



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input checked="" type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: M & M Co		Phone:
Address: 8220 La Mirada Rd NE Suite 700		Email:
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park PI NE		Email:
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Archaeological Certificate

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

Lot or Tract No.: LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101906048047020404
Zone Atlas Page(s): G-19-Z	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 15.1868

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4315 Wyoming Blvd NE Between: Montgomery Blvd NE and: La Mirada PI NE

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

PR-2019-002309, PS-2019-00029, SD-2019-00221, SD-2019-00223, SD-2019-00226, SD-2019-00227, SI-2019-00414

Signature:	Date: 8/31/2021
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:			Date:		
			Project #		

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- The approved Site Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- The approved Site Development Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ACCELERATED EXPIRATION SITE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- Site Plan to be Expired

ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- Required notices with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - Sign Posting Agreement

ALTERNATIVE LANDSCAPE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 

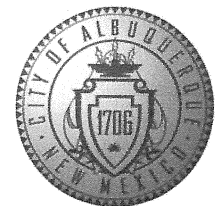
Date: 8/31/2021

Printed Name: Ronald R. Bohannon

Applicant or Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



July 13, 2021

Ms. Jolene Wolfley
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: **CITY SUBMITTALS**
LA MIRADA SUBDIVISION
LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1
ZONE ATLAS MAP: G-19-Z

Dear Ms. Wolfley:

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

JARROD LYKAR

Print Name

Signature

Jarrold Lykar
VP-LAND DEV.

Title

Date

7/13/21

ORT 2011162 KJW

WARRANTY DEED

M - M CO., a New Mexico general partnership ("**Grantor**"), for and in consideration of good and valuable consideration to it paid by WYMONT LLC, a New Mexico limited liability company ("**Grantee**"), whose mailing address is 333 Rio Rancho Boulevard, Suite 202, Rio Rancho, New Mexico 87124, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto the Grantee that certain tract of land ("**Land**") described on **Exhibit A** attached hereto and incorporated herein by reference, together with all improvements thereon and all rights and appurtenances appertaining thereto (herein collectively called the "**Property**"), with warranty covenants.

This conveyance is given and accepted subject (i) to the exceptions set forth on **Exhibit B** attached hereto and incorporated herein by reference, and (ii) the rights of tenants as tenants only (herein called the "**Permitted Encumbrances**").

WITNESS THE EXECUTION HEREOF as of the 24 day of June, 2021.

GRANTOR:


M-M CO.,
a New Mexico general partnership

By: Mauney Investments LLC,
a New Mexico limited liability company, Partner

By: 
Name: Marc Mauney
Title: Manager

By: Tower 22 LLC,
a New Mexico limited liability company, Partner

By: 
Name: David J. Matteucci
Title: Member

By: 
Name: Brian J. Matteucci
Title: Member

By: 
Name: Paula L. Matteucci
Title: Member

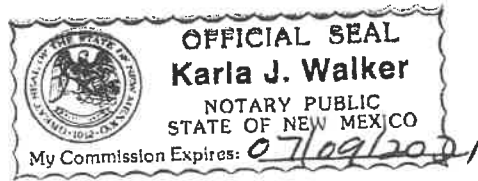
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on June 24, 2021, by Marc Mauney, Manager of Mauney Investments LLC, a New Mexico limited liability company and Partner of M-M Co., a New Mexico general partnership, on behalf of said company and partnership.

Karla J. Walker
Notary Public

My commission expires:

07/09/2021



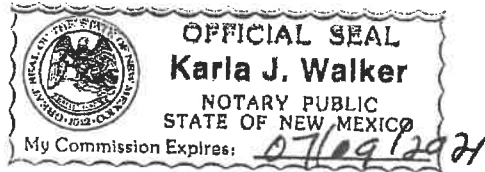
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on June 24, 2021, by David J. Matteucci, Member of Tower 22 LLC, a New Mexico limited liability company and Partner of M-M Co., a New Mexico general partnership, on behalf of said company and partnership.

Karla J. Walker
Notary Public

My commission expires:

07/09/2021



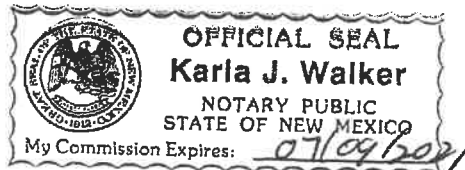
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on June 24, 2021, by Brian J. Matteucci, Member of Tower 22 LLC, a New Mexico limited liability company and Partner of M-M Co., a New Mexico general partnership, on behalf of said company and partnership.

Karla J. Walker
Notary Public


My commission expires:

07/09/2021



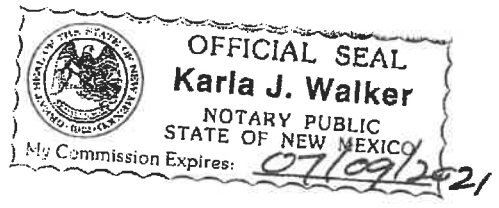
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on June 24, 2021, by Paula L. Matteucci, Member of Tower 22 LLC, a New Mexico limited liability company and Partner of M-M Co., a New Mexico general partnership, on behalf of said company and partnership.



Notary Public

My commission expires:
07/09/2021



**EXHIBIT A
to Warranty Deed**

LAND DESCRIPTION

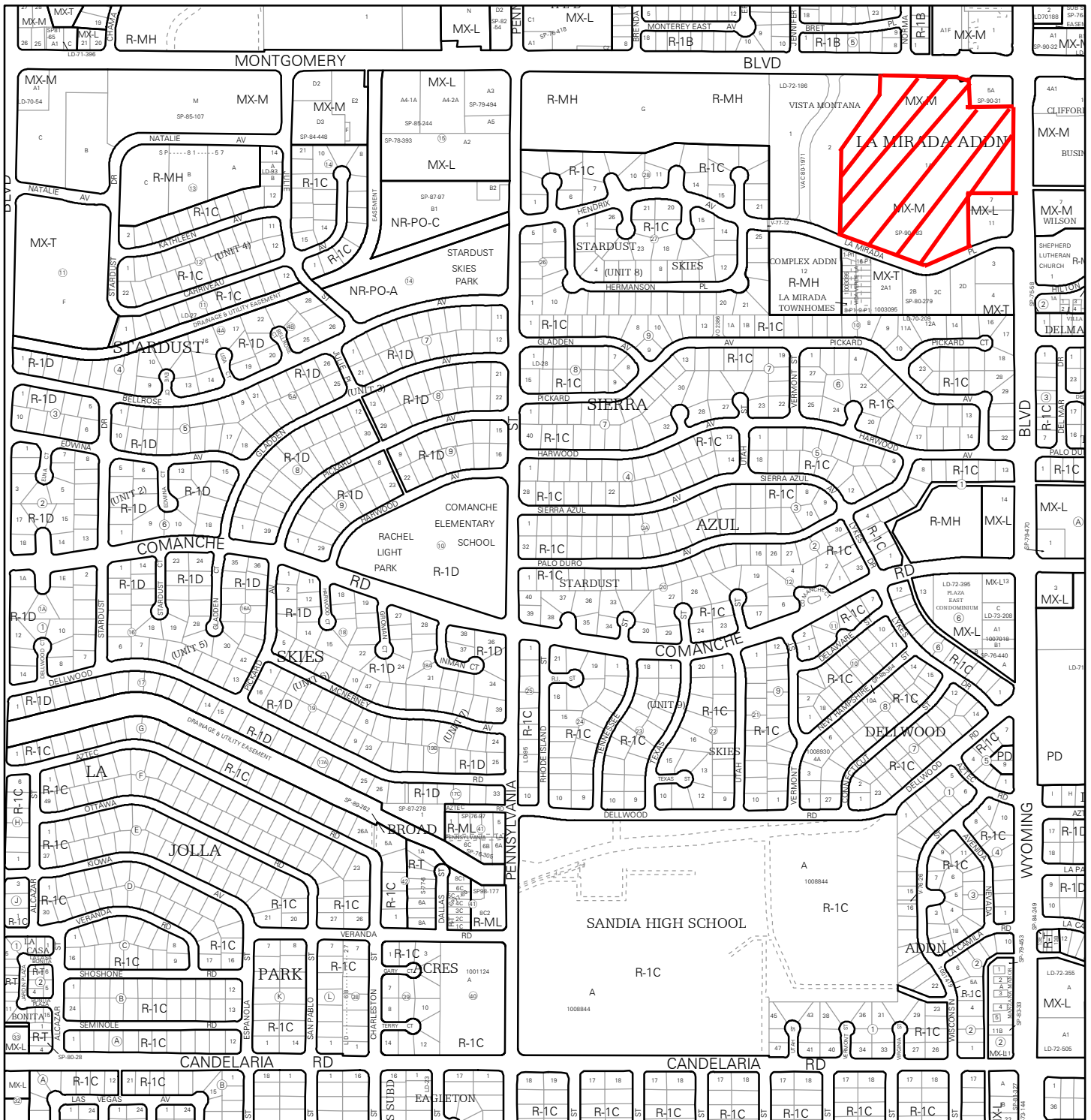
Lot numbered One-A-One (1-A-1) of LA MIRADA SUBDIVISION, as the same is shown and designated on the Plat entitled, "Plat for Lots 1-A-1 and 5-A-1, LA MIRADA SUBDIVISION, Being comprised of Lots 1-A and 5-A, La Mirada, Subdivision, City of Albuquerque, Bernalillo County, New Mexico", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 23, 2019, in Plat Book 2019C, Page 137.

**EXHIBIT B
to Warranty Deed**

PERMITTED ENCUMBRANCES

1. Reservations contained in the Patent from the United States of America, recorded May 1, 1933 in Book 77, Page 175, records of Bernalillo County, New Mexico.
2. Easement, and rights incident thereto, in favor of Public Service Company of New Mexico, recorded September 24, 1968 in Book Misc. 116, Page 158 as Document No. 8889, records of Bernalillo County, New Mexico.
3. Easement, and rights incident thereto, in favor of Public Service Company of New Mexico, recorded June 21, 1977 in Book Misc. 542, Page 844 as Document No. 77-36542, records of Bernalillo County, New Mexico.
4. Easement, and rights incident thereto, in favor of Public Service Company of New Mexico, recorded April 24, 1973 in Book Misc. 309, Page 334 as Document No. 47734, records of Bernalillo County, New Mexico.
5. Easements and notes as shown, noted and provided for on the Amended Summary Plat recorded March 20, 1981 in Volume C18, folio 32, records of Bernalillo County, New Mexico.
6. Underground Easement, and rights incident thereto, in favor of Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company recorded October 28, 1986 in Book Misc. 412-A, Page 15 as Document No. 86105049, records of Bernalillo County, New Mexico.
7. Easements and notes as shown, noted and provided for on the Plat recorded December 23, 2019 in Plat Book 2019C, Page 137, records of Bernalillo County, New Mexico.
8. Private Easement Agreement by and between Bank of America, National Association, and M-M Co., a New Mexico general partnership, recorded December 23, 2019 as Document No. 2019109248, records of Bernalillo County, New Mexico.
9. Terms, conditions and provisions of the Encroachment Agreement between M-M Co., a New Mexico general partnership, and G & L Investment Co., Inc., a New Mexico corporation, joined by Taco Cabana of New Mexico, Inc., a New Mexico corporation, recorded December 27, 2019 as Document No. 2019110679, records of Bernalillo County, New Mexico.
10. Easements affecting the insured premises, as set forth in the Third Amendment to Taco Cabana Lease Agreement recorded December 27, 2019 as Document No. 2019110680, re-recorded January 2, 2020 as Document No. 2020000377, records of Bernalillo County, New Mexico.

11. Encroachment of restaurant sign into the public utility easements along the easterly boundary of the Property, as shown and delineated on the Boundary Survey and ALTA/NSPS Land Title Survey prepared by Will W. Plotner, Jr., N.M.R.P.S. No. 14271 dated March 9, 2020.



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

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

Zone Atlas Page:
G-19-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
David Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

Date:

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Case Number(s): PR-2019-002309, PS-2019-00029, SD-2019-00221, SD-219-00223, SD-2019-00227
SI-2019-00414, PS-2021-00014

Agent: Tierra West, LLC

Applicant: M&M CO

Legal Description: LT 1-A-1 PLAT FOR LOTS 1-A-1 and 5-A-1

Zoning: MX-M

Acreage: 15.1868

Zone Atlas Page(s): G-19-Z

CERTIFICATE OF NO EFFECT: Yes _____ No _____

CERTIFICATE OF APPROVAL: Yes _____ No _____

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION:

SITE VISIT:

RECOMMENDATION(S):

SUBMITTED:

Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department