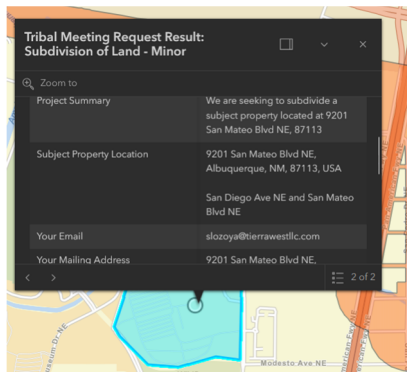


**From:** Zamora, Renee C. <rczamora@cabq.gov>  
**Sent:** Tuesday, October 22, 2024 11:15 AM  
**To:** Ron Bohannon; Sergio Lozoya; Jacob Liberman; Donna Sandoval  
**Cc:** Rodenbeck, Jay B.; Webb, Robert L.; Ortiz, Annette; Sloan, Terry; Russell.Brito@pnm.com  
**Subject:** RE: [#2023090 ] DHO Subdivision Minor - 9201 San Mateo Blvd

Good morning Sergio,

We can confirm that the site in question at 9201 San Mateo Blvd NE will not require a Pre-submittal Tribal Meeting offer or notice per Table 6-1-1 and 6-4(B) of the IDO, as it's not located within 660 feet of Major Public Open Space or a Tribal boundary per our Tribal Meeting Request GIS map that captured your request (see screenshot below):



Please include a copy of this email with your submittal for this site.

Also:

- Form S2-Item #5- Proposed Preliminary/Final Plat requires signatures on the Plat from the surveyor, property owner, City Surveyor, utility, and AMAFCA.

Thank you



*Renee Zamora*

Senior Admin/Navigator

Development Review Services

e [rczamora@cabq.gov](mailto:rczamora@cabq.gov)

o: 505.924.3358  
cabq.gov/planning

---

**From:** Ron Bohannon <[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)>  
**Sent:** Monday, October 21, 2024 12:56 PM  
**To:** Zamora, Renee C. <[rczamora@cabq.gov](mailto:rczamora@cabq.gov)>; Sergio Lozoya <[SLozoya@tierrawestllc.com](mailto:SLozoya@tierrawestllc.com)>; Jacob Liberman <[jliberman@tierrawestllc.com](mailto:jliberman@tierrawestllc.com)>; Donna Sandoval <[DSandoval@tierrawestllc.com](mailto:DSandoval@tierrawestllc.com)>  
**Cc:** Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>; Webb, Robert L. <[rwebb@cabq.gov](mailto:rwebb@cabq.gov)>; Ortiz, Annette <[annetteortiz@cabq.gov](mailto:annetteortiz@cabq.gov)>; Sloan, Terry <[terrysloan@cabq.gov](mailto:terrysloan@cabq.gov)>  
**Subject:** RE: [#2023090 ] DHO Subdivision Minor - 9201 San Mateo Blvd

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Thanks,

Ronald R. Bohannon, P.E.  
Tierra West LLC  
5571 Midway Parkplace NE  
Albuquerque, NM 87109  
Office 505-858-3100  
Cell 505-238-5385

---

**From:** Zamora, Renee C. <[rczamora@cabq.gov](mailto:rczamora@cabq.gov)>  
**Sent:** Monday, October 21, 2024 12:26 PM  
**To:** Sergio Lozoya <[SLozoya@tierrawestllc.com](mailto:SLozoya@tierrawestllc.com)>; Ron Bohannon <[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)>; Jacob Liberman <[jliberman@tierrawestllc.com](mailto:jliberman@tierrawestllc.com)>; Donna Sandoval <[DSandoval@tierrawestllc.com](mailto:DSandoval@tierrawestllc.com)>  
**Cc:** Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>; Webb, Robert L. <[rwebb@cabq.gov](mailto:rwebb@cabq.gov)>; Ortiz, Annette <[annetteortiz@cabq.gov](mailto:annetteortiz@cabq.gov)>; Sloan, Terry <[terrysloan@cabq.gov](mailto:terrysloan@cabq.gov)>  
**Subject:** RE: [#2023090 ] DHO Subdivision Minor - 9201 San Mateo Blvd

Good afternoon Sergio,  
Thank you for your submittal.  
We will need the following information before we can complete your submittal regarding the following:

- Form S2-Item #5- Proposed Preliminary/Final Plat with the signatures on the Plat from the surveyor, property owner, City Surveyor, utility, and AMAFCA.
- We can confirm that a Pre-submittal Tribal Meeting is not required for the subject property pursuant to IDO §14-16-6-4(B). The IDO link is below:

[https://documents.cabq.gov/planning/IDO/2023\\_IDO\\_AnnualUpdate/IDO\\_2023\\_AnnualUpdate\\_Effective.pdf](https://documents.cabq.gov/planning/IDO/2023_IDO_AnnualUpdate/IDO_2023_AnnualUpdate_Effective.pdf) (14-16-6-4(B))

- For reference, we are unable to accept the Minor Preliminary/Final Plat application as complete without:
- A PDF of the email from Planning staff confirming that a Pre-submittal Tribal Meeting was not required, please provide this information with your submittal.

We want to ensure your project is processed correctly and in a timely manner.

Submit one complete PDF file of the application, including all plans and documents, email directly to me, [rczamora@cabq.gov](mailto:rczamora@cabq.gov) and to: [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov)

If you need additional assistance, feel free to reach out to me at 505-924-3358 or contact Annette Ortiz at 505.924.3623. We're here to help.

Thank you



*Renee Zamora*

Senior Admin/Navigator

Development Review Services

e [rczamora@cabq.gov](mailto:rczamora@cabq.gov)

o: 505.924.3358

[cabq.gov/planning](http://cabq.gov/planning)

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**From:** Sergio Lozoya <[SLozoya@tierrawestllc.com](mailto:SLozoya@tierrawestllc.com)>

**Sent:** Friday, October 18, 2024 12:31 PM

**To:** Planning Development Review Services <[PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov)>

**Cc:** Webb, Robert L. <[rwebb@cabq.gov](mailto:rwebb@cabq.gov)>; Ron Bohannon <[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)>; Jacob Liberman <[jliberman@tierrawestllc.com](mailto:jliberman@tierrawestllc.com)>; Donna Sandoval <[DSandoval@tierrawestllc.com](mailto:DSandoval@tierrawestllc.com)>

**Subject:** [#2023090 ] DHO Subdivision Minor - 9201 San Mateo Blvd

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Hello,

Please see application for a Subdivision Minor – DHO (linked below) for a subject site located at 9201 San Mateo Blvd, previously known as the Honeywell site.

Application link: <https://we.tl/t-FMIYRASoWI>

Please contact me with any questions or clarifications.

Thanks,

Sergio Lozoya  
Senior Planner



5571 Midway Park Pl., NE  
Albuquerque, NM 87109  
505-278-7088  
505-858-1118 (fax)  
[SLozoya@tierrawestllc.com](mailto:SLozoya@tierrawestllc.com)  
[www.tierrawestllc.com](http://www.tierrawestllc.com)

**From:** Flores, Suzanna A. <[SuzannaFlores@cabq.gov](mailto:SuzannaFlores@cabq.gov)>  
**Sent:** Tuesday, January 7, 2025 4:19 PM  
**To:** Donna Bohannon <[djb@tierrawestllc.com](mailto:djb@tierrawestllc.com)>  
**Subject:** 9201 San Mateo NE \_Public Notice Inquiry Sheet Submission

**PLEASE NOTE:**  
**The neighborhood association contact information listed below is valid for 30 calendar days after today’s date.**

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Alternative Email
District 4 Coalition of Neighborhood Associations	Mildred	Griffee	<a href="mailto:mgriffee@noreste.org">mgriffee@noreste.org</a>	<a href="mailto:sec.dist4@gmail.com">sec.dist4@gmail.com</a>
District 4 Coalition of Neighborhood Associations	Ellen	Dueweke	<a href="mailto:edueweke@juno.com">edueweke@juno.com</a>	
Wildflower Area NA	Rebecca	Hall	<a href="mailto:kbbh@hotmail.com">kbbh@hotmail.com</a>	
Wildflower Area NA	Glenn	Garcia	<a href="mailto:ggarcia103@comcast.net">ggarcia103@comcast.net</a>	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can’t answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

*Suzie*



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque  
(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>

**Sent:** Tuesday, January 7, 2025 1:55 PM

**To:** Office of Neighborhood Coordination <[djb@tierrawestllc.com](mailto:djb@tierrawestllc.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Public Notice Inquiry Sheet Submission

ZIP

87109

Legal description of the subject site for this project:

TRACT 1-A-1 PLAT PF TRACTS 1-A-1 & 1-A-1-B HONEYWELL SITE (UPC 101806509807630110)

Physical address of subject site:

9201 San Mateo NE

Subject site cross streets:

SAN MATEO BLVD & SAN DIEGO AVE NE

Other subject site identifiers:

This site is located on the following zone atlas page:

Z-B-17

Captcha

x

## Jacob Liberman

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**From:** Jacob Liberman  
**Sent:** Monday, February 3, 2025 10:29 AM  
**To:** mgriffee@noreste.org; edueweke@juno.com; kbbh@hotmail.com; ggarcia103@comcast.net; sec.dist4@gmail.com  
**Cc:** Donna Sandoval; April Christie; Donna Bohannon  
**Subject:** [#2023090 ] Neighborhood Association - Public Notice for Subdivision Minor DHO Request  
**Attachments:** 3 - B-17-Z Zone Atlas Honeywell.pdf; 4 - Proposed Site Plan Honeywell.pdf; 5 - Proposed Plat.pdf; 1-9201 SAN MATEO NE\_Public Notice Sheet Submission Final.pdf; 2 - Notification Form - 9201 San Mateo NE.pdf; 4 - Proposed Site Plan Honeywell.pdf

**12d Synergy:** -1  
**12d Synergy Job:** Tierra West llc/Projects/2023/2023090 Honeywell Site  
**12d Synergy Project** Tierra West llc/Projects/2023/2023090 Honeywell Site  
**12dSynergySendGU**fac04f09-43c3-4849-a2c2-3d78320e03b4

Hello,

Tierra West is submitting an application on behalf of Sanprevest LLC to subdivide a property located at 9201 San Mateo (Honeywell).

We seek to subdivide the parcel into two lots.

Attached you will find the following:

1. ONC Neighborhood Association List
2. CABQ Notification Form
3. Zone Atlas Page (B-17-Z)
4. Proposed Site Plan
5. Proposed Plat

The DHO will hear the request on Wednesday, February 12<sup>th</sup>.

The zoom link can be found on the agenda, which will be posted on the City's website:

<https://www.cabq.gov/planning/boards-commissions/development-hearing-officer/development-hearing-officer-agendas-archives>

Please contact me with any questions.

Thank you,  
Jacob Liberman  
*Civil Designer*



5571 Midway Park Pl., NE  
Albuquerque, NM 87109  
505-858-3100 ext. 1212

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of



[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice\*: 2/3/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>

☐ Property Owners within 100 feet of the Subject Property.

### Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address\* 9201 San Mateo Blvd NE  
Location Description On San Mateo between Modesto Ave NE and San Diego Ave NE
2. Property Owner\* San Prevest LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1

- ☐ Site Plan – EPC
- ☒ Subdivision Minor (Minor or Major or Bulk Land)
- ☐ Vacation (Easement/Private Way or Public Right-of-way)
- ☐ Variance – EPC
- ☐ Waiver (DHO or Wireless Telecommunication Facility)
- ☐ Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>\*:

We are seeking approval for a Subdivision Minor, heard by the Development Hearing Officer

We will take the existing parcel and subdivide it into two lots

5. This application will be decided at a public meeting or hearing by\*:

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

<sup>1</sup> If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

<sup>2</sup> Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

<sup>3</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Hearing Date/Time\*: February 12, 2025 - 9:00AM

Location\*<sup>4</sup>: Find zoom link on CABQ Website - Link in e-mail

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

6. Where more information about the project can be found\*:

Preferred project contact information:

Name: Donna Sandoval

Email: dsandoval@tierrawestllc.com

Phone: 505-858-3100



Attachments:



Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination\*



Others: \_\_\_\_\_



Online website or project page: \_\_\_\_\_

**Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> B-17-Z

2. Project Illustrations, as relevant\*<sup>6</sup>



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

*See attachments or the website/project page noted above for the items marked above.*

3. The following exceptions to IDO standards have been requested for this project\*:



Deviation(s)



Variance(s)



Waiver(s)

Explanation\*:

No exceptions to IDO standards have been requested for this project.

<sup>4</sup> Physical address or Zoom link

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas>

<sup>6</sup> While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (\*) are required.]

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

**A pre-submittal meeting is not required for this application**

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[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information from IDO Zoning Map<sup>7</sup>:**

- 1. Area of Property [typically in acres] 60+ acres
  - 2. IDO Zone District NR-LM
  - 3. Overlay Zone(s) [if applicable] CPO-10
  - 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Old Honeywell building, currently not in use
- 

**NOTE:** Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

**Useful Links**

**Integrated Development Ordinance (IDO):** <https://ido.abc-zone.com>

**IDO Interactive Map:** <https://tinyurl.com/idozoningmap>

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<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>

# Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

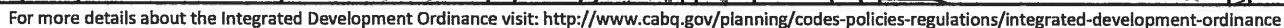
## **Notificación de Acceso Lingüístico.**

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

**語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。**

**Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.**

**Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.**



**B-17-Z**

- 
- Legend:
- 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







1000 JOURNAL OF CLIMATE

OCTOBER 2024



**SCALE: 1 INCH = 150 FEET**  
**o FOUND/SET MONUMENT LEGEND:**



WAYJOHN  
SURVEYING  
INC.

PHONE: (505) 255-2052 FAX: (505) 255-2887

NODEING INFORMATION FOR COUNTY CLERK	DRAWN:	T R J	SCALE:	FILE NO.
OWNER: SHERWEE'S LLC	CHECKED:	T D J	1" = 150'	SP-9--05-2024
JPC: 101708642800340127	DRAWING NO:			
LOCATION: SECTION 11, T11N, R3E	SP05024.DWG			SHEET 2 OF 3
REVISIONS: NONE				



EASEMENT NOTES

- ⑫ Easements and Notes, as shown on the recorded plat, recorded in Plat Book C16, Page 188; in Plat Book C33, Page 134; in Plat Book C27, Page 110; in Plat Book C33, Page 134; and in Plat Book 99C, Page 92, records of Bernalillo County, New Mexico, item affects subject property. Item is plotted hereon.
- a: 20 Foot Wide Public Sanitary Sewer Easement  
b: 10 Foot Wide Public Drainage Easement  
c: South 10 Feet of Public Sanitary Sewer Easement  
d: 10 Foot Wide Public Utility Easement  
e: 7 Foot Wide Public Utility Easement  
f: 52 Foot by 35 Foot Public Water Meter Easement  
g: Public Utility Easement
- ⑬ Easement, and incidental purposes thereto, granted to Public Service Company of New Mexico, a New Mexico Corporation, and The Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded January 28, 1982 in Book Misc. 906, Page 289 as Loc. No. 82 4694, records of Bernalillo County, New Mexico, item affects subject property. Item is plotted hereon.
- ⑭ Underground Easement, and incidental purposes thereto, granted to Public Service Company of New Mexico, a New Mexico Corporation, and The Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded September 16, 1988 in Book Misc. 666A, Page 991 as Doc. No. 8884240, records of Bernalillo County, New Mexico, item affects subject property. Item is plotted hereon.
- ⑮ Easement, and incidental purposes thereto, granted to Public Service Company of New Mexico, a New Mexico Corporation, and The Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded April 2, 1992 in Book 92-7, Page 9280 as Doc. No. 9203540, records of Bernalillo County, New Mexico, item affects subject property. Item is plotted hereon.
- ⑯ Easement, and incidental purposes thereto, granted to Public Service Company of New Mexico, a New Mexico Corporation, and U.S. West Communications, a Colorado Corporation, recorded November 6, 1996 in Book 96-29, Page 8244 as Doc. No. 96121316, records of Bernalillo County, New Mexico, item affects subject property. Item is plotted hereon.
- ⑰ Existing 20' wide Storm Drain Easement recorded 8/16/2024 as Document: No. 2024057036.
- ⑱ Existing 20' wide Sanitary Sewer Easement recorded 8/16/2024 as Document: No. 2024057035.
- ⑲ Existing 20' wide Storm Drain Easement recorded 8/16/2024 as Document: No. 2024057037.
- ⑳ A BLANKET DRAINAGE EASEMENT IS GRANTED ACROSS PROPERTY FORMERLY KNOWN AS "TRACT 1-A-1-A-1-A" A PORTION SUBDIVIDED WITH THE PLING OF THIS PLAT. LOCATED WITHIN WHAT IS NOW TRACT 1-A-1-A-2, BLANKET EASEMENT MAY BE REDUCED WITH APPROVED DRAINAGE REVISION. ANY IMPROVEMENTS OR MAINTENANCE NEEDED SHALL BE GRANTED TO TRACT 1-A-1-A-2. FINANCIAL RESPONSIBILITY FOR ANY IMPROVEMENTS OR MAINTENANCE WILL FALL UNDER THE OWNER OF TRACT 1-A-1-A-2.
- ㉑ 20' WIDE FIRE DEPARTMENT ACCESS EASEMENT GRANTED BY THIS PLAT. ANY IMPROVEMENTS OR MAINTENANCE NEEDED SHALL BE GRANTED TO TRACT 1-A-1-A-2. FINANCIAL RESPONSIBILITY OF ANY IMPROVEMENTS OR MAINTENANCE WILL FALL UNDER THE OWNER OF TRACT 1-A-1-A-2.
- ㉒ ADDITIONAL RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS CONTAINS 4057.19 SQUARE FEET (0.0931 ACRES)
- ㉓ PUBLIC SIDEWALK ACCESS EASEMENT GRANTED BY THIS PLAT AND MAINTAINED BY THE OWNER(S). WIDTH VARIES.

COUNTY CLERK RECORDING LABEL HERE

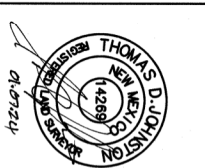
LINE #	BEARING	DISTANCE
--------	---------	----------

L1	N 18° 18' 36" E	321.52'
(L1)	N 18° 18' 36" E	321.52'
L2	N 78° 18' 38" E	106.72'
(L2)	N 78° 18' 38" E	106.82'
L3	S 89° 55' 22" E	49.36'
(L3)	S 89° 55' 22" E	49.36'
L4	S 89° 44' 47" E	108.98'
(L4)	S 89° 44' 47" E	108.98'
L5	S 00° 14' 18" W	1389.98'
(L5)	S 00° 14' 21" W	1390.59'
L6	N 89° 29' 44" W	22.42'
(L6)	N 89° 29' 44" W	22.42'
L7	N 81° 26' 27" W	68.86'
(L7)	N 81° 30' 55" W	68.84'
L8	S 73° 57' 19" W	434.14'
(L8)	S 73° 57' 05" W	434.29'
L9	N 89° 59' 16" W	75.25'
(L9)	N 89° 59' 55" W	75.27'
L10	N 36° 45' 41" W	65.34'
(L10)	N 36° 45' 32" W	65.49'
L11	N 43° 31' 05" W	84.97'
(L11)	N 43° 31' 02" W	84.97'
L12	S 53° 14' 25" W	29.62'
(L12)	S 53° 14' 28" W	29.57'
L13	N 41° 55' 49" W	82.39'
(L13)	N 41° 55' 48" W	82.38'
L14	N 18° 18' 36" E	193.86'
(L14)	N 18° 18' 36" E	193.86'
L15	S 71° 41' 24" E	125.49'
(L15)	S 71° 41' 21" E	125.49'
L16	N 73° 50' 10" E	56.70'
(L16)	N 73° 50' 13" E	56.70'
L17	N 29° 50' 20" E	66.89'
(L17)	N 29° 50' 23" E	66.89'
L18	N 15° 08' 40" W	204.72'
(L18)	N 15° 08' 37" W	204.72'
L19	N 71° 41' 24" W	76.70'
(L19)	N 71° 41' 21" W	76.70'
L20	S 89° 44' 47" E	103.98'
(L20)	S 89° 44' 47" E	103.98'
L21	S 89° 44' 47" E	29.00'
(L21)	S 89° 44' 47" E	29.00'
L22	S 00° 14' 18" W	78.27'
(L22)	S 00° 14' 18" W	78.27'
L23	S 89° 45' 42" E	27.00'
(L23)	S 89° 45' 42" E	27.00'
L24	S 00° 14' 18" W	454.69'
(L24)	S 00° 14' 18" W	454.69'
L25	N 89° 45' 42" W	5.00'
(L25)	N 89° 45' 42" W	5.00'
L26	S 00° 14' 18" W	26.75'
(L26)	S 00° 14' 18" W	26.75'
L27	S 89° 45' 42" E	5.00'
(L27)	S 89° 45' 42" E	5.00'
L28	S 00° 14' 18" W	345.49'
(L28)	S 00° 14' 18" W	345.49'
L29	S 89° 45' 42" E	2.00'
(L29)	S 89° 45' 42" E	2.00'
L30	S 00° 14' 18" W	484.80'
(L30)	S 00° 14' 18" W	484.80'

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	513.17'	2906.57'	10° 06' 57"	S 83° 21' 44" W	512.50'
(C1)	513.35'	2906.57'	10° 07' 10"	S 83° 22' 16" W	512.68'
C2	137.03'	984.00'	7° 58' 44"	S 85° 31' 43" E	136.92'
(C2)	137.14'	984.00'	7° 59' 08"	S 85° 30' 08" E	137.03'
C3	306.16'	716.00'	24° 29' 58"	S 86° 14' 01" W	303.63'
(C3)	306.24'	716.00'	24° 30' 20"	S 86° 14' 15" W	303.81'
C4	191.08'	684.00'	16° 00' 21"	N 82° 01' 23" E	190.46'
(C4)	191.17'	684.00'	16° 00' 50"	N 81° 59' 30" E	190.55'
C5	449.66'	464.00'	53° 13' 51"	S 63° 22' 25" E	433.66'
(C5)	449.76'	464.00'	53° 14' 53"	S 63° 22' 48" E	433.75'
C6	130.88'	2043.00'	3° 40' 14"	N 31° 59' 30" W	130.85'
(C6)	131.06'	2043.00'	3° 40' 32"	N 31° 59' 18" W	131.04'
C7	33.28'	150.00'	12° 42' 44"	S 27° 28' 16" E	33.21'
(C7)	33.28'	150.00'	12° 42' 44"	S 27° 28' 13" E	33.21'
C8	38.49'	150.00'	14° 42' 01"	N 28° 27' 57" W	38.38'
(C8)	38.49'	150.00'	14° 42' 06"	N 28° 27' 54" W	38.38'
C9	218.69'	2051.50'	6° 06' 46"	N 36° 52' 24" W	218.79'
(C9)	218.80'	2051.50'	6° 06' 46"	N 36° 52' 21" W	218.79'
C10	431.12'	2906.57'	0° 51' 01"	N 89° 59' 52" W	431.12'
(C10)	431.14'	2906.57'	0° 51' 02"	N 89° 59' 52" W	431.14'
C11	281.75'	2906.57'	5° 33' 14"	N 81° 04' 53" E	281.64'
(C11)	281.75'	2906.57'	5° 33' 14"	N 81° 04' 53" E	281.64'
C12	174.63'	684.00'	14° 38' 41"	S 82° 42' 14" W	174.35'
(C12)	174.63'	684.00'	14° 38' 41"	S 82° 42' 14" W	174.35'
C13	231.42'	2906.57'	4° 33' 43"	N 86° 08' 21" E	231.35'
(C13)	231.42'	2906.57'	4° 33' 43"	N 86° 08' 21" E	231.35'
C14	16.25'	684.00'	1° 21' 40"	S 74° 42' 03" W	16.25'
(C14)	16.25'	684.00'	1° 21' 40"	S 74° 42' 03" W	16.25'

PLAT OF  
TRACTS 1-A-1-A-1 &  
1-A-1-A-2, HONEYWELL SITE  
WITHIN PROJECTED SECTION 11, T. 11 N., R. 3 E., N.M.P.M.  
WITHIN THE ELENA GALEGOS GRANT  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2024



1609 2nd STREET NW  
ALBUQUERQUE, N.M. 87102  
PHONE: (505) 255-2052 FAX: (505) 255-2887

ISSUING INFORMATION FOR COUNTY CLERK	CHECKER: T D J	SCALE: 1" = 150'	FILE NO. SP-9-05-2024
DRAWING NO. SP90524.DWG	CHECKER: T D J	DATE: 21 DEC 2024	SHEET 3 OF 3



**SITE NOTES:**

1. ADA ACCESSIBLE PEDESTRIAN PATHWAY SHOULD NOT BE PLACED BEHIND PARKING SPACES OR ADJACENT TO A VEHICLE WAY.
2. IT IS ACCEPTABLE TO KEEP EXISTING WAVE-STYLE BIKE RACK, BUT ALL NEW RACKS MUST COMPLY WITH THE DPM.

**CLEAR SITE NOTE:**

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

**LEGEND**

- ASPHALT PINNED CURB
- BOUNDARY LINE
- EASEMENT
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- LIGHT
- PARKING COUNT
- ADA PARKING ACCESSIBLE PATHWAY

**GENERAL NOTES - SITE PLANS:**

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
3. GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
4. GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
5. GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
6. PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
  - 1/2" @ ALL EXIT DOORS
  - 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
  - 1 1/2" @ OVERHEAD DOORS
  - 1 1/2" @ PRE-FAB METAL WALL PANELS

**TRUCK TURNING MOVEMENT**

SEE ALL TRUCK TURNING MOVEMENT USING A WB-65 ON SHEET C2.1

**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. REFER TO SHEET S1.2, S1.3, S1.4, S1.5 FOR ENLARGED FOUNDATION PLAN FOR EACH TRUCK DOCK.
6. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN WORK ORDER.

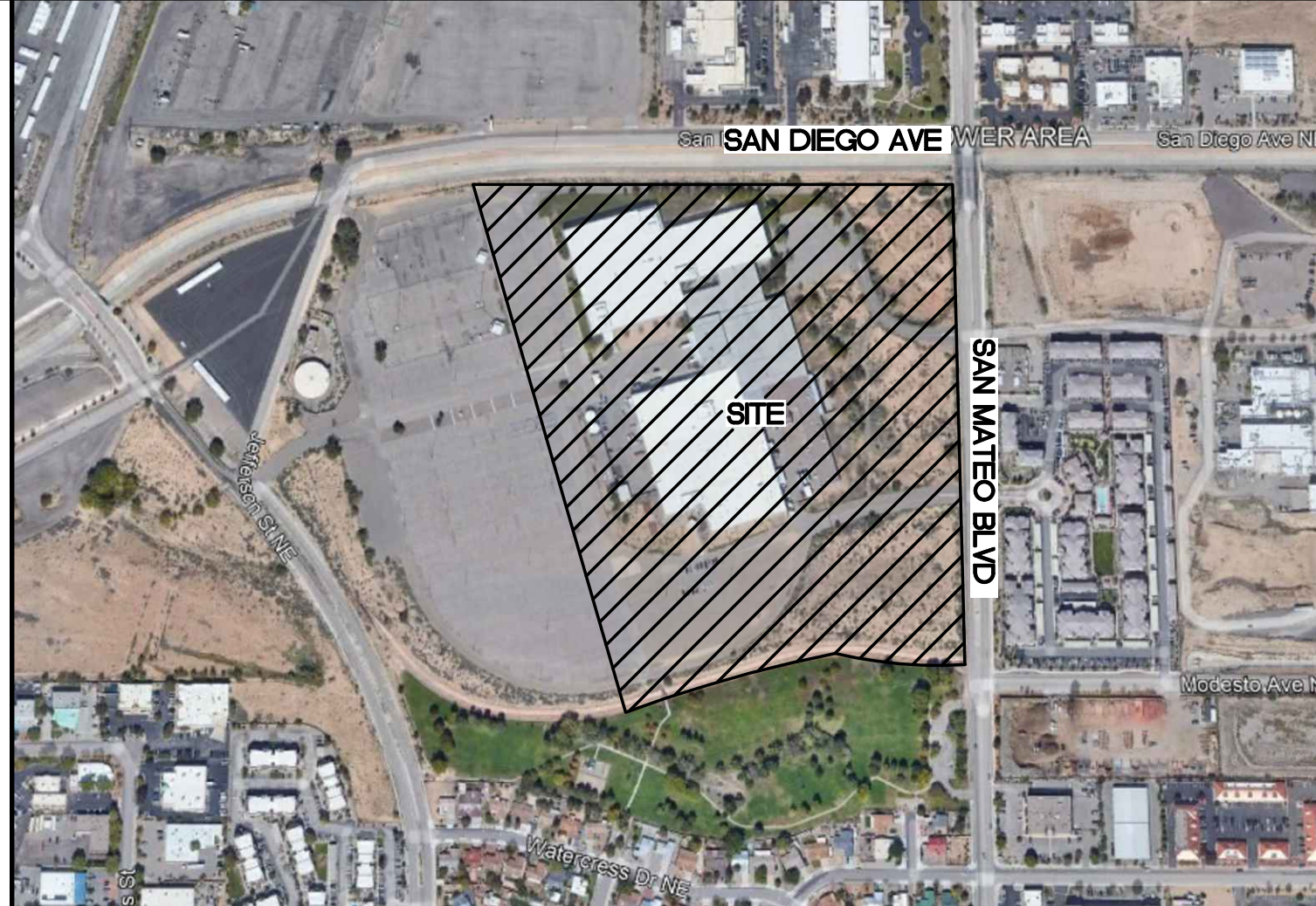
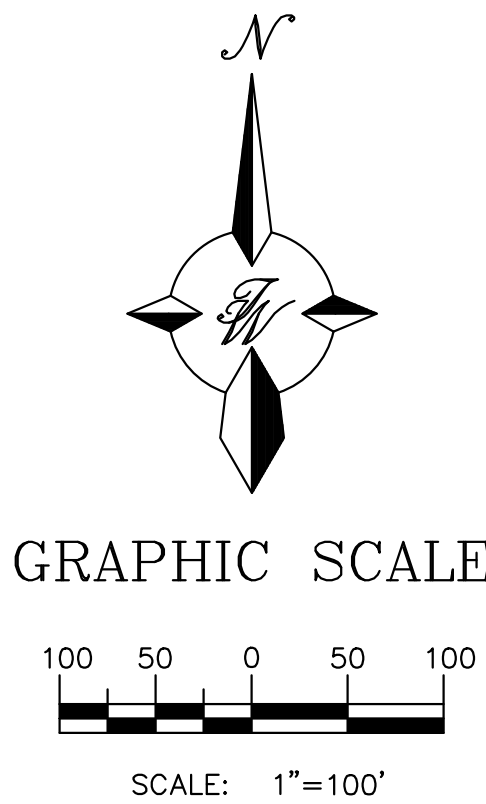
PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DFT SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date
* Environmental Health, if necessary	



VICINITY MAP

B-17

**LEGAL DESCRIPTION:**

TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B HONEYWELL SITE CONT 59.6960 AC

**SITE DATA**

**PROPOSED USAGE:**

EXISTING BUILDING AREA: 522,928 SF  
PROPOSED BUILDING AREA W/ DOCK ADDITIONS: 526,794 SF  
PROPOSED LOT AREA: 1,668,330 SF (38.30 ACRES)  
ZONING: NR-LM  
WAREHOUSING WITH 10% OFFICE SPACE

**PARKING REQUIREMENTS:**

WAREHOUSING W/ 10% OFFICE SPACE	
PER IDO TABLE 5-5-1 FOR WAREHOUSING AND OFFICE SPACE	
1 SPACE/ 2,000 SQ. FT. GFA FOR 474,114.60 SQ.FT. GFA=	237 SPACES
3.5 SPACES/ 1,000 SQ. FT. GFA FOR 52,679.4 SQ. FT. GFA=	184 SPACES
TOTAL PARKING REQUIRED=	421 SPACES
TOTAL PARKING PROVIDED=	1992 SPACES
HC PARKING REQUIRED=	12 SPACES
HC PARKING PROVIDED=	32 SPACES
MOTORCYCLE PARKING REQUIRED=	6 SPACES
MOTORCYCLE PARKING PROVIDED=	40 SPACES
BICYCLE PARKING REQUIRED	42 SPACES
BICYCLE PARKING PROVIDED	42 SPACES
TOTAL PARKING REQUIRED=	421 SPACES
TOTAL PARKING PROVIDED=	1992 SPACES

**KEYED NOTES**

- 1 STANDARD ASPHALT CURB (TYP), SEE DETAIL SHEET C5.0
- 2 NEW ASPHALT PAVEMENT (TYP), SEE DETAIL SHEET C5.0
- 3 NEW 6" CONCRETE SIDEWALK, PER COA STD DW 2430, SEE DETAIL SHEET C5.0
- 4 PARALLEL CURB RAMP (TYP.) PER COA STD DWG 2443, SEE DETAIL SHEET C5.0
- 5 HANDRAIL, SEE SHEET C5.0
- 6 PROPOSED STAIRS
- 7 MAIN ENTRANCE TO BUILDING
- 8 DOCK ENTRANCE
- 9 PROPOSED PARKING STALL, SEE DETAIL SHEET C5.0
- 10 PROPOSED ACCESSIBLE PARKING W/ SIGN PER ADA STANDARDS (TYP.), SEE DETAIL SHEET C5.0
- 11 PROPOSED MOTORCYCLE SPACE (4'x8' MIN) W/SIGN, SEE DETAIL SHEET C5.0
- 12 PROPOSED STRIPED PARKING LOT ISLAND
- 13 EXISTING PARKING STALL
- 14 EXISTING ACCESSIBLE PARKING W/ SIGN PER ADA STANDARDS TO BE UPDATED TO CURRENT ADA STANDARDS, SEE DTAI SHEET C5.0
- 15 EXISTING MOTORCYCLE SPACE W/SIGN
- 16 EXISTING BICYCLE RACK
- 17 NOT USED
- 18 POND W/ 3:1 SLOPE
- 19 REMOVAL OF CURBING AND REPLACE WITH ASPHALT
- 20 REMOVAL OF CONCRETE STRUCTURE (TYP.)
- 21 REMOVAL OF GUARD SHACK AND REPLACE WITH ASPHALT
- 22 REMOVAL OF COVERED PATIO
- 23 REMOVAL OF CURB
- 24 PROPOSED BICYCLE RACK W/ CONCRETE PAD, SEE DETAIL SHEET C5.0
- 25 EXISTING TRASH COMPACTORS TO REMAIN



**HONEYWELL**  
ALBUQUERQUE, NM

**SITE PLAN**

**TIERRA WEST, LLC**  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100  
www.tierrawestllc.com

DRAWN BY

JL

DATE

8-5-2024

DRAWING

SHEET #

C1.0

JOB #

2023090