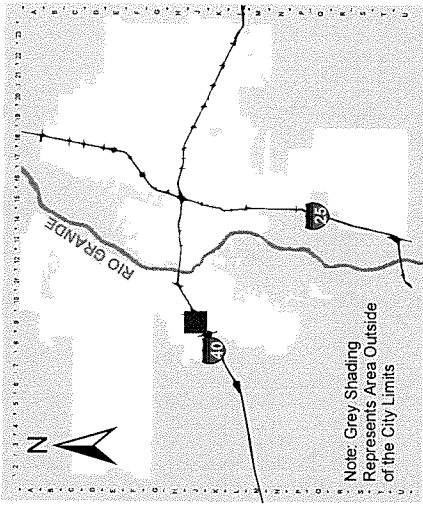
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



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

AGIS
Albuquerque Geographic Information System

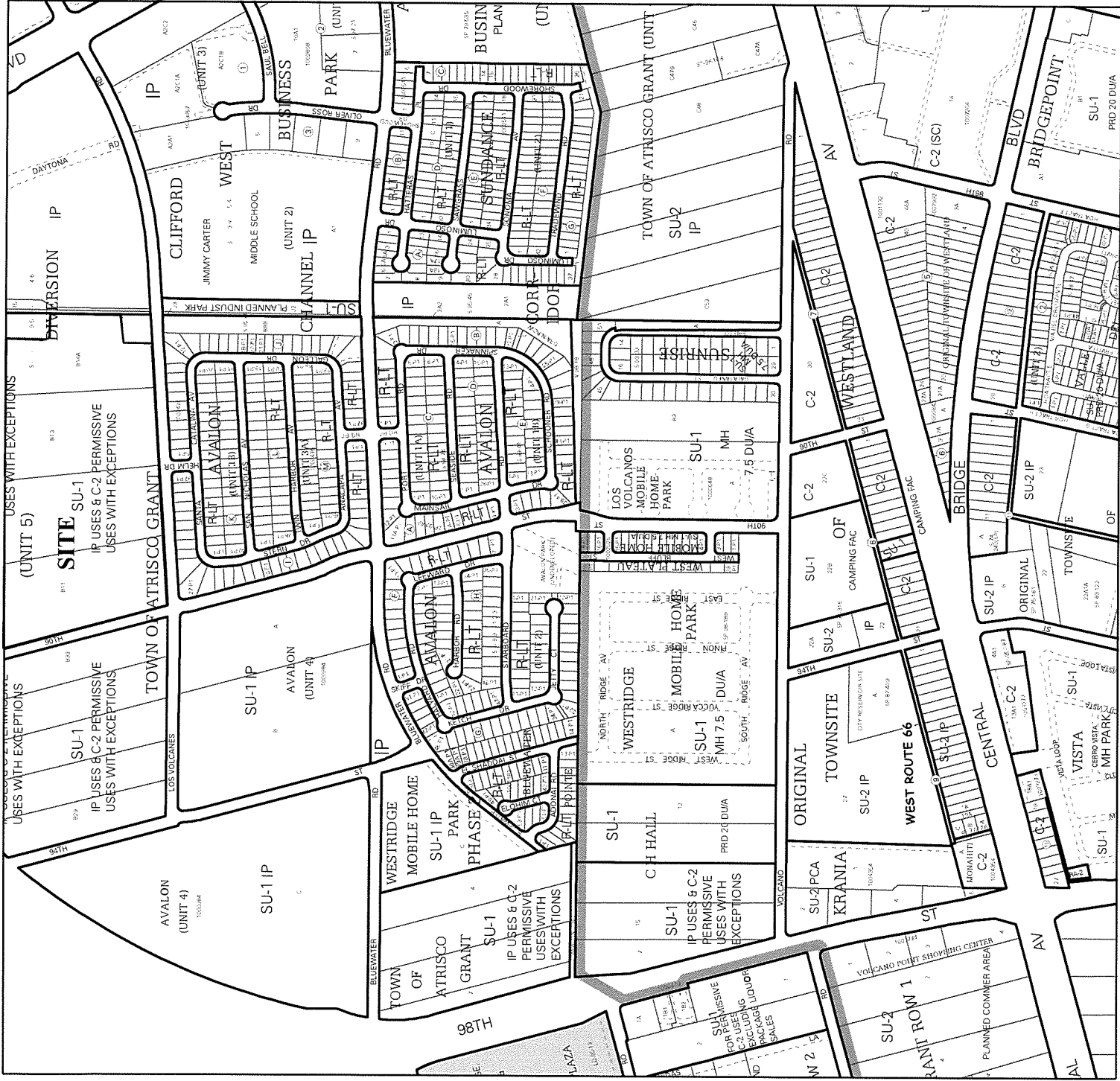
Map amended through: 6/7/2013



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

Selected Symbols

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



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

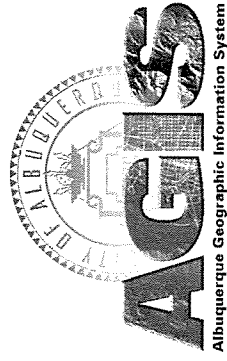
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-09-Z

Selected Symbols

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

0 750 1,500 Feet



Albuquerque Geographic Information System

Map amended through: 6/7/2013

Current DRC _____
Project Number: _____

*Updated 5/28/14
Print 5/29/14*

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

(Rev. 9-20-05)

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

FEDEX GROUND ALBUQUERQUE

PROPOSED NAME OF PLAT

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.

| Size | Type of Improvement | Location | From | To | City Cnst |
|------------|--|-------------------|--------------------|---------------------------------|-----------|
| 17'-E | Residential Paving (Major Local Roadway), Curb & Gutter 6' Sidewalk (North Side) | Los Volcanes Road | West Property Line | East Property Line | / |
| 20'-E | Residential Paving (Major Local Roadway), Curb & Gutter 6' Sidewalk (South Side) | Daytona Road | West Property Line | East Property Line | / |
| 30" to 36" | RCP Storm Sewer | Los Volcanes Road | West Property Line | 165' East of East Property Line | / |
| | <i>8" Dia. Fabric Water Line to the Volcanes</i> | | | | |
| | <i>Catch basins and RCP connections included with storm sewer.</i> | | | | |
| | <i>W Scott Rd of Lake Los Volcanes</i> | | | | |
| | <i>Daytona</i> | | | | |

| Financially Guaranteed Under Constructed | DRC # |
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| Construction Certification | Private | Inspector P.E. | Engineer |
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The items listed below are on the CIP 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 Constructed | DRC # | Size | Type of Improvement | Location | From | To | Inspector P.E. | City Cnst Engineer | Construction Certification |
|--------------------------|--------------------------|------|---------------------|----------|------|----|----------------|--------------------|----------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | | |

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.
 Certification of the grading plan is required for release of financial guarantees.

| | |
|---|--|
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| 2 | |
| 3 | |

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

RONALD R. BOHANNAN, PE
 NAME (print)
 TIERRA WEST, LLC
 FIRM
 SIGNATURE - date
 5/20/14

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 |
| | | | | |
| | | | | |
| | | | | |

Jaimie Garcia

From: Donna Medina <donna@presurv.com>
Sent: Tuesday, June 03, 2014 3:44 PM
To: Larry Medrano; Jaimie Garcia
Subject: FW: project No. 1008585 Avalon

From: Bradley, Catherine P. [<mailto:cbradley@cabq.gov>]
Sent: Tuesday, June 03, 2014 3:43 PM
To: Donna Medina; Gricius, Michelle A.; Gaulden, Tim H.
Subject: RE: project No. 1008585 Avalon

Donna, the dxf for project 1008585 has been approved.

Catherine Bradley
GIS Coordinator
AGIS, Planning Department
600 2nd St NW
Albuquerque, NM 87102

(505)924-3929
(505)924-3812 (fax)

From: Donna Medina [<mailto:donna@presurv.com>]
Sent: June 03, 2014 1:48 PM
To: Sammons, Joshua R.; Gricius, Michelle A.; Gaulden, Tim H.; Bradley, Catherine P.
Cc: Bradley, Catherine P.; Larry Medrano; Carol Cisneros; lgarcia@tierrawestllc.com
Subject: coa project No. 1008585 Avalon

Good afternoon,

Attached is a dxf file for project no. 1008585 as well as pdf's of the plat. The coordinate system used was NAD 1983, Central Zone. File provided is based on grid coordinates for the referenced system. Let me know if you have any questions.

Donna Medina
Technician



Physical
5571 Midway Park Place, NE
Albuquerque, NM 87109

Mailing
PO Box 90636
Albuquerque, NM 87199

505-856-5700 phone
505-856-7900 fax
866-442-8011 toll free

If this email is spam, report it to www.OnlyMyEmail.com