



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

| | | | |
|---|--|---|---------------|
| SUBDIVISIONS | | <input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2) | |
| <input type="checkbox"/> Major – Preliminary Plat (Form P1) | <input type="checkbox"/> Amendment to Site Plan (Form P2) | <input type="checkbox"/> Vacation of Public Right-of-way (Form V) | |
| <input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2) | MISCELLANEOUS APPLICATIONS | | |
| <input type="checkbox"/> Major - Final Plat (Form S1) | <input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1) | <input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V) | |
| <input type="checkbox"/> Amendment to Preliminary Plat (Form S2) | <input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2) | PRE-APPLICATIONS | |
| <input type="checkbox"/> Extension of Preliminary Plat (Form S1) | <input type="checkbox"/> Temporary Deferral of SNW (Form V2) | <input type="checkbox"/> Sketch Plat Review and Comment (Form S2) | |
| | <input type="checkbox"/> Sidewalk Waiver (Form V2) | | |
| SITE PLANS | | <input type="checkbox"/> Waiver to IDO (Form V2) | APPEAL |
| <input checked="" type="checkbox"/> DRB Site Plan (Form P2) | <input type="checkbox"/> Waiver to DPM (Form V2) | <input type="checkbox"/> Decision of DRB (Form A) | |
| BRIEF DESCRIPTION OF REQUEST | | | |
| Site Plan DRB | | | |

| | | | |
|--|------------------------|------------------------------------|-----------------------------------|
| APPLICATION INFORMATION | | | |
| Applicant: 98TH & I-40 Land LLC | | Phone: 601-424-3205 | |
| Address: 6300 Riverside Plaza Ln NW | | Email: Perry.Phillips@stmtires.com | |
| City: Albuquerque | State: NM | Zip: 87120 | |
| Professional/Agent (if any): Tierra West, LLC | | Phone: 505-858-3100 | |
| Address: 5571 Midway Park PI NE | | Email: vcarrica@tierrawestllc.com | |
| City: Albuquerque | State: NM | Zip: 87109 | |
| Proprietary Interest in Site: | | List <u>all</u> owners: | |
| SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.) | | | |
| Lot or Tract No.: TR 2 PLAT OF TRS 1 THRU12 AVALON SUBD UNIT 5 | | Block: | Unit: |
| Subdivision/Addition: | | MARGCD Map No.: | UPC Code: 100905806702530101 |
| Zone Atlas Page(s): J-9 | Existing Zoning: NR-BP | | Proposed Zoning NR-BP |
| # of Existing Lots: 1 | # of Proposed Lots: 2 | | Total Area of Site (Acres): 13.81 |
| LOCATION OF PROPERTY BY STREETS | | | |
| Site Address/Street: Daytona Rd NW | | Between: I-40 | and: Daytona |
| CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.) | | | |
| 1008585, 1009438, PR-2020-004747 | | | |

| | | | |
|----------------------------------|--------|---|--------------|
| Signature: | | Date: 4/8/2021 | |
| 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 |
| | | | |
| | | | |
| | | | |
| Meeting Date: | | Fee Total: | |
| Staff Signature: | Date: | Project # | |

FORM P2: SITE PLAN – DRB

Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.



A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

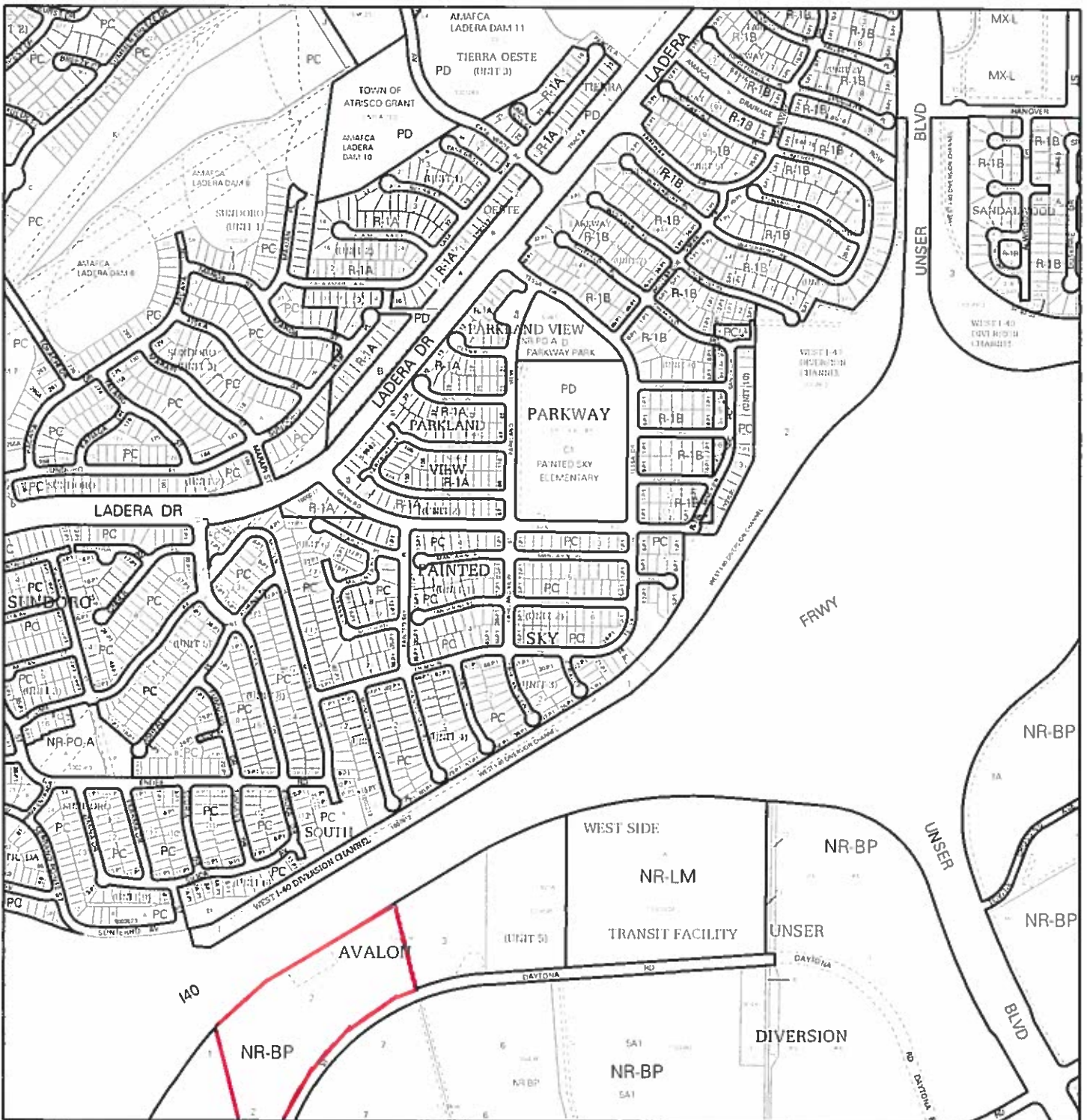
- SITE PLAN – DRB**
- MAJOR AMENDMENT TO SITE PLAN – DRB**
- EXTENSION OF SITE PLAN – DRB**
- N/A Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*
- Signed Traffic Impact Study (TIS) Form
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information *(not required for Extension)*
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
- N/A Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) *(not required for Extension)*
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C) *(not required for extension)*
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- N/A If a meeting was requested or held, copy of sign-in sheet and meeting notes
- Sign Posting Agreement
- Required notices with content per IDO Section 14-16-6-4(K)(6) *(not required for extension)*
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification letter and proof of first-class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first-class mailing
- Completed Site Plan Checklist
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- N/A Copy of the original approved Site Plan or Master Development Plan *(for amendments and extensions)* (1 copy, 24" x 36")
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- N/A Infrastructure List, if required

FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

- ___ Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ___ PDF of application as described above
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Solid Waste Department signature on Site Plan
- ___ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ___ Approved Grading and Drainage Plan
- ___ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan *(not required for Master Development Plans)*
- ___ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ___ Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- ___ Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- ___ Infrastructure List, if required

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, if required, or otherwise processed until it is complete.


| | |
|---|---|
| Signature:  | Date: 4/8/2021 |
| Printed Name: Ronald R. Bohannon | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |
| FOR OFFICIAL USE ONLY | |
| Case Numbers: | Project Number: |
| | |
| | |
| Staff Signature: |  |
| Date: | |



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



Albuquerque Geographic Information System


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



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-09-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

March 2, 2021


Ms. Jolene Wolfey
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: DRB SUBMITTALS
TR 2 PLAT OF TRS 1 THRU 12 AVALON
SUBDIVISION UNIT 5
ZONE ATLAS PAGE J-09-Z

Dear Ms. Wolfey:

The purpose of this letter is to authorize Tierra West, LLC. to act as agent on behalf of 98th & I-40 Land LLC pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

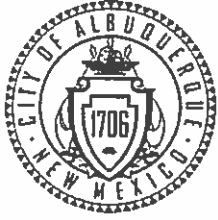
BEN SPENCER

Print Name


Signature
MANAGER

Title
3/10/21

Date



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: March 2, 2021

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2021-005171
Agent: Tierra West, LLC
Applicant: 98th & I-40, LLC
Legal Description: TR 2 Plat of TRS 1 though 13 Avalon Subd Unit 5
Zoning: NR-BP
Acreage: 13.81
Zone Atlas Page(s): J-9-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

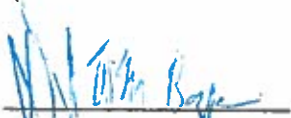
Historic Google Earth Images; see also PR-2020-004747

SITE VISIT: N/A

RECOMMENDATIONS:

Most of the parcel appears to have been disturbed by blading between 2006 and 2016.
Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:



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

3/2/2021

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Southern Tire Mart

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: J-9-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TR 2 PLAT OF TRS 1 THRU12 AVALON SUBD UNIT 5

Development Street Address: Daytona Rd NW

Applicant: Tierra West, LLC Contact: Vince Carrica

Address: 5571 Midway Park PI NE

Phone#: 505-858-3100 Fax#: _____

E-mail: vcarrica@tierrawestllc.com

Development Information

Build out/Implementation Year: 2021 Current/Proposed Zoning: NR-BP

Project Type: New: Change of Use: () Same Use/Unchanged: () Same Use/Increased Activity: ()

Proposed Use (mark all that apply): Residential: () Office: () Retail: Mixed-Use: ()

Describe development and Uses:

Southern Tire Mart, heavy vehicle, repair, servicing and maintenance

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 32,402

Number of Residential Units: N/A

Number of Commercial Units: One

Traffic Considerations

ITE Trip Generation Land Use Code 848

ITE Land use Code #848 Tire Store
AM 87 trips
PM 130 trips

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour (if known):* _____

Driveway(s) Located on: Street Name Daytona Rd NW

Adjacent Roadway(s) Posted Speed: Street Name 98th St NW Posted Speed 45mph
Street Name Unser Blvd NW Posted Speed 45 mph

* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: 140, Commuter
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Business Park
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: under 3000 Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): not next to site Nearest Transit Stop(s): Unser/Serracino

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: None
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: sidewalk next to site (6')

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes No

Thresholds Met? Yes No

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied:

Notes:

M.P. P.E.

4/1/2021

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Southern Tire Mart

AGIS MAP # J-9-Z

LEGAL DESCRIPTIONS: TR 2 PLAT OF TRS 1 THRU12 AVALON SUBD UNIT 5

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).


Applicant/Agent

3/3/21
Date


Hydrology Division Representative

03/31/21
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

 X **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on 2/18/21 (date).


Applicant/Agent

3/3/21
Date


ABCWUA Representative

3/21/21
Date

PROJECT # _____



TIERRA WEST, LLC

April 8, 2021

Ms. Jolene Wolfley
DRB Planning Department
PO Box 1293
Albuquerque, NM 87103

**RE: SOUTHERN TIRE MART
SITE PLAN DRB
TRACT 2 PLAT OF TRACTS 1 THRU 12 AVALON SUBDIVISION UNIT 5
DAYTONA RD NW**

Dear Ms. Wolfley:

Tierra West, LLC, on behalf of 98th & I-40 Land LLC, is submitting to the City of Albuquerque Development Review Board for approval of Site Plan for a Southern Tire Mart with retail tire sales and service. The requested use is regulated Heavy Vehicle and Equipment Sales, rental, Fueling and Repair. The subject property is currently zoned NR-BP. The site is located at Daytona Rd NW, approximately 13.81 acres.

The community would benefit from access to a retail tire sales and service facility that will be located adjacent to other truck service facilities such as the neighboring Utility Trailer Sales and Bruckner Truck Sales which are also zoned NR-BP. Other developments on Daytona Rd in the area of the subject property include FedEx Ground and the City Daytona Transit Facility. It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community. The proposed project will develop a currently vacant lot, which will increase the area's economic vitality. It will generate tax dollars, which could be used for infrastructure and expansion of municipal services. It will create job opportunities for residents that live in the community.

In the near future, Daytona roadway will be extended to the southwest to Bluewater Rd, which connects to 98th Street. This will serve to greatly increase the accessibility of the site from both Unser Blvd/Los Volcanes and from 98th St/Bluewater Rd. All parking associated with the proposed use will be off-street parking within the Southern Tire Mart property. The entrances to the site are designed with wide drive aisles to accommodate larger vehicles, which will reduce traffic congestion and minimize and mitigate any potential adverse impacts to the surrounding area. The facility will be bounded by Interstate 40 to the north, commercial developments to the east, west and south and will be approximately 900' from the nearest residential property to the south. No negative impact on pedestrian or transit connectivity will result from the approval of the Conditional Use. The proposed development will be responsible for the extension of Dayton Rd along their frontage including roadway, water, sanitary sewer, sidewalks and storm drain facilities.

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

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

Sincerely,



Ronald R. Bohannon, PE

cc: Andrew Gray, TL Wallace
Brian Patterson, Titan-Development
Sal Perdomo, Titan-Development

JN: 2020031
RRB/vc/kw

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-281 Date: 2/1/21 Time: N/A (sent via email to vcarrica@tierrawestllc.com)

Address: Daytona RD NW

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)

Fire Marshal: Bob Nevárez (rnevarez@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

*Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST:

Southern Tire Mart (STM) Commercial Truck and retail tire sales and service

SITE INFORMATION:

Zone: NR-BP

Size: 13.81

Use: Vacant

Overlay zone: x

Comp Plan Area of: Consistency

Comp Plan Corridor: x

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-3: Non-residential Zone District Dimensional Standards

*Neighborhood Organization/s: xxx

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods.resources.*

PROCESS:

Type of Action: *See Zoning comments below

Review and Approval Body: * Is this a PRT requirement? See Table 6-1-1

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-281 Date: 2/1/21 Time: N/A (sent via email)

Address: Daytona RD NW

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

1. Is Conditional Use Permit required
2. Is the Site Plan able to be approved administratively? Do we submit/pay electronically or do we need to make an appointment
3. What process will we be required to follow under the IDO. What is the correct application/checklist for submittal
4. Is TIS going to be required?
5. Seller processing a subdivision plat to break out Southern Tire Mart 5.638 acres. Does replat have to be completed prior to conditional use permit being issued or can it be a condition of approval?
6. Any other requirements related to the proposed development of the STM?

NOTES:

See the Integrated Development Ordinance

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- [Neighborhood Meeting](http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance) or <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- [Public Notice](http://www.cabq.gov/planning/urban-design-development/public-notice) or <http://www.cabq.gov/planning/urban-design-development/public-notice>

Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, lrumpf@cabq.gov

File Submittal

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-281 Date: 2/1/21 Time: N/A (sent via email)

Address: Daytona RD NW

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website: <https://www.cabq.gov/planning/building-safety-permits>

Zoning Comments

- Address: 99999 DAYTONA RD NW
Lot: 2 Block: 0000
Subdivision: AVALON UNIT 5
- Case Number: 1008585 – No Site development plan on file for lot 2
- Type: Consistency
- IDO Zoning: NR-BP
- Old Zoning Designation: SU-1
- Old Zoning Description: IP USES & C-2 PERMISSIVE USES WITH EXCEPTIONS
- Heavy vehicle and equipment sales, rental, fueling, and repair – **Conditional Use required**
- 4-3(D)(16) Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair-Use specific standard
 - 4-3(D)(16)(a) This use must comply with stormwater quality requirements found in the DPM.
 - 4-3(D)(16)(b) The lot must be graded and surfaced pursuant to DPM standards and shall be maintained in a level and serviceable condition.
 - 4-3(D)(16)(c) This use must be screened as required by Subsection 14-16-5- 6(G)(4) (Outdoor Storage Areas for Vehicles, Equipment, and Materials). The Planning Director may require a taller wall, fence, or vegetative screen to provide an adequate buffer for an abutting Residential zone district or lot containing a residential use in any Mixed-use zone district from the reasonably anticipated visual or noise impacts of this use.
 - 4-3(D)(16)(d) For fueling station canopies, all under-canopy lighting shall be recessed so that no light lens projects below the canopy ceiling. The canopy fascia shall not be internally illuminated.
 - 4-3(D)(16)(e) Vehicle repair, servicing, and maintenance shall be conducted within fully enclosed portions of a building.
 - 4-3(D)(16)(f) Any building that contains vehicle repair, servicing, and maintenance is prohibited within 25 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district.
- **Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair-Definition**
A facility that is engaged in the sales, fueling, rental, and/or repair of heavy vehicles and

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-281 Date: 2/1/21 Time: N/A (sent via email)

Address: Daytona RD NW

equipment typically used in agricultural, transit, commercial, or industrial operations. Sales of parts, whether new or used, for heavy vehicles and equipment, and incidental storage of heavy vehicles related to sales, rental, fueling, repair, service, and maintenance are included in this use. See also Vehicle Definitions for Heavy Vehicle.

QUESTIONS ANSWERED

1. Conditional use is required per Table 4-2-1
2. No, this will require a public hearing and notification. Yes plans can be submitted electronically.
3. Process will be 6-6(I) SITE PLAN – DRB.
4. Transportation question.
5. It can be a condition of approval, but proposed Site Plan will need to be included in Conditional Use application.
6. See below for additional requirements:
 - Table 5-1-3 Dimensional Standards
 - 5-3 Access and connectivity
 - 5-5 Parking and loading
 - 5-6 Landscaping/buffering/screening
 - 5-7 Walls and fences
 - 5-8 Outdoor site lighting

PROCESS

- 6-6(A) CONDITIONAL USE APPROVAL
- 6-6(L) SUBDIVISION OF LAND – MAJOR
- 6-6(I) SITE PLAN – DRB
- Building plan review after all other processes complete

As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.

Transportation Development Comments

List of Project-Specific Comments

1. Fill out TIS Scoping Form to determine if the proposed building meets minimum requirements for requiring a Traffic Impact Study.
2. An infrastructure list will be needed for the extension of Daytona Road, including curb and sidewalk along frontage of the site.
3. A proper turn-around is needed for any proposed dead-end street.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-281 Date: 2/1/21 Time: N/A (sent via email)

Address: Daytona RD NW

List of General Guidelines for Transportation Development

For additional information contact Jeanne Wolfenbarger (924-3991)

Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-281 Date: 2/1/21 Time: N/A (sent via email)

Address: Daytona RD NW

Traffic Studies and Traffic Signals

4. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.
5. A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

Platting and Public Infrastructure Requirements for Roadways

1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
5. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
6. Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
7. If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:

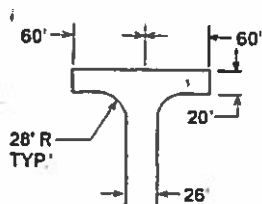
PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-281

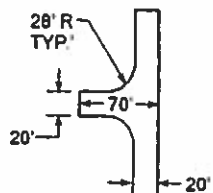
Date: 2/1/21

Time: N/A (sent via email)

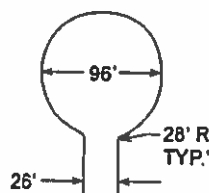
Address: Daytona RD NW



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD



96' DIAMETER
CUL-DE-SAC

8. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
9. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
10. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at lrumpf@cabq.gov



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



| | |
|--|--|
| PART I - PROCESS | |
| Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following: | |
| Application Type: | DRB Site Plan |
| Decision-making Body: | Development Review Board |
| Pre-Application meeting required: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Neighborhood meeting required: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Mailed Notice required: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Electronic Mail required: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Is this a Site Plan Application: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Note: if yes, see second page</i> |
| PART II – DETAILS OF REQUEST | |
| Address of property listed in application: | Daytona Rd NW Albuquerque NM 87121 |
| Name of property owner: | 98th & I-40 Land LLC |
| Name of applicant: | Tierra West, LLC |
| Date, time, and place of public meeting or hearing, if applicable: | May 5, 2021/ Online Zoom Meeting |
| Address, phone number, or website for additional information: | 5571 Midway Park Place NE Albuquerque, NM 87109/ 505-858-3100 |
| PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE | |
| <input checked="" type="checkbox"/> Zone Atlas page indicating subject property. | |
| <input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request. | |
| <input checked="" type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable. | |
| <input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers. | |
| IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION. | |

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

_____ (Applicant signature) 4/8/2021 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



| |
|--|
| PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY |
| Provide a site plan that shows, at a minimum, the following: |
| <input checked="" type="checkbox"/> a. Location of proposed buildings and landscape areas. |
| <input checked="" type="checkbox"/> b. Access and circulation for vehicles and pedestrians. |
| <input checked="" type="checkbox"/> c. Maximum height of any proposed structures, with building elevations. |
| <input type="checkbox"/> d. For residential development: Maximum number of proposed dwelling units. |
| <input type="checkbox"/> e. For non-residential development: <ul style="list-style-type: none"><input type="checkbox"/> Total gross floor area of proposed project.<input type="checkbox"/> Gross floor area for each proposed use. |

Jaimie Garcia

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Monday, February 8, 2021 4:28 PM
To: Kristl Walker
Subject: Daytona Rd NW Neighborhood Meeting Inquiry
Attachments: IDOZoneAtlasPage_J-09-Z.PDF

Dear Applicant,

Please find the neighborhood contact information listed below.

| Association Name | First Name | Last Name | Email | Address Line 1 | City |
|---|------------|---------------|--------------------------|--------------------------|------|
| South West Alliance of Neighborhoods (SWAN Coalition) | Jerry | Gallegos | jgallegoswccdg@gmail.com | 5921 Central Avenue NW | Albu |
| South West Alliance of Neighborhoods (SWAN Coalition) | Luis | Hernandez Jr. | luis@wccdg.org | 5921 Central Avenue NW | Albu |
| Westside Coalition of Neighborhood Associations | Rene | Horvath | aboard111@gmail.com | 5515 Palomino Drive NW | Albu |
| Westside Coalition of Neighborhood Associations | Elizabeth | Haley | ekhaley@comcast.net | 6005 Chaparral Circle NW | Albu |

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <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, 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#page=393>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov

Sent: Monday, February 08, 2021 1:21 PM

To: Office of Neighborhood Coordination <kwalker@tierrawestllc.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Kristl Walker

Telephone Number

5058583100

Email Address

kwalker@tierrawestllc.com

Company Name

Tierra West LLC

Company Address

5571 Midway Park Pl

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR 2 plat of TRS 1 thru 12 avalon subd unit 5

Physical address of subject site:

Daytona Rd NW

Subject site cross streets:

Daytona & I-40

Other subject site identifiers:

This site is located on the following zone atlas page:

J-09 & K-09

=====
This message has been analyzed by Deep Discovery Email Inspector.

Kristl Walker

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, March 2, 2021 3:55 PM
To: Kristl Walker
Subject: Daytona Rd NW and I-40 Public Notice Inquiry
Attachments: IDOZoneAtlasPage_J-09-Z.PDF

Dear Applicant,

Please find the neighborhood contact information listed below.

| Association Name | First Name | Last Name | Email | Address Line 1 | City | State | Zip |
|---|------------|---------------|--------------------------|--------------------------|-------------|-------|-------|
| South West Alliance of Neighborhoods (SWAN Coalition) | Jerry | Gallegos | jgallegoswccdg@gmail.com | 5921 Central Avenue NW | Albuquerque | NM | 87105 |
| South West Alliance of Neighborhoods (SWAN Coalition) | Luis | Hernandez Jr. | luis@wccdg.org | 5921 Central Avenue NW | Albuquerque | NM | 87105 |
| Westside Coalition of Neighborhood Associations | Rene | Horvath | aboard111@gmail.com | 5515 Palomino Drive NW | Albuquerque | NM | 87120 |
| Westside Coalition of Neighborhood Associations | Elizabeth | Haley | ekhaley@comcast.net | 6005 Chaparral Circle NW | Albuquerque | NM | 87114 |

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <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, 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#page=393>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov
Sent: Tuesday, March 02, 2021 2:26 PM
To: Office of Neighborhood Coordination <kwalker@tierrawestllc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Kristl Walker

Telephone Number

15058583100

Email Address

kwalker@tierrawestllc.com

Company Name

Tierra West LLC

Company Address

5571 Midway Park Pl

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR 2 plat of TRS 1 thru 12 avalon subd unit 5

Physical address of subject site:

Daytona Rd NW

Subject site cross streets:

Daytona & I-40

Other subject site identifiers:

This site is located on the following zone atlas page:

J-09 & K-09

=====

This message has been analyzed by Deep Discovery Email Inspector.

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: February 9, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: South West Alliance of Neighborhoods

Name of NA Representative*: Jerry Gallegos

Email Address* or Mailing Address* of NA Representative¹: jgallegoswccd@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* Daytona Rd NW
Location Description TR 2 PLAT OF TRS 1 THRU12 AVALON SUBD UNIT 5
2. Property Owner* 98TH & I-40 Land LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request³:

Heavy vehicle & equipment repair, servicing & maintenance

5. This type of application will be decided by*: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found*⁴:

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

1. Zone Atlas Page(s)⁵ J-9-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*: N/A
 Deviation(s) Variance(s) Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)*: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

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

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:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 13.81
 - b. IDO Zone District NR-BP
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] Vacant
- _____

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Jerry Gallegos SWAN Coalition [Other Neighborhood Associations, if any]

Luis Hernandez SWAN Coalition

Rene Horvath Westside Coalition of NA

Elizabeth Haley Westside Coalition of NA

⁶ Available here: <https://tinurl.com/idozoningmap>

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: February 9, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: South West Alliance of Neighborhoods

Name of NA Representative*: Luis Hernandez Jr.

Email Address* or Mailing Address* of NA Representative¹: luis@wccdg.org

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* Daytona Rd NW
Location Description TR 2 PLAT OF TRS 1 THRU12 AVALON SUBD UNIT 5
2. Property Owner* 98TH & I-40 Land LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Heavy vehicle & equipment repair, servicing & maintenance

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:

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

1. Zone Atlas Page(s)⁵ J-9-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}: N/A
 Deviation(s) Variance(s) Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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

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- 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:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 13.81
 - b. IDO Zone District NR-BP
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] Vacant
-

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Jerry Gallegos SWAN Coalition [Other Neighborhood Associations, if any]

Luis Hernandez SWAN Coalition

Rene Horvath Westside Coalition of NA

Elizabeth Haley Westside Coalition of NA

⁶ Available here: <https://tinurl.com/idozoningmap>

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: February 9, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Elizabeth Haley

Email Address* or Mailing Address* of NA Representative¹: ekhaley@comcast.net

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* Daytona Rd NW
Location Description TR 2 PLAT OF TRS 1 THRU12 AVALON SUBD UNIT 5
2. Property Owner* 98TH & I-40 Land LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
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 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Heavy vehicle & equipment repair, servicing & maintenance

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{*4}:

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

1. Zone Atlas Page(s)^{*5} J-9-Z
 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
 3. The following exceptions to IDO standards will be requested for this project^{*}: N/A
- Deviation(s) Variance(s) Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

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

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:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 13.81
 - b. IDO Zone District NR-BP
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] Vacant
-

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Jerry Gallegos SWAN Coalition [Other Neighborhood Associations, if any]

Luis Hernandez SWAN Coalition

Rene Horvath Westside Coalition of NA

Elizabeth Haley Westside Coalition of NA

⁶ Available here: <https://tinurl.com/idozoningmap>

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: February 9, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Rene Horvath

Email Address* or Mailing Address* of NA Representative¹: aboard111@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* Daytona Rd NW
Location Description TR 2 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5
2. Property Owner* 98TH & I-40 Land LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Heavy vehicle & equipment repair, servicing & maintenance

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{*4}:

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

1. Zone Atlas Page(s)^{*5} J-9-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}: N/A
 Deviation(s) Variance(s) Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

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

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:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 13.81
 - b. IDO Zone District NR-BP
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] Vacant
-

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Jerry Gallegos SWAN Coalition [Other Neighborhood Associations, if any]

Luis Hernandez SWAN Coalition

Rene Horvath Westside Coalition of NA

Elizabeth Haley Westside Coalition of NA

⁶ Available here: <https://tinurl.com/idozoningmap>

From: Kristl Walker
Sent: Tuesday, February 9, 2021 2:06 PM
To: 'aboard111@gmail.com'; 'ekhaley@comcast.net'
Cc: Jaimie Garcia; Vince Carrica; Ron Bohannan
Subject: 2020031 DRB Site Plan Southern Tire Mart Neighborhood Notice
Attachments: Westside Horvath Neighborhood.pdf; Westside Haley Neighborhood.pdf; IDOZoneAtlasPage_J-09-Z.PDF

Attached please find the neighborhood notification for the submittal for DRB site plan Approval for the property located on Daytona Rd NW.

Kristl Walker
Administrative Assistant
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 Office
505-858-1118 Fax
kwalker@tierrawestllc.com

From: Kristl Walker
Sent: Tuesday, February 9, 2021 2:06 PM
To: 'jgallegoswccdg@gmail.com'; 'luis@wccdg.org'
Cc: Jaimie Garcia; Vince Carrica; Ron Bohannon
Subject: 2020031 DRB Site Plan Southern Tire Mart Neighborhood Notice
Attachments: IDOZoneAtlasPage_J-09-Z.PDF; SWAN Gallegos Neighborhood.pdf;
SWAN Hernandez Neighborhood.pdf

Attached please find the neighborhood notification for the submittal for DRB site plan Approval for the property located on Daytona Rd NW.

Kristl Walker
Administrative Assistant
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 Office
505-858-1118 Fax
kwalker@tierrawestllc.com

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. 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 for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or 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.

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 _____ To _____

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) (Date)

I issued _____ signs for this application, _____ (Date) _____ (Staff Member)

PROJECT NUMBER: _____

Jaimie Garcia

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, April 6, 2021 3:19 PM
To: Jaimie Garcia
Subject: Daytona & Interstate 40 Neighborhood Meeting Inquiry
Attachments: IDOZoneAtlasPage_J-09-Z.PDF

Follow Up Flag: Follow up
Flag Status: Completed

Dear Applicant:

Please find the neighborhood contact information listed below.

| Association Name | First Name | Last Name | Email | Address Line 1 | City | State | Zip |
|---|------------|---------------|--------------------------|--------------------------|-------------|-------|-------|
| South West Alliance of Neighborhoods (SWAN Coalition) | Luis | Hernandez Jr. | luis@wccdg.org | 5921 Central Avenue NW | Albuquerque | NM | 87105 |
| South West Alliance of Neighborhoods (SWAN Coalition) | Jerry | Gallegos | jgallegoswccdg@gmail.com | 5921 Central Avenue NW | Albuquerque | NM | 87105 |
| Westside Coalition of Neighborhood Associations | Rene | Horvath | aboard11@gmail.com | 5515 Palomino Drive NW | Albuquerque | NM | 87120 |
| Westside Coalition of Neighborhood Associations | Elizabeth | Haley | ekhaley@comcast.net | 6005 Chaparral Circle NW | Albuquerque | NM | 87114 |

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

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#page=393>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov
Sent: Tuesday, April 06, 2021 1:31 PM
To: Office of Neighborhood Coordination <jgarcia@tierrawestllc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Jaimie Garcia

Telephone Number

505-858-3100

Email Address

jgarcia@tierrawestllc.com

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR 2 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5

Physical address of subject site:

Daytona Rd SW

Subject site cross streets:

Daytona & Interstate 40

Other subject site identifiers:

This site is located on the following zone atlas page:

J-09 & K-09

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: April 8, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Renee Horvath

Email Address* or Mailing Address* of NA Representative¹: aboard111@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* Daytona Rd NW Albuquerque, NM 87121
Location Description TR 2 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5
2. Property Owner* 98th & I-40 Land LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:
Heavy Vehicle & equipment repair, servicing & maintenance

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 13.81
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 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 or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Jerry Gallegos SWAN Coalition/ Luis Hernandez SWAN Coalition [Other Neighborhood Associations, if any]

Renee Horvath Westside Coalition of NA/ Elizabeth Haley Westside Coalition of NA

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: April 8, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Elizabeth Haley

Email Address* or Mailing Address* of NA Representative¹: ekhaley@comcast.net

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* Daytona Rd NW Albuquerque, NM 87121
Location Description TR 2 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5
2. Property Owner* 98th & I-40 Land LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

Heavy Vehicle & equipment repair, servicing & maintenance

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

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- a. Location of proposed buildings and landscape areas.*
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 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 13.81 acres
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 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 or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Jerry Gallegos SWAN Coalition/ Luis Hernandez SWAN Coalition [Other Neighborhood Associations, if any]

Renee Horvath Westside Coalition of NA/ Elizabeth Haley Westside Coalition of NA

⁶ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: April 8, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: South West Alliance of Neighborhoods

Name of NA Representative*: Luis Hernandez Jr.

Email Address* or Mailing Address* of NA Representative¹: luis@wccdg.org

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* Daytona Rd NW Albuquerque, NM 87121
Location Description TR 2 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5
2. Property Owner* 98th & I-40 Land LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

Heavy Vehicle & equipment repair, servicing & maintenance

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 13.81 acres
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] _____
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Useful Links

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IDO Interactive Map

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Cc: Jerry Gallegos SWAN Coalition/ Luis Hernandez SWAN Coalition [Other Neighborhood Associations, if any]

Renee Horvath Westside Coalition of NA/ Elizabeth Haley Westside Coalition of NA

⁶ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: April 8, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Southwest Alliance of Neighborhoods

Name of NA Representative*: Jerry Gallegos

Email Address* or Mailing Address* of NA Representative¹: jgallegoswccd@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* Daytona Rd NW Albuquerque, NM 87121
Location Description TR 2 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5
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 - Waiver
 - Other: _____

Summary of project/request²*:
Heavy Vehicle & equipment repair, servicing & maintenance

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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Additional Information [Optional]:

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1. Area of Property [typically in acres] 13.81 acres
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- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 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 or 505-924-3955.

Useful Links

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<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

CC: Jerry Gallegos SWAN Coalition/ Luis Hernandez SWAN Coalition [Other Neighborhood Associations, if any]
Renee Horvath Westside Coalition of NA/ Elizabeth Haley Westside Coalition of NA

⁶ Available here: <https://tinurl.com/idozoningmap>

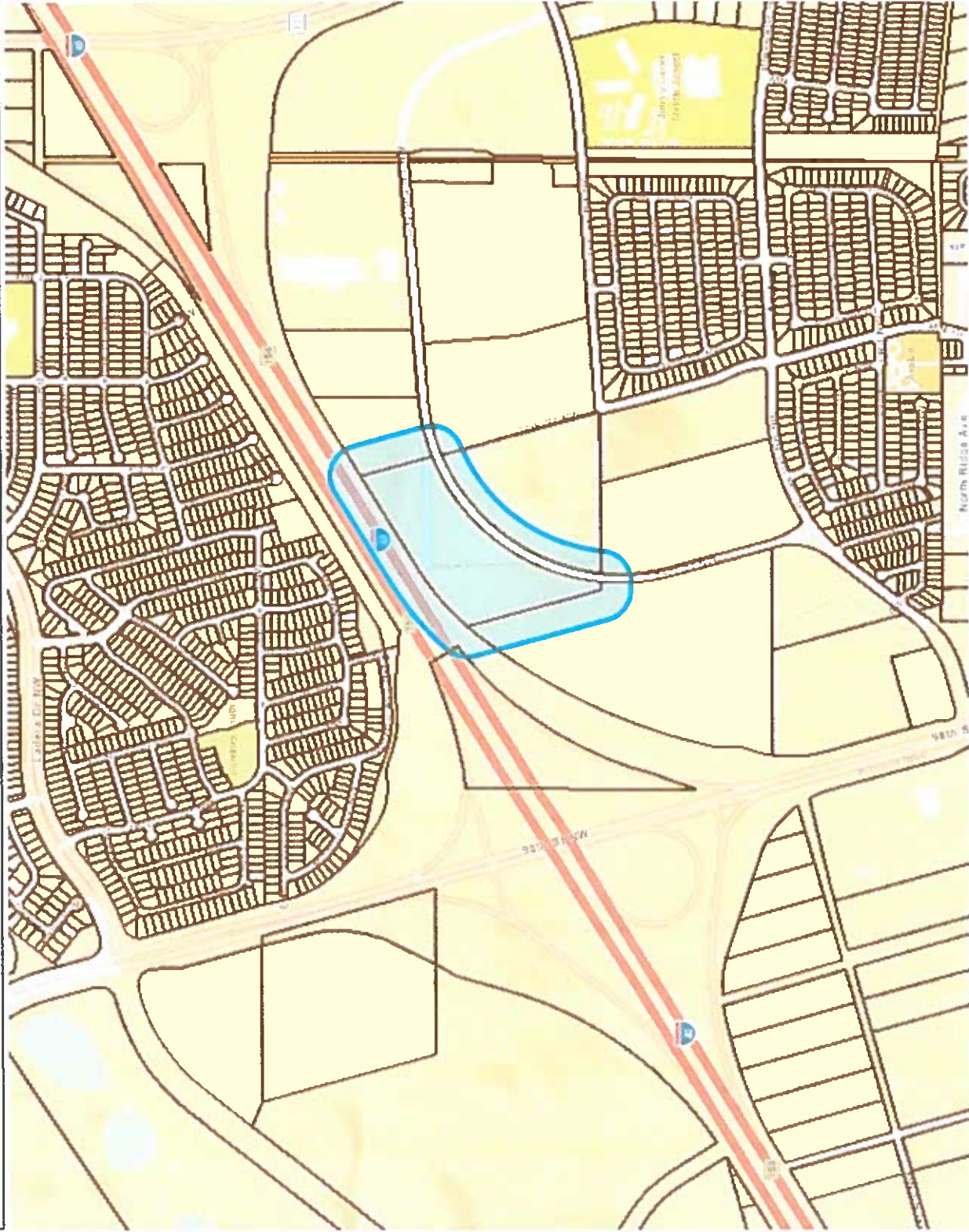


Dayton RD NW



Legend

- Bernalillo County Parcels



Notes

Buffer: 190 Ft.
ROW Dayton RD NW: 90 Ft.

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/itq-ds/itq-ds/itq-ds-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1,816 Feet

908

0

1: 10,896

WGS_1984_Web_Mercator_Auxiliary_Sphere
3/2/2021 © City of Albuquerque

98TH & I-40 LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617

98TH & I-40 LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617

98TH & I-40 LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617

98TH & I-40 LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617

VM PROPERTIES LLC
2766 S BOSTON CT
DENVER CO 80231-7637

98TH & I-40 LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617

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

**Public Notice of a Proposed Project in the City of Albuquerque
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Mailed to a Property Owner**

Date of Notice*: April 8, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: 98th & I-40 Land LLC

Mailing Address*: 6300 Riverside Plaza LN NW Suite 200, Albuquerque NM 87120

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* Daytona Rd NW Albuquerque, NM 87121
Location Description TR 2 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5
2. Property Owner* 98th & I-40 Land LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Heavy Vehicle & equipment repair, servicing & maintenance

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: May 5, 2021 9:00am

Location*²: Online Zoom Meeting

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
<http://ftpserver.tierrawestllc.com/> User ID: STMDRB/ Password:STMDRB

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

- 1. Zone Atlas Page(s)*⁴ J-09-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
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Deviation(s) Variance(s) Waiver(s)

Explanation*:

- 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:
No meeting requested

- 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.*

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 13.81 acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____

Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO Subsection 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 or 505-924-3955.

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This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: VM Properties LLC

Mailing Address*: 2766 Boston Ct, Denver CO 80231

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

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| | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
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Jaimie Garcia

From: Microsoft Outlook
To: luis@wcccdg.org
Sent: Thursday, April 8, 2021 2:46 PM
Subject: Relayed: 2020031 Southern Tire Mart -City of Albuquerque DRB Submittal for Site Development Plan-4-8-21

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

luis@wcccdg.org (luis@wcccdg.org)

Subject: 2020031 Southern Tire Mart -City of Albuquerque DRB Submittal for Site Development Plan-4-8-21



2020031
Southern Tir...

Jaimie Garcia

From: Mail Delivery System <MAILER-DAEMON@exrmf-va-1-2.serverdata.net>
To: aboard111@gmail.com; jgallegoswccdg@gmail.com; ekhaley@comcast.net
Sent: Thursday, April 8, 2021 2:45 PM
Subject: Relayed: 2020031 Southern Tire Mart -City of Albuquerque DRB Submittal for Site Development Plan-4-8-21

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

aboard111@gmail.com

jgallegoswccdg@gmail.com

ekhaley@comcast.net

Subject: 2020031 Southern Tire Mart -City of Albuquerque DRB Submittal for Site Development Plan-4-8-21



Message
Headers

From: Jaimie Garcia
Sent: Thursday, April 8, 2021 2:45 PM
To: 'jgallegoswccdg@gmail.com'; 'luis@wccdg.org';
'aboard111@gmail.com'; 'ekhaley@comcast.net'
Cc: Vince Carrica (VCarrica@tierrawestllc.com); Ron Bohannon; Kristl Walker
Subject: 2020031 Southern Tire Mart -City of Albuquerque DRB Submittal for Site Development Plan-4-8-21
Attachments: SWAN Gallegos Neighborhood.pdf; SWAN Hernandez Neighborhood.pdf; Westside Haley Neighborhood.pdf; Westside Horvath Neighborhood.pdf

Good Afternoon SWAN Neighborhood Association and Westside Coalition Neighborhood Association- Per IDO section 14-16-6-4(k) Public Notice:

Tierra West, LLC is emailing per the IDO requirement a copy of the DRB – Site Development Plan Submittal which was submitted April 8, 2021.

Attached below is a link with a copy of the submittal package on the DRB- Site Development Plan for Southern Tire Mart.

<http://ftpservers.tierrawestllc.com/>

User ID:
STMDRB

Password:
STMDRB

Respectfully,

Jaimie N. Garcia
Project Coordinator
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 Office
505-858-1118 Fax
jgarcia@tierrawestllc.com

7020 0090 0000 4459 0297

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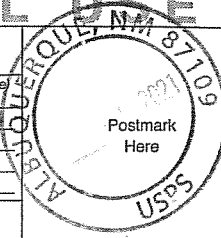
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Sent To: Rene Horvath
Westside Coalition of NA
5515 Palomino Drive NW
Albuquerque, NM 87120

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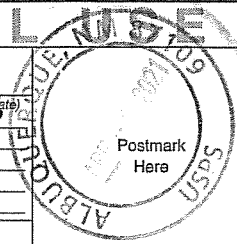
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| Total Postage and Fees | \$ 9.65 |

Sent To: Jerry Gallegos
SWAN Coalition
5921 Central Avenue NW
Albuquerque, NM 87105

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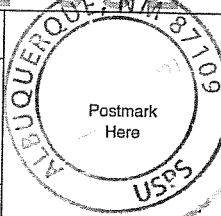
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| <input type="checkbox"/> Adult Signature Required | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |

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| Postage | \$ 3.20 |
| Total Postage and Fees | \$ 9.65 |

Sent To: Elizabeth Haley
Westside Coalition of NA
6005 Chaparral Circle NW
Albuquerque, NM 87114

PS Form 3800, A



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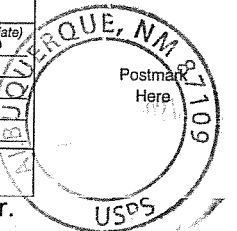
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| Certified Mail Fee | \$ 3.60 |
| Extra Services & Fees (check box, add fees as appropriate) | |
| <input checked="" type="checkbox"/> Return Receipt (hardcopy) | \$ 2.85 |
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Sent To: Luis Hernandez Jr.
SWAN Coalition
5921 Central Avenue NW
Albuquerque, NM 87105

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RRA WEST, LLC
 WAY PARK PLACE NE
 ALBUQUERQUE NM 87109



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 Certified Mail Fee \$3.00
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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage: \$3.20
Total Postage and Fees: \$9.105

Recipient Information:
 Recipient Name: Elizabeth Haley
 Recipient Address: Westside Coalition of NA, 6005 Chaparral Circle NW, Albuquerque, NM 87114
 City, State, ZIP+4: Albuquerque, NM 87114

Sender Information:
 City, State, ZIP+4: Albuquerque, NM 87114

Postmark Here

NEVER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
 Elizabeth Haley
 Westside Coalition of NA
 305 Chaparral Circle NW
 Albuquerque, NM 87114



9590 9402 5966 0062 6447 09

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
X

B. Received by (Printed Name) _____

C. Date of Delivery _____

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: _____

3. Service Type

- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail (over \$500)
- Insured Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
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- Signature Confirmation™
- Signature Confirmation Restricted Delivery

ERRA WEST, LLC
 2020 PARK PLACE NE
 ALBUQUERQUE NM 87109



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City, State, Zip+4
 Albuquerque, NM 87105

Street and Apt. No.
 5921 Central Avenue NW

Sent to
 Luis Hernandez Jr.
 SWAN Coalition

Total Postage and
 Package \$ 3.20
 Return Receipt (hardcopy) \$ 1.85
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Extra Services & Fees (check box, add fee to total)
 Return Receipt (hardcopy) \$ 1.85
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Certified Mail Fee \$ 3.00

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Lu
 SW
 59
 ALB

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1. Article Addressed to:
 Luis Hernandez Jr.
 SWAN Coalition
 5921 Central Avenue NW
 Albuquerque, NM 87105



9590 9402 5966 0062 6446 62

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) _____

C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery (over \$500)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)

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PS Form 3811, July 2015 PSN 7530-02-000-9053

2020030

Domestic Return Receipt

RRA West, LLC
 WAY PARK PLACE NE
 ALBUQUERQUE NM 87109



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| <input checked="" type="checkbox"/> Return Receipt (hardcopy) | \$ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ |
| <input type="checkbox"/> Adult Signature Required | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |
| Postage | \$ 3.20 |
| Total Postage or | \$ 9.105 |
| Sent to | Rene Horvath |
| Street and Apt. N° | Westside Coalition of NA |
| | 5515 Palomino Drive NW |
| City, State, ZIP+4 | Albuquerque, NM 87120 |

PS Form 3800

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Rene Horvath
 Westside Coalition of NA
 5515 Palomino Drive NW
 Albuquerque, NM 87120



9590 9402 5966 0062 6446 93

2. Article Number (Transfer from service label)

7020 0090 0000 4459 0297

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X**
- B. Received by (Printed Name) _____ C. Date of Delivery _____
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: _____

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
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 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

2020030

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TERRA WEST, LLC
 MIDWAY PARK PLACE NE
 UQUERQUE NM 87109



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PS Form 3800, 7/15

City, State, Zip+4[®] Albuquerque, NM 87105

Street and Apt. No. 5921 Central Avenue NW

Sent To SWAN Coalition

Total Postage and Fees \$ 9.65

Package \$ 3.20

Extra Services & Fees (check box, add fee to postage) \$ 2.85

Adult Signature Restricted Delivery \$
 Adult Signature Required \$
 Certified Mail Restricted Delivery \$
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$

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 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
 Jerry Gallegos
 SWAN Coalition
 5921 Central Avenue NW
 Albuquerque, NM 87105



9590 9402 5966 0062 6446 79

2. Article Number (Transfer from service label)
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COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

- Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
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 Insured Mail
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery
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 Insured Mail Restricted Delivery (over \$500)

PS Form 3811, July 2015 PSN 7530-02-000-9053

2020080

Domestic Return Receipt

IA WEST, LLC
AY PARK PLACE NE
ERQUE NM 87109

VM PROPERTIES LLC
2766 S BOSTON CT
DENVER CO 80231-7637



ERRA *West*, LLC
DWAY PARK PLACE NE
IQUERQUE NM 87109

98TH & I-40 LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617



ERRA West, LLC
1000 PARK PLACE NE
ALBUQUERQUE NM 87109



98TH & I-40 LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617

ERRA West, LLC
DWAY PARK PLACE NE
QUERQUE NM 87109

98TH & I-40 LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617



ERRA West, LLC
CWAY PARK PLACE NE
QUERQUE NM 87109



98TH & I-40 LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617

WEST, LLC
Y PARK PLACE NE
RQUE NM 87109

98TH & I-40 LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617



SITE PLAN CHECKLIST

Project #: PR-2020-004747 Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may be additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE 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.

 4/8/21
Applicant or Agent Signature / Date

Site 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. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format 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.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

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'

SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)
- 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- 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. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - 3. On street parking spaces
- B. Bicycle parking & facilities
 - 1. Bicycle racks – location and detail
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO)
 - 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. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- N/A 3. Location and description of amenities, including patios, benches, tables, etc.

- E. Off-Street Loading
 - 1. Location and dimensions of all off-street loading areas

- N/A F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - N/A 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - N/A 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
 - N/A 6. Location of street lights
 - 7. Show and dimension clear sight triangle at each site access point
 - 8. Show location of all existing driveways fronting and near the subject site.

- N/A B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - 3. Transit facilities, including routes, bus bays and shelters existing or required

4. 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

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, ~~indicating square footage of each bed~~
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

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

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted 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.
- 7. List the sign restrictions per the IDO

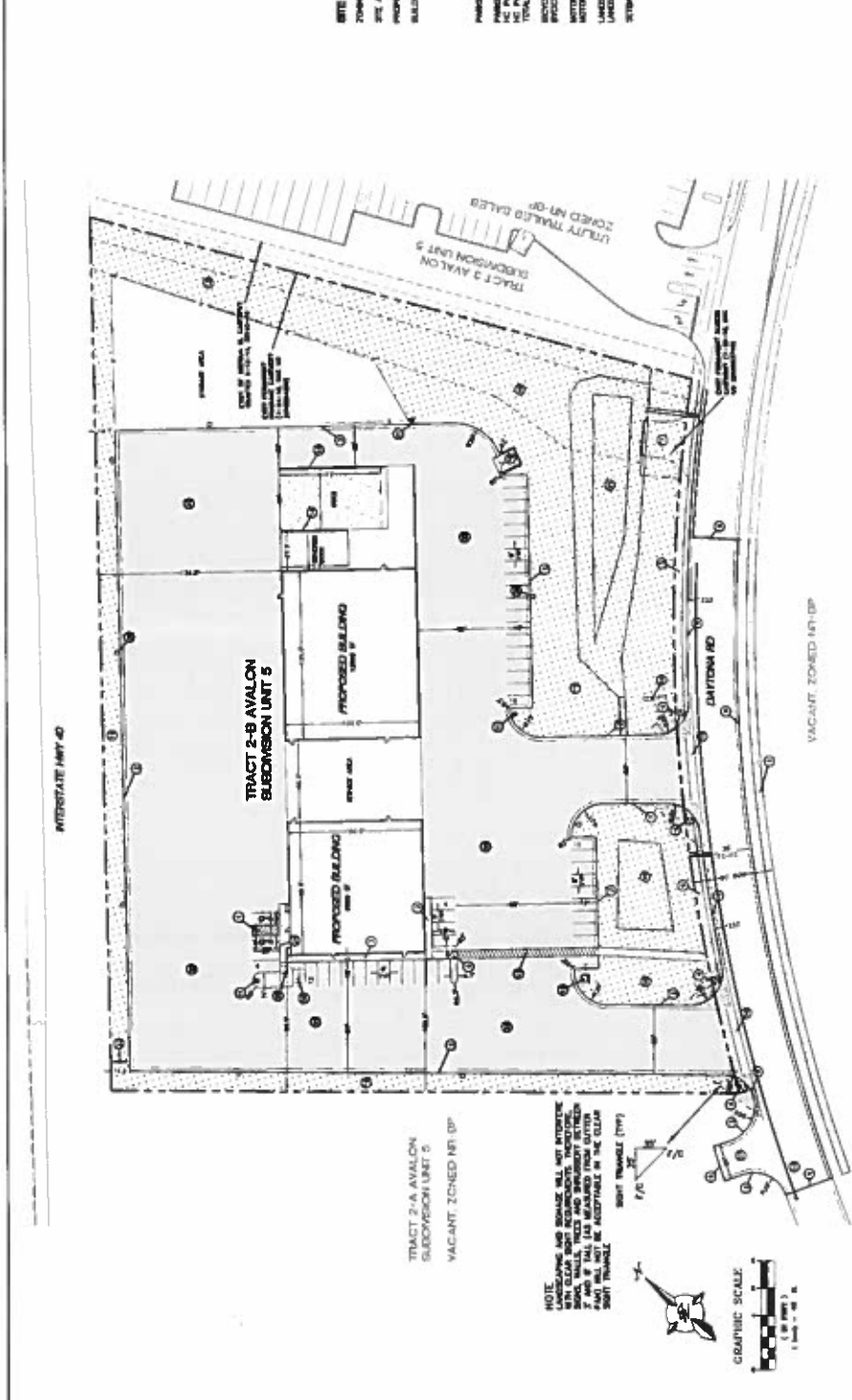


LEGAL DESCRIPTION
 THAT PART OF TRACT 2-B AVALON SUBDIVISION UNIT 5, A PORTION OF A TRACT OF LAND IN THE CITY OF ALBUQUERQUE, COUNTY OF SANTA FE, TERRITORY OF NEW MEXICO, AS SHOWN ON THE PLAT OF SAID TRACT, MAP NO. 10,000, AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, NEW MEXICO, ON FEBRUARY 11, 1964, AT 10:00 AM, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITE DATA
 ZONING: URBAN
 SITE AREA: 23,777 SF (0.54 AC)
 PROPOSED USAGE: COMMERCIAL
 BILLING AREA: 11,111 SF OF SERVICE AREA
 11,111 SF OF SERVICE AREA
 11,111 SF OF SERVICE AREA
 11,111 SF OF SERVICE AREA
 11,111 SF OF SERVICE AREA
 11,111 SF OF SERVICE AREA

| FRONT | RIGHT | REAR | LEFT |
|-------|-------|------|------|
| 27' | 27' | 27' | 27' |
| 30' | 30' | 30' | 30' |
| 30' | 30' | 30' | 30' |
| 30' | 30' | 30' | 30' |

PROJECT NUMBER
APPLICATION NUMBER
DATE
SCALE
DESIGNED BY
CHECKED BY
DATE
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PROJECT NUMBER
DATE
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DATE
SCALE



LEGEND

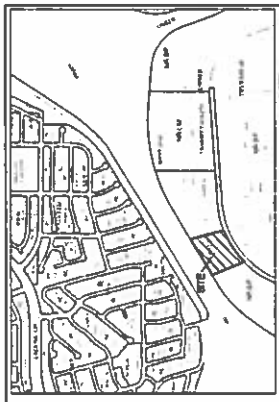
- ① MICROVILLE PARKING (1/2000 SEE DETAIL SHEET 021-1)
- ② EMERGENCY STAIRWELL
- ③ COMPUTED SEE SHEET 021-1
- ④ MONUMENT SIGN
- ⑤ MICROVILLE SIGN (1 SIGN/LOT SEE SHEET 021-1)
- ⑥ FENCE
- ⑦ DRIVEWAY SIGN
- ⑧ DRIVEWAY SIGN
- ⑨ DRIVEWAY SIGN
- ⑩ DRIVEWAY SIGN
- ⑪ DRIVEWAY SIGN
- ⑫ DRIVEWAY SIGN
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- NOTED NOTES**
1. ACCESSIBLE PARKING SEE DETAIL SHEET 021-1
 2. IF CURB AND GUTTER PER CON STD DWS 24114
 3. IF SIDEWALK PER CON STD DWS 24120
 4. UNRESTRICTED ACCESSIBLE PARKING SEE SHEET 021-1
 5. IF SIDEWALK PER CON STD DWS 24120
 6. IF CURB AND GUTTER PER CON STD DWS 24114
 7. REMOVE AND EXPOSE CURB, DRIVEWAY AND CURB WALL
 8. REMOVE AND EXPOSE CURB WALL
 9. NEW CURB WALL PER CON STD DWS 24114
 10. IF WALKWAY GUTTER PER CON STD DWS 24120
 11. PROPOSED FIRE HYDRANT PER CON STD DWS 2340
 12. TRANSFORMER W/ROLLBACK
 13. IF OCCUPANTS (STRIP)
 14. CONCRETE RETAINING WALL
 15. LANDSCAPE

NOTE
 LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR VISION FROM INTERSECTIONS AND DRIVEWAYS. ALL SIGNAGE SHALL BE PLACED AT LEAST 10 FEET FROM DRIVEWAY ENTRANCES AND DRIVEWAY ENTRIES. ALL SIGNAGE SHALL BE ACCEPTABLE IN THE CLEAR VISION FROM INTERSECTIONS AND DRIVEWAYS. ALL SIGNAGE SHALL BE ACCEPTABLE IN THE CLEAR VISION FROM INTERSECTIONS AND DRIVEWAYS.

SOUTHERN TREE MART
ALBUQUERQUE, NM
SITE PLAN
ADMINISTRATIVE

DATE
SCALE
PROJECT NUMBER
DATE
SCALE
PROJECT NUMBER
DATE
SCALE



PRECISE DRAINAGE FACILITIES WITHIN CITY FRONT-GRADE
 REFER TO CONSTRUCTION
 SPECIFICATIONS (S-C-9)

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE STATE OF NEW MEXICO, INCLUDING BUT NOT LIMITED TO, PERMITS FOR CONSTRUCTION, GRADING, AND DRAINAGE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE STATE OF NEW MEXICO, INCLUDING BUT NOT LIMITED TO, PERMITS FOR CONSTRUCTION, GRADING, AND DRAINAGE.

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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE STATE OF NEW MEXICO, INCLUDING BUT NOT LIMITED TO, PERMITS FOR CONSTRUCTION, GRADING, AND DRAINAGE.

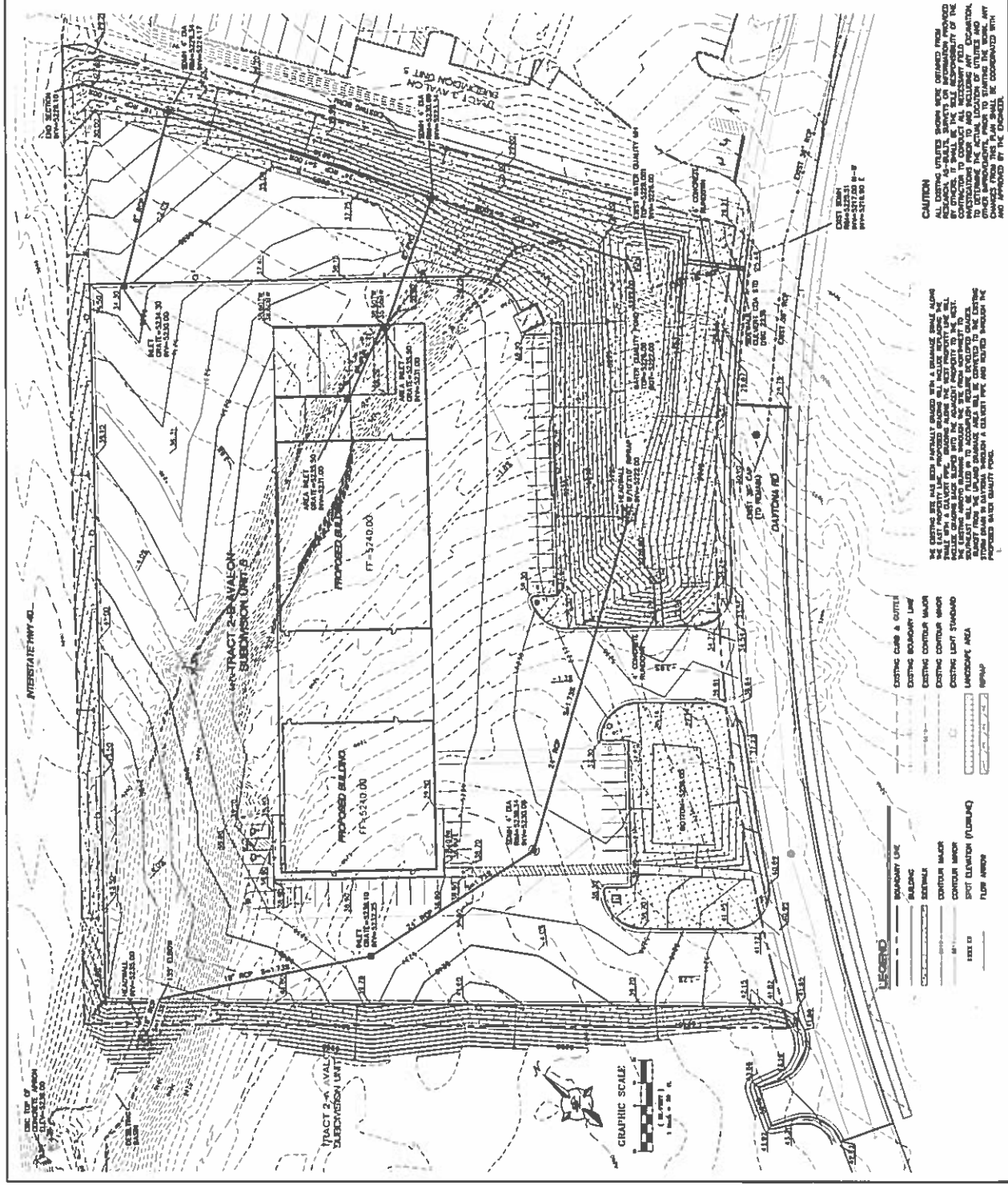
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| | |
|-----------------|-----------------|
| PROJECT NO. | 202301-01 |
| DATE | 11-15-23 |
| CONTRACTOR | CONTRACTOR |
| PROJECT NAME | PROJECT NAME |
| PROJECT ADDRESS | PROJECT ADDRESS |
| PROJECT PHONE | PROJECT PHONE |
| PROJECT FAX | PROJECT FAX |
| PROJECT WEBSITE | PROJECT WEBSITE |



CAUTION
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RECORDS, AS-BUILT DRAWINGS OR INFORMATION PROVIDED BY THE CONTRACTOR TO COMPLETE ALL NECESSARY FIELD SURVEYS AND TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE STATE OF NEW MEXICO, INCLUDING BUT NOT LIMITED TO, PERMITS FOR CONSTRUCTION, GRADING, AND DRAINAGE.

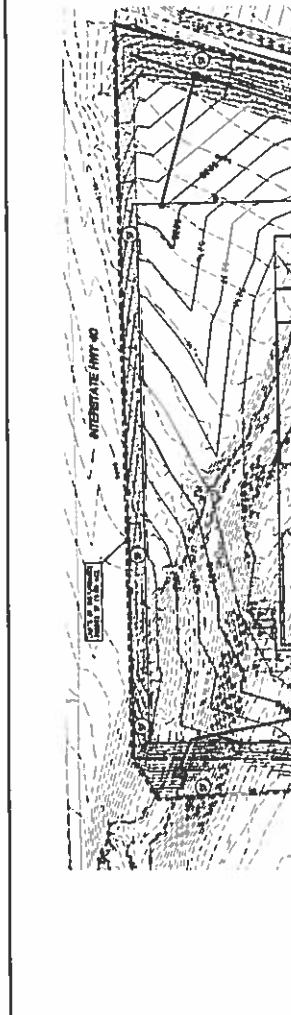
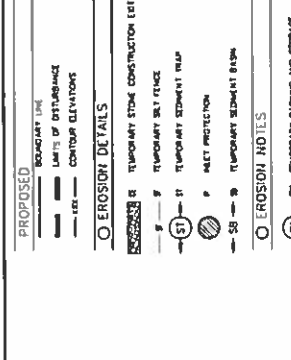
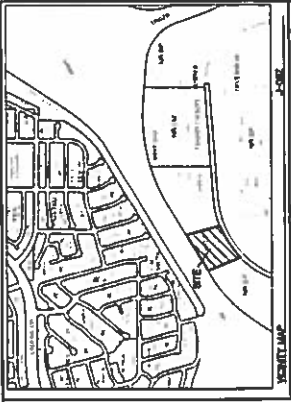
THE EXISTING SITE HAS BEEN PARTIALLY GRADED WITH A DRAINAGE SWALE ALONG THE PERIMETER OF THE PROPOSED BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SWALE THROUGHOUT CONSTRUCTION AND AFTER COMPLETION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE STATE OF NEW MEXICO, INCLUDING BUT NOT LIMITED TO, PERMITS FOR CONSTRUCTION, GRADING, AND DRAINAGE.

- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MARK
- EXISTING CONTOUR MARK
- EXISTING LIGHT STAKES
- EXISTING AREA
- BOUNDARY LINE
- CONTOUR MARK
- CONTOUR MARK
- SPOT ELEVATION (FLUORIM)
- FLORIM MARK



SOUTHERN TIRE MART
ALBUQUERQUE, NM
GRADING AND DRAINAGE
PLAN

DATE: 11-15-23
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 202301-01
 PROJECT NAME: SOUTHERN TIRE MART
 PROJECT ADDRESS: [Address]
 PROJECT PHONE: [Phone]
 PROJECT FAX: [Fax]
 PROJECT WEBSITE: [Website]



GENERAL EROSION NOTES:

1. THE EROSION CONTROL PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE DESIGNER. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED.
2. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE INTENDED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.
3. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE LOCAL HEALTH DEPARTMENT AND THE LOCAL ENVIRONMENTAL AGENCY.
4. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE LOCAL FIRE DEPARTMENT AND THE LOCAL POLICE DEPARTMENT.
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10. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE LOCAL CULTURAL HERITAGE COMMISSION AND THE LOCAL HISTORIC LANDMARK COMMISSION.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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SEQUENCE OF CONSTRUCTION:

1. INSTALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION SITE.
2. EXCAVATE AND CONSTRUCT FOUNDATION WALLS AND FOOTINGS.
3. EXCAVATE AND CONSTRUCT FLOOR SLABS AND CEILING SLABS.
4. EXCAVATE AND CONSTRUCT ROOF SLABS AND RAFTERS.
5. EXCAVATE AND CONSTRUCT EXTERIOR WALLS AND PARTIAL ROOFING.
6. EXCAVATE AND CONSTRUCT INTERIOR WALLS AND PARTIAL ROOFING.
7. EXCAVATE AND CONSTRUCT EXTERIOR WALLS AND PARTIAL ROOFING.
8. EXCAVATE AND CONSTRUCT INTERIOR WALLS AND PARTIAL ROOFING.
9. EXCAVATE AND CONSTRUCT EXTERIOR WALLS AND PARTIAL ROOFING.
10. EXCAVATE AND CONSTRUCT INTERIOR WALLS AND PARTIAL ROOFING.

SHIP MAINTENANCE:

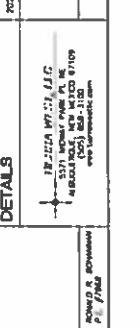
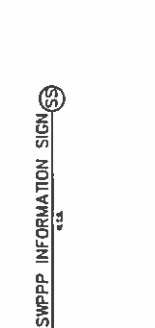
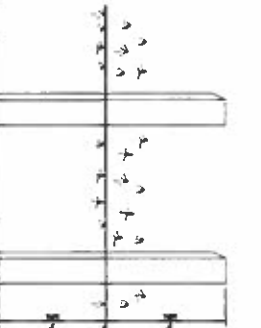
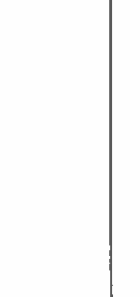
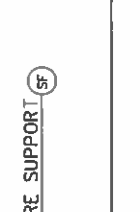
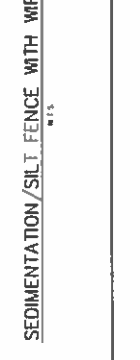
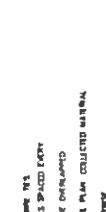
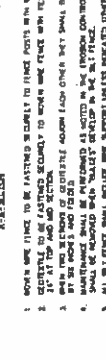
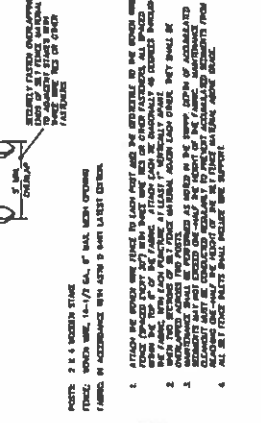
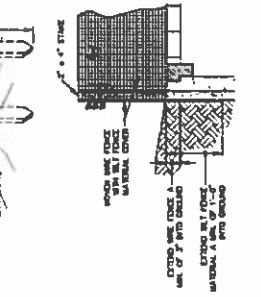
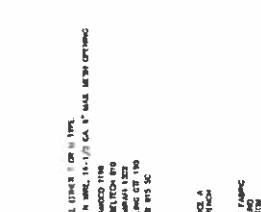
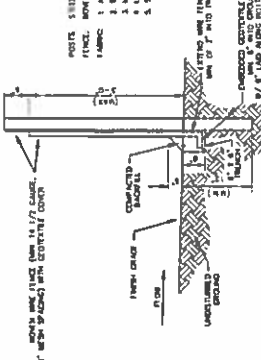
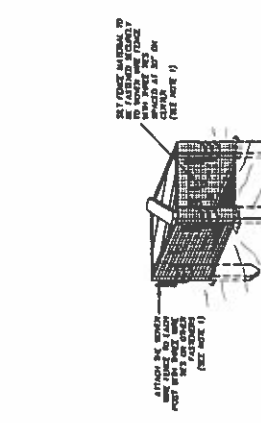
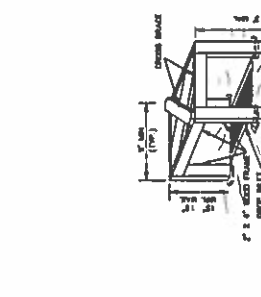
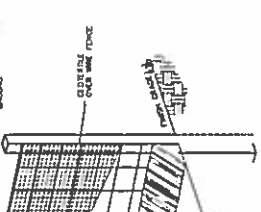
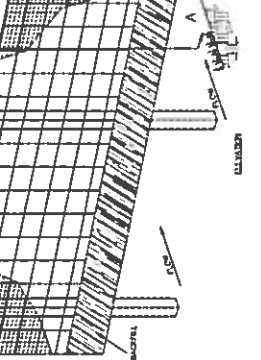
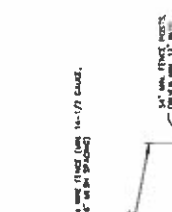
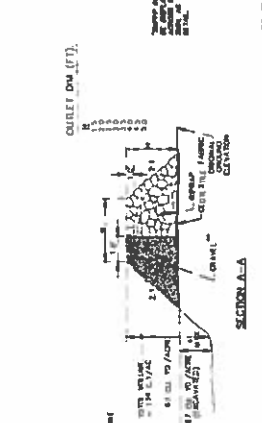
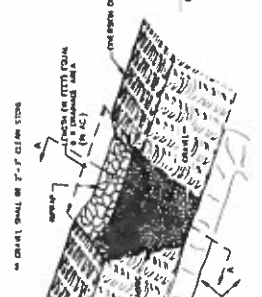
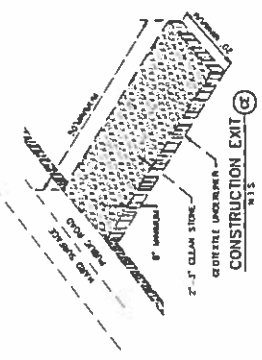
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| | |
|-------------|----------------------|
| OWNER BY | SOUTHERN TIRE MART |
| DATE | 2-28-21 |
| PROJECT | EROSION CONTROL PLAN |
| PROJECT # | 2020011-0000 |
| SHEET # | SW-1 |
| DESIGNED BY | TRIVIA WEST, LLC |
| DRAWN BY | TRIVIA WEST, LLC |
| CHECKED BY | TRIVIA WEST, LLC |
| DATE | 2/28/21 |

TRIVIA WEST, LLC
 5311 W. CENTRAL BLVD. #100
 ALBUQUERQUE, NM 87110
 (505) 884-1100
 www.triviawest.com



| | | |
|-------------------|---------------------------------------|-----------------------------|
| PROPERTY'S SMA | SOUTHERN TIRE MART ALBUQUERQUE, NM | DRAWN BY DATE 3-29-21 |
| | EROSION CONTROL DETAILS | OWNER PROJECT # |
| | | SW-2 |
| | | SCALE 1" = 10'-0" |
| | | PROJECT NO. 202001 |

LEGEND

- CURB & GUTTER
- EXISTING UTILITY
- BUILDING
- EXISTING CURB & GUTTER
- SMARTWAY SIDEWALK
- F.S. (FOOTING SURFACE)
- F.S. (FINISH SURFACE)
- DOUBLE CLEAN CUT
- PROPOSED HIGHWAY
- PROPOSED POWER LINE
- PROPOSED TELEPHONE LINE
- PROPOSED GAS LINE

GENERAL UTILITY NOTES

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH CDM STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFER TO PLANNING DEPARTMENT PLANS FOR WATER LINE DEPTH, LOCATION, MATERIAL, PROTECTION, LOCATED IN THE BUILDING.
4. CLEAR CUTS ARE TO BE BUILT FOR SURFACE WATERING AND TO BE MAINTAINED FOR THE LIFE OF THE PROJECT AND SHALL BE COMPLETED WITHIN 180 DAYS OF COMPLETION.
5. ALL PLUMBING PIPE MATERIAL TO BE LISTED PER UPC.
6. FIRE LINE AND EXISTING WATERLINE MUST HAVE AN APPROVED APPROVAL FOR USE TO BE PROVIDED IN THE BUILDING.
7. ALL CO. TO WELLS AND WELLS SHALL HAVE CONCRETE COLLARS POURED AND BE ADJACENT TO FINISHED GRADE.
8. ALL ELECTRICAL, TELEPHONE AND SIGNALING ACTIVITIES SHALL BE COMPLETED IN ACCORDANCE WITH CDM'S CDM STANDARDS PART 7.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.

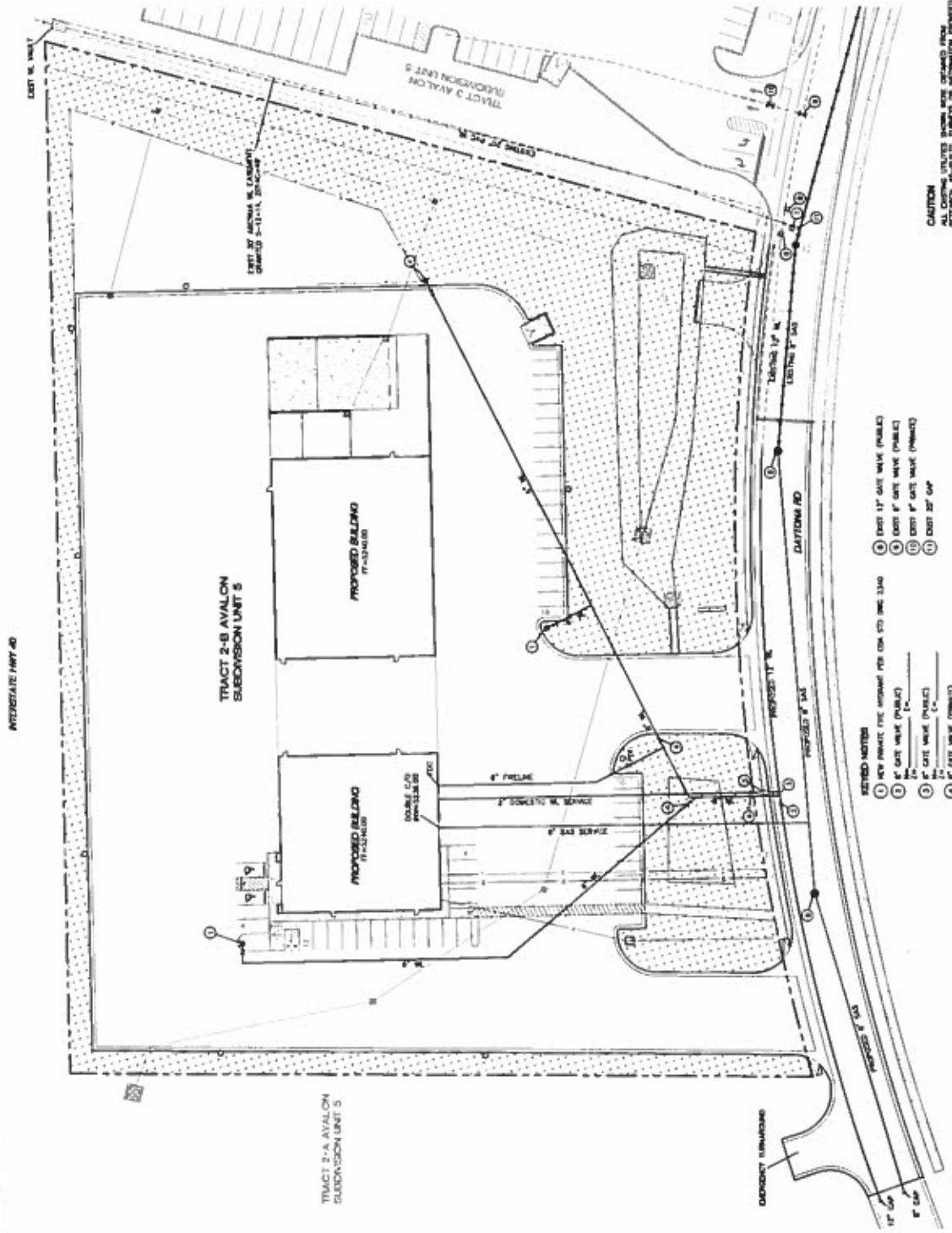
10. PER THE NUMEROUS EXISTING UTILITIES AT THIS SITE, CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
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12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES UNLESS OTHERWISE NOTED.

INSTRUCTIONS NOTE

CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT OFFICIALS FOR ANY PLAN REVIEW REQUIREMENTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.



| | |
|-------------------------|------------------------------------|
| PROJECT # | 24-10-11 |
| DATE | 2024/10/11 |
| CONTRACTOR | MU-1 |
| PROJECT # | MU-1 |
| PROJECT NAME | SOUTHERN TREE MART ALBUQUERQUE, NM |
| CONCEPTUAL UTILITY PLAN | |
| DATE | 10/11/24 |
| BY | JD |
| CHECKED BY | JD |
| SCALE | AS SHOWN |



CAUTION
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM THE CITY OF ALBUQUERQUE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

- KEYED NOTICES**
- ① 12\"/>

INTERSTATE HWY 40

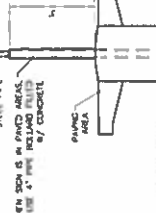
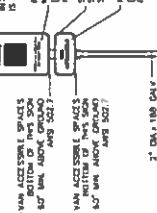
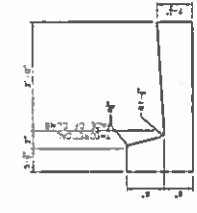
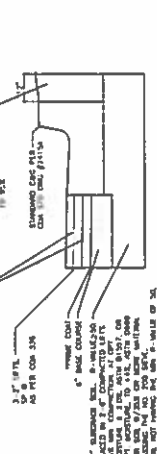
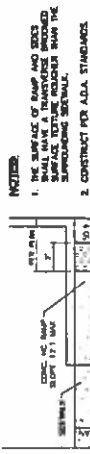
DAYTONA RD

PROPOSED 12\"/>

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|--|-----------------|----------------------|-----------------------|
| DESIGNED BY SMA | DRAWN BY SMA | DATE 3-28-21 | PROJECT 202031-DET |
| SOUTHERN TRE MART ALBUQUERQUE, NM | | CONSTRUCTION DETAILS | |
| SHEET # | | SHEET / | |
| PROJECT NO. 202031-DET | | JOB # | |
| DRAWN BY P. J. JAMES | | CHECKED BY DET-1 | |
| FOR TITLE BLOCK, L.J.C. 5171 ARROYO BLVD. N.W. ALBUQUERQUE, NM 87110 www.treemart.com | | | |



The Hilltop
Landscape Architecture
1000 West 10th Street
Aurora, CO 80015
Tel: (303) 733-1311
Fax: (303) 733-1312
www.hilltoplandscape.com



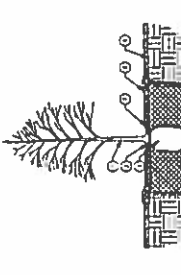
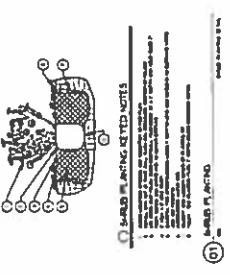
Southern Pine Plant
Auburn, NY
Landscape Design Developer

The Hilltop
Landscape Architecture
1000 West 10th Street
Aurora, CO 80015
Tel: (303) 733-1311
Fax: (303) 733-1312
www.hilltoplandscape.com

DATE: 10/10/10
REVISION:
DRAWN BY: JLD

LP-101
SHEET 1

GENERAL NOTES:
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF AUBURN PLANTING SPECIFICATIONS.
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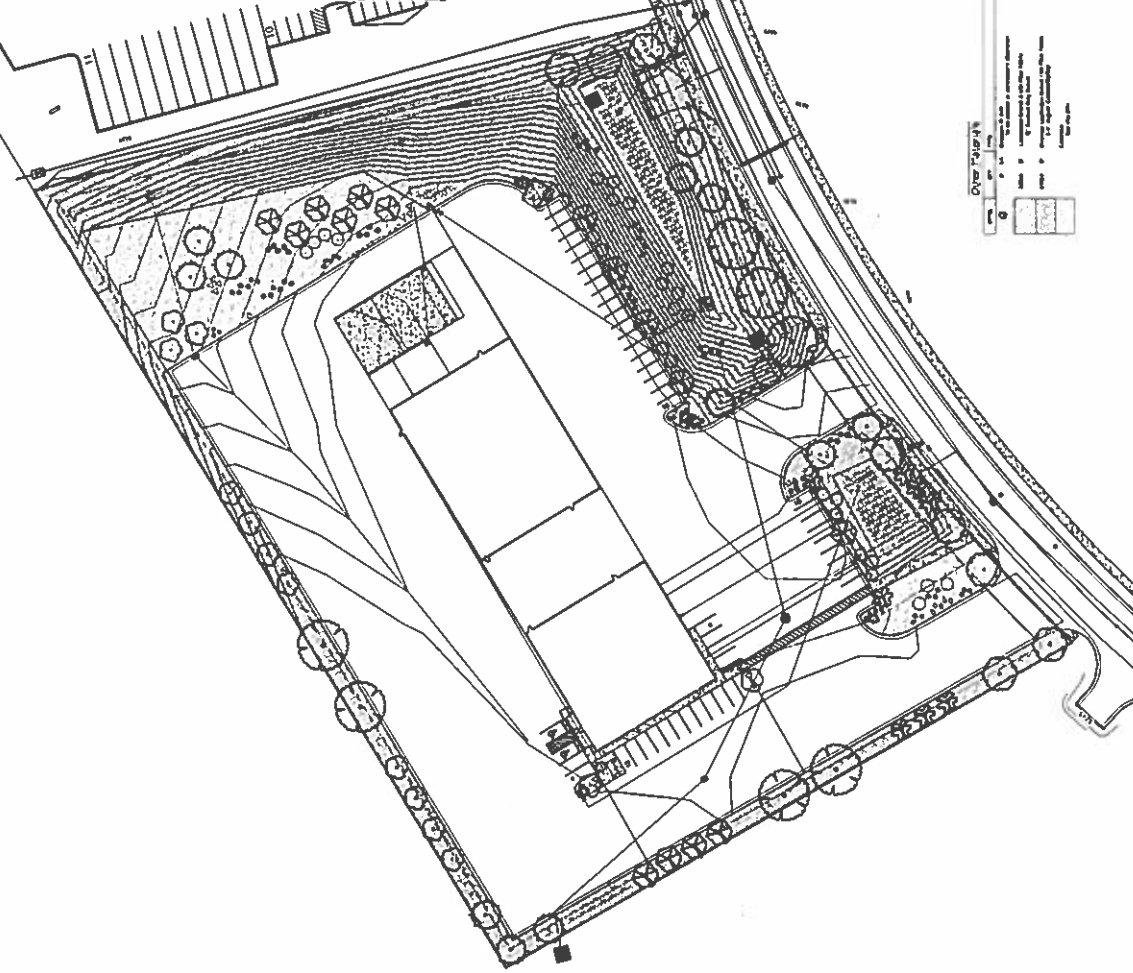


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GRAPHIC SCALE
SCALE: 1" = 40'-0"

LANDSCAPE LEGEND

| Symbol | Description | Quantity | Notes |
|------------------------|-------------|----------|----------|
| (Circle with cross) | Plant 1 | 10 | Plant 1 |
| (Circle with dot) | Plant 2 | 10 | Plant 2 |
| (Circle with triangle) | Plant 3 | 10 | Plant 3 |
| (Circle with square) | Plant 4 | 10 | Plant 4 |
| (Circle with diamond) | Plant 5 | 10 | Plant 5 |
| (Circle with star) | Plant 6 | 10 | Plant 6 |
| (Circle with hexagon) | Plant 7 | 10 | Plant 7 |
| (Circle with octagon) | Plant 8 | 10 | Plant 8 |
| (Circle with circle) | Plant 9 | 10 | Plant 9 |
| (Circle with square) | Plant 10 | 10 | Plant 10 |



CONSTRUCTION NOTES

| Symbol | Description | Quantity | Notes |
|------------------------|-------------|----------|----------|
| (Circle with cross) | Plant 1 | 10 | Plant 1 |
| (Circle with dot) | Plant 2 | 10 | Plant 2 |
| (Circle with triangle) | Plant 3 | 10 | Plant 3 |
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| (Circle with octagon) | Plant 8 | 10 | Plant 8 |
| (Circle with circle) | Plant 9 | 10 | Plant 9 |
| (Circle with square) | Plant 10 | 10 | Plant 10 |

OTHER PLANTS:
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SOUTHERN TIRE MART: ALBUQUERQUE, NM



BUILDING MOUNTED SIGNAGE

Building Sign Info:

Sign Square Footage: 93 SF

Signage Colors - Red: 77.19 SF

Blue: 15.81 SF

Signage Materials: Aluminum

Channel Letters

Lighting: Back Lit Letters

