



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 checked="" 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"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (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		
Major Subdivision Preliminary Plat Approval		

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 Pl 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:	MRGCD 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	Action	Fees
SD-2021-00074	PP	\$990.00			
Meeting Date: May 5, 2021	Fee Total: \$990.00				
Staff Signature: <i>Vanessa A Segura</i>	Date: 4/9/21	Project # PR-2020-004747			

FORM S1: SUBDIVISION OF LAND – MAJOR

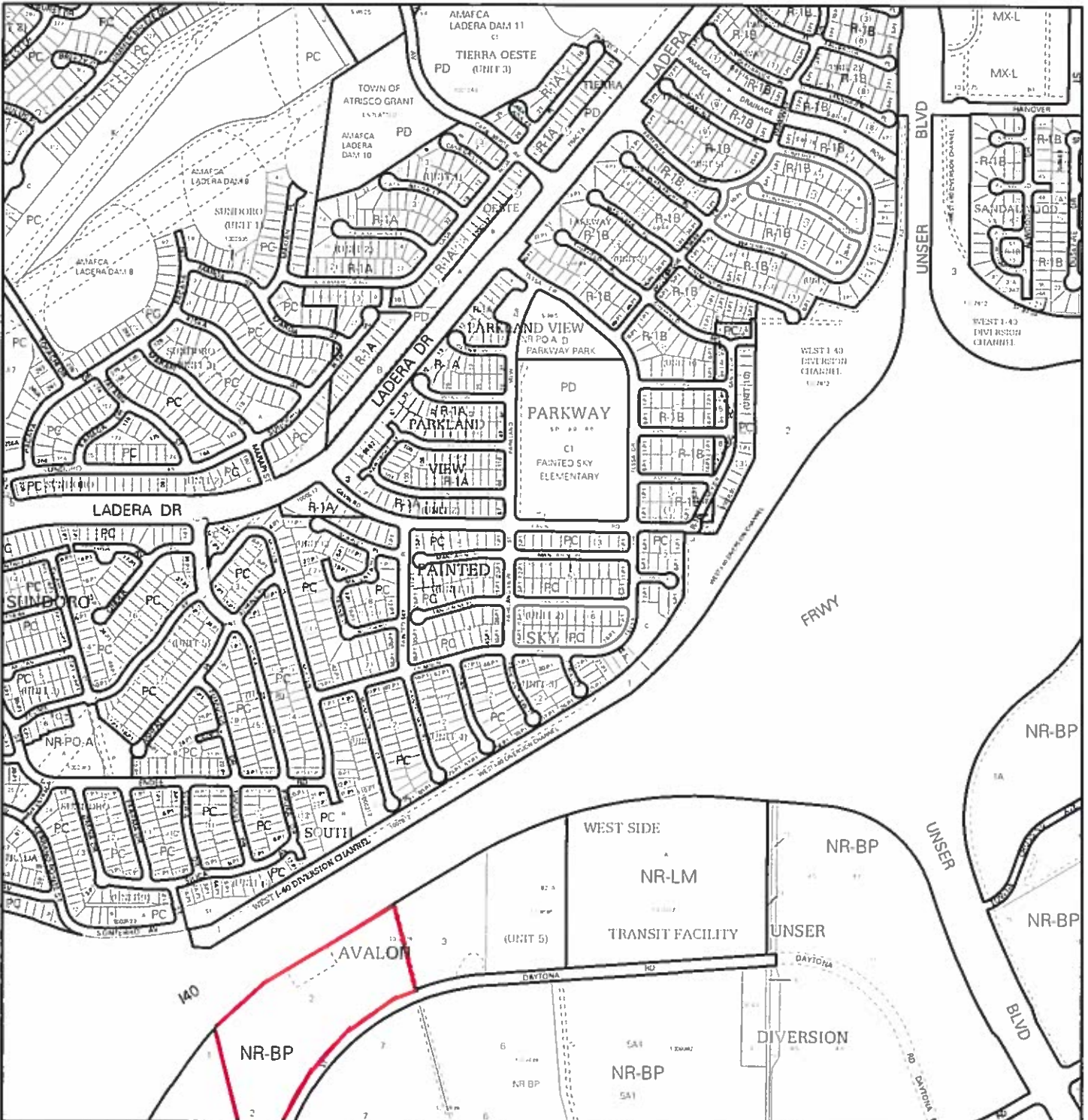
Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

- MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL
- MAJOR AMENDMENT TO PRELIMINARY PLAT
- BULK LAND SUBDIVISION
- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
 - 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 P1 at the front followed by the remaining documents in the order provided on this form.
 - 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
 - Sign Posting Agreement
 - Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - TIS Traffic Impact Study Form
 - Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L),
 - Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)
 - Required notices with content per IDO Section 14-16-6-4(K)(6)
 - 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
 - Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" folded)
 - Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
 - Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
 - Proposed Infrastructure List
- EXTENSION OF PRELIMINARY PLAT
- INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

 - 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 P1 at the front followed by the remaining documents in the order provided on this form.
 - 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
 - Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(X) and 14-16-6-6(K)
 - Preliminary Plat or site plan reduced to 8.5" x 11"
 - Copy of DRB approved infrastructure list

<i>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.</i>	
Signature:	Date: <u>4/8/2021</u>
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers: SD-2021-00074	Project Number: PR-2020-004747
<div style="text-align: right;"> </div>	
Staff Signature: <u>Vanessa A Segura</u>	
Date: <u>4/9/21</u>	

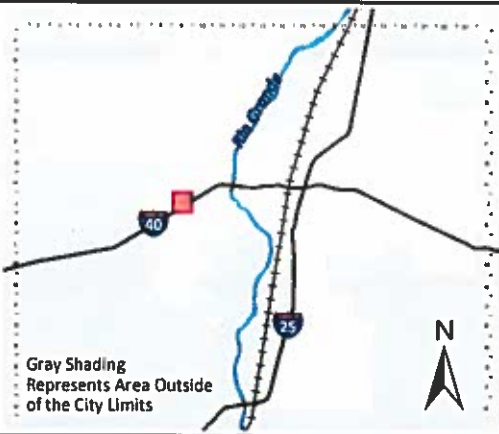


For more details about the Integrated Development Ordinance visit <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



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



January 14, 2021

Mr. Robert Lucero, Esq.
Zoning Hearing Examiner
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: ZHE FOR CONDITIONAL USE PERMIT
TR 2 PLAT OF TRS 1 THRU 12 AVALON
SUBDIVISION UNIT 5
ZONE ATLAS PAGE J-09-Z

Dear Mr. Lucero:

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

x 

Signature

MANAGER

Title

1/14/21

Date

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.

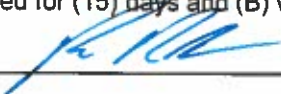
4. TIME

Signs must be posted from April 20, 2021 To May 5, 2021

5. REMOVAL

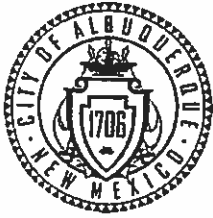
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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) 4/8/2021 (Date)

I issued 1 signs for this application, 4/9/21 (Date), Vanessa A Segura (Staff Member)

PROJECT NUMBER: PR-2020-004747



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:

 3/2/2021

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

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department



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 THRU 12 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 – DRB PR-2020-004747
MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL
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 Preliminary Plat for Tract 2 of Avalon Subdivision Unit 5. The request is to split Tract 2 into two tracts. The subject property is currently zoned NR-BP. The site is located at Daytona Rd NW, approximately 13.81 acres. An Infrastructure list will be tied to the plat with construction of improvements taking place with the development of each lot. The subject site was heard at DRB for sketch plat on 12-02-2020.

The tract is bounded by Interstate 40 to the north, commercial developments to the east, vacant land to the west and south. It is approximately 900' from the nearest residential property to the south. 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.

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

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

PR-2020-004747
PROOF OF SKETCH PLAT.

DEVELOPMENT REVIEW BOARD Agenda ONLINE ZOOM MEETING December 2, 2020
Cheryl Somerfeldt.....Parks and Rec

MAJOR CASES

1. PR-2019-002479
SD-2020-00196- VACATION OF RIGHT-OF-WAY SD-2020-00195 - PRELIMINARY/FINAL PLAT ARCH + PLAN LAND USE CONSULTANTS agent(s) for SMI ASSETS LLC request(s) the aforementioned action(s) for all or a portion of: TR A PLAT, TR B PLAT, TR C PLAT, AND TR D PLAT OF TRACTS A, B, C AND D FAIRVIEW PARK CEMETERY (BEING A REPLAT OF FAIRVIEW PARK CEMETERY) AND THE REMAINING NE'LY PORT OF TR IN THE NW 1/4, NW 1/4 SEC 27T10N R3E, zoned NR-SU located at 700 YALE BLVD SE & 621 COLUMBIA DR SE, containing approximately 43.0608 acre(s). (L-15 & L-16)
PROPERTY OWNERS: SMI ASSETS LLC
REQUEST: LOT CONSOLIDATION
No Comments. No Objection

2. PR-2020-004457
SD-2020-00197 – VACATION OF RIGHT-OF-WAY
RIO GRANDE ENGINEERING agent(s) for BARBARA MUELLER request(s) the aforementioned action(s) for all or a portion of: LOT 22, VOLCANO CLIFFS UNIT 6 zoned R-A, located on QUIVIRA DR between VISTA VIEJA AVE and RETABLO RD, containing approximately 6.0 acre(s). (D-9)
PROPERTY OWNERS: BARBARA MUELLER
REQUEST: VACATION OF RIGHT OF WAY
This property is across Gila Rd NW from an Existing Multi-Purpose Trail and Major Public Open Space. The requested vacation will not affect this status. No objection to the request.

3. Project # PR-2020-003707
SD-2020-00137- PRELIMINARY/FINAL PLAT SI-2020-00247 – SITE PLAN (Sketch Plat 7/8/20)
ARCH + PLAN LAND USE CONSULTANTS & RESPEC agent(s) for SONATA TRAILS, LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS 1, 2 & 3, UNIT 4, zoned MX-M, located at UNIVERSE BLVD NW between PASEO DEL NORTE BLVD and TREELINE AVE NW, containing approximately 29.9 acre(s). (C-10) [Site Plan deferred from 6/3/20, 6/24/20, 7/15/20, 7/29/20, 8/26/20, 10/14/20, 10/28/20, 11/18/20]
PROPERTY OWNERS: SONATA TRAILS LLC
REQUEST: APARTMENT COMPLEX DEVELOPMENT
Review Site Plan.
No additional comments subsequent to previous reviews. No objection.

MINOR CASES

4. PR-2019-002663 (1009082)
SD-2020-00193 – PRELIMINARY/FINAL PLAT VA-2020-00377 - WAIVER TO IDO
CONSENSUS PLANNING INC. agent(s) for GROUP II U26 VC, LLC(s) the aforementioned action(s) for all or a portion of: TRACT 1 BLOCK 2 UNIT 26, VOLCANO CLIFFS SUBDIVISION, zoned MX-L located on KIMMICK DR NW between PASEO DEL NORTE and ROSA PARKS RD NW, containing approximately 15.7217 acre(s). (C-11)
PROPERTY OWNERS: GROUP II U26 VC, LLC
REQUEST: MINOR SUBDIVISION PLAT TO SPLIT LOT TO MATCH EPC APPROVED ZONE BOUNDARY. BULK LAND WAIVER TO DEFER INFRASTRUCTURE TO FUTURE PLATTING/SITE PLAN ACTIONS.
No additional comments subsequent to previous reviews. No objection.

5. PR-2020-004622

SD-2020-00188 – EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
BOHANNAN HUSTON INC./AMIT PATHAK agent(s) for UNIVERSITY OF NEW MEXICO REAL ESTATE
OFFICE request(s) the aforementioned action(s) for all or a portion of: TRACTS 1-10, UNM GIBSON
COMMERCIAL DISTRICT, zoned SU-1, located on GIBSON BLVD between UNIVERSITY and I-25,
containing approximately 46.44 acre(s). (L-15)

PROPERTY OWNERS: XXX

REQUEST: EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

There is a proposed PRD project for the property south of Lowell Elementary. Please describe the
proposed project at the DRB hearing. PRD has no objection to the request for an Extension of
Subdivision Improvements Agreement.

6. PR-2018-001566

SD-2020-00208 – PRELIMINARY/FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for RUDOLPH RODRIGUEZ request(s) the
aforementioned action(s) for all or a portion of: LOTS 1 & 2, WINGER AND MARTINEZ, zoned R-A,
located at 2123 & 2127 CANDELARIA between DON ISIDRO LN and MANCHESTER DR, containing
approximately 0.6209acre(s). (G-13)

PROPERTY OWNERS: XXX

REQUEST: LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS

Pursuant to IDO Section 14-16-5-6(B), street trees not required for residential development. No objection
to request.

7. PR-2020-003707

SD-2020-00202 – VACATION OF PRIVATE, SANITARY SEWER EASEMENT, SD-2020-00203 –
VACATION OF, TEMPORARY DRAINAGE EASEMENT, SD-2020-00204 – VACATION OF PUBLIC
ROADWAY EASEMENT, SD-2020-00205 – VACATION OF PUBLIC, ROADWAY/PUBLIC SANITARY
SEWER EASEMENT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for SONATA TRAIL LLC request(s) the
aforementioned action(s) for all or a portion of: LOTS 1 THRU 3, BULK LAND PLAT OF THE TRAILS,
zoned MX-M located on UNIVERSE BLVD between PASEO DEL NORTE and AVENIDA JAIMITO
containing approximately 29.8361 acre(s). (C-10)

PROPERTY OWNERS: SONATA TRAILS LLC

REQUEST: FOUR VACATION ACTIONS

No comments. No objection.

8. PR-2019-002791

SD-2020-00207 – PRELIMINARY/FINAL PLAT. VA-2020-00444 – WAIVER ARCH + PLAN LAND USE
CONSULTANTS agent(s) for HO SZU-HAN request(s) the aforementioned action(s) for all or a portion of:
LOTS 13 THRU 15, ALBRIGHT-MONROE, zoned R-A, located at 1402 LOS TOMASES NW between
KINLEY AVE and BELLAMAH AVE, containing approximately 0.2327 acre(s). (J-14)

PROPERTY OWNERS: HO SZU HAN

REQUEST: LOT CONSOLIDATION FOR 3 LOTS INTO 1 LOT

No Comments. No objection.

9. PR-2019-001983 (1004228, 1002571, 1003853, 1008564)

SD-2020-00206 – PRELIMINARY/FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for HEADSTART ENTERPRISES request(s) the
aforementioned action(s) for all or a portion of: LOT A-1 & A-2, GUTHRIE COMMERCE PARK zoned NR-
LM, located at, 600 MONTANO RE NE between EDITH BLVD and MONTBEL LP containing
approximately XXX acre(s). (F-15)

PROPERTY OWNERS: HEADSTART ENTERPRISES

REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

Montano is a Regional Principal Arterial, requiring street trees if new development meets applicability
standards in IDO Section 5-6-B. This property is adjacent to the MRGCD Alameda Lateral which shows a

Potential Unpaved Trail. The proposal does not appear to make any changes to the site layout at this time. No objection.

10. PR-2018-001842

SD-2020-00200 – EXTENSION OF PRELIMINARY PLAT (EPP)

RON HENSLEY/THE GROUP agent(s) for CLEARBROOK INVESTMENTS, INC. request(s) the aforementioned action(s) for all or a portion of: TRACT 4A, HIS ACQUISITION NO 120 INCORPORATED, zoned R-ML, located on HORIZON BLVD NE between ALAMEDA BLVD and BALLOON MUSEUM DR, containing approximately 2.92 acre(s). (C-17)

PROPERTY OWNERS: CLEARBROOK INVESTMENTS

REQUEST: EXTENSION OF PRELIMINARY PLAT

No additional comments. No objection to request.

11. PR-2018-001842

SD-2020-00201 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT (EIIA)

RON HENSLEY/THE GROUP agent(s) for CLEARBROOK INVESTMENTS, INC. request(s) the aforementioned action(s) for all or a portion of: TRACT 4A, HIS ACQUISITION NO 120 INCORPORATED, zoned R-ML, located on HORIZON BLVD NE between ALAMEDA BLVD and BALLOON MUSEUM DR, containing approximately 2.92 acre(s). (C-17)

PROPERTY OWNERS: CLEARBROOK INVESTMENTS

REQUEST: EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

No additional comments. No objection to request.

12. PR-2020-004719

SI-2020-01279- MINOR AMENDMENT TO SITE PLAN

MARK GOODWIN & ASSOCIATES, PA agent(s) for GRADY'S BRANCH, LLC request(s) the aforementioned action(s) for all or a portion of TRACT H-12B, RIVERVIEW, zoned MX-L located on COORS BLVD between PASEO DEL NORTE and MONTANO, containing approximately 2.15acre(s). (D-13)

PROPERTY OWNERS: GRADYS BRANCH LLC

REQUEST: MINOR AMENDMENT TO SITE PLAN

No objection.

13. PR-2019-002811

SD-2019-00158 - PRELIMINARY/FINAL PLAT

RICHARD CHAVEZ request(s) the aforementioned action(s) for all or a portion of LOTS 7-10 BLOCK 44 PEREA ADDITION, zoned R-1A, located at NORTH EAST CORNER of 15th ST NW and GRANITE AVE NW, containing approximately 0.32 acre(s). (J-13) [Deferred from 9/11/1, 10/28/20, 11/4/20, 11/18/20]

PROPERTY OWNERS: CHAVEZ RICHARD GERARD

REQUEST: REPLAT 4 LOTS INTO 2

No comments. No Objection to request.

SKETCH PLATS

14. PR-2019-002610

PS-2020-00121 -SKETCH PLAT

JAG PLANNING & ZONING agent(s) for MCHT LLC,/ MARTIN HAYNES request(s) the aforementioned action(s) for all or a portion of: LOT 1, CAMPBELL FARM SOUTH, zoned R-A, located between CAMPBELL RD NW and MATTHEW AVE NW, containing approximately 0.8388acre(s). (G-13)

PROPERTY OWNERS: XXX

REQUEST: VACATE A PORTION OF MEADOW RD NW AND A DITCH RIGHT-OF-WAY AND PUE, GRANT EASEMENTS

This property is close to Griegos Drain which shows a Proposed Unpaved Trail, however, it does not appear the properties abut, therefore should not encroach.

15. PR-2020-004748 PS-2020-00124 - SKETCH PLAT

TIM SOLINSKY request(s) the aforementioned action(s) for all or a portion of: XXX, zoned MX-FB-UD, located at ONE CIVIC PLAZA/400 MARQUETTE between MARQUETTE and TIJERAS, containing approximately 2.2273 acre(s). (J-14)

PROPERTY OWNERS: XXX

REQUEST: TO CONSOLIDATE 22 LOTS/TRACTS, DEDICATE ADDITIONAL RIGHT-OF-WAY, GRANT EASEMENTS

No comments.

16. PR-2020-004640 PS-2020-00104 - SKETCH PLAT

CSI – CARTESIAN SURVEY'S INC. agents for MODULUS ARCHITECTS, INC. request(s) the aforementioned action(s) for all or a portion of TRACTS A, B, C AND 1-C, MONTGOMERY PLAZA AND ALLWOODS SUBDIVISION, zoned MX-M, located on SAN MATEO BLVD NE between LUMBER AVE NE and MONTGOMERY BLVD NE, containing approximately 14.3156 acre(s). (F-17)

PROPERTY OWNERS: MONTGOMERY PLAZA PARTNERS LLC

REQUEST: SUBDIVIDE 4 EXISTING TRACTS INTO 7 NEW TRACTS

San Mateo is a Community Principal Arterial requiring street trees if development meets applicability in IDO section 5-6-B.

17. PR-2020-004747 PS-2020-00123 -SKETCH PLAT

CSI – CARTESIAN SURVEY'S INC. agent(s) for 98TH & I-40 LAND, LLC request(s) the aforementioned action(s) for all or a portion of: TRACT 2, AVALON SUBDIVISION, zoned NR-BP, located on DAYTONA RD NW between 98TH ST and 90th ST, containing approximately 13.8085 acre(s). (J-9)

PROPERTY OWNERS: XXX

REQUEST: SUBDIVIDE ONE EXISTING TRACT INTO TWO NEW TRACTS

No comments.

18. PR-2019-003222 PS-2020-00120 - SKETCH PLAT

CSI – CARTESIAN SURVEY'S INC. agent(s) for MALL AT COTTONWOOD II LLC c/o WASHINGTON PRIME GROUP LP request(s) the aforementioned action(s) for all or a portion of: TRACTS B-4-A-1, 2ND REVISION COTTONWOOD MALL, zoned MX-M, located at 10000 COORS BYPASS NW between COORS BLVD NW and SEVEN BAR LP RD NW, containing approximately 10.7514 acre(s). (B-13)

PROPERTY OWNERS: XXX

REQUEST: SUBDIVIDE ONE EXISTING TRACT INTO 2 NEW TRACTS

Coors Blvd NW and Coors Bypass NW are Regional Principal Arterials, and 7 Bar Loop is a Major Collector, requiring street trees if new development meets applicability in IDO Section 5-6-B. No parks or trails in the immediate vicinity.

19. PR-2020-004717 PS-2020-00118 - SKETCH PLAT

TIM BORROR request(s) the aforementioned action(s) for all or a portion of: LOTS 8 THRU 10 BLOCK 3, PANORAMA ADDN, zoned MX-M, located on SAN JACINTO AVE between TRAMWAY AND COPPER AVE containing approximately 1.29 acre(s). (xxx)

PROPERTY OWNERS: XXX

REQUEST: VACATE A RIGHT OF WAY THAT IS NOT IN USE AND CONSOLIDATE A FEW LOTS ADJACENT TO THE RIGHT OF WAY

No comments.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 004747
Daytona/I-40

AGENDA ITEM NO: 17

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Provide a roadway cross-section that matches the section on Daytona to the east which includes a paved section, curb, and sidewalk. An infrastructure list shall be required.
2. If a future site plan is to be developed, either the site plan needs to be submitted to DRB, or a Traffic Circulation Layout is required.
3. Provide a trip generation for future development. A Traffic Study may be required.
4. Because the back of the site is along NMDOT right-of-way, visit with NMDOT about any requirements prior to platting action.

If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: December 2, 2020

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

*Carl Garcia, Code Supervisor
Planning Department
505-924-3838 cagarcia@cabq.gov*

DATE: 12/02/2020

AGENDA ITEM NO: 17

DRB PROJECT NUMBER:

PR-2020-004747

PS-2020-00123 - SKETCH PLAT

PROJECT NAME:

CSI – CARTESIAN SURVEY’S INC. agent(s) for 98TH & I-40 LAND, LLC request(s) the aforementioned action(s) for all or a portion of: TRACT 2, AVALON SUBDIVISION, zoned NRBP, located on DAYTONA RD NW between 98TH ST and 90th ST, containing approximately 13.8085 acre(s). (J-9)

REQUEST:

1. SUBDIVIDE ONE EXISTING TRACT INTO TWO NEW TRACTS

COMMENTS:

1. CE reviewed this project for compliance with the IDO and has no objections at this time.



Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2020-004747

Application #PS: -2020-00123

Meeting Date/Item Number: 17

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
 - Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
 - Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.
-

The plat will need the City Surveyor signature and the property owner signature

There may be an existing site plan for the site, please submit a request for information using <https://nextrequest.cabq.gov/> so that we can get you any plans associated with this site

**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301**

DRB Project No: PR-2020-004747	Date: 12/02/20	Item No: #16
Zone Atlas Page: J-9	Legal Description: Lot(s) TRACT 2, AVALON SUBDIVISION Location: DAYTONA RD NW between 98TH ST and 90th ST	
Request For: PS-2020-00123 -SKETCH PLAT		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. An availability statement will be required prior to approval.
2. Public water and sanitary sewer extensions are likely and will require an infrastructure.
3. Pro rata is owed and shall be paid prior to approval.
 - a. Water: \$20,0053.74

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
 Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2020-004747 Hearing Date: 12-02-2020

Project: Tracts 2-A & 2-B. Avolon
Subdivision Unit 5 Agenda Item No: 17

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Tracts need to hear to the Master Drainage Report for Westpoint 40 (Avolon Subdivision Unit 5) with engineer's stamp date of 7/25/19.
- Per this Master Drainage Report, a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement needs to be added to the plat.
- Per this Master Drainage Report,
- The infrastructure list (including roads, storm drain system, etc.) will be needed for Preliminary Plat.
- Comment - Approved Grading and Drainage Plan is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

Transportation:

Planning:

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
 Delegated For: _____
 SIGNED: I.L. SPSD SPBP FINAL PLAT
 DEFERRED TO _____

Jaimie Garcia

From: Carmona, Dalaina L. <dcarmona@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

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@wcccdg.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	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 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

igarcia@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



**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: Major Preliminary Plat	
Decision-making Body: DRB	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" 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	
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 @ 9:00am	
Address, phone number, or website for additional information:	
Zoom Meeting	
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 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:

- 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.

[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: 6005 Chaparral Circle NW Alb, NM 87114

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

1. Subject Property Address* Daytona Rd NW
Location Description TR2 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 Major Preliminary Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²:

The tract is bounded by Interstate 40 to the north, commercial developments to the east, vacant land to the west and south. It is approximately 900' from the nearest residential property to the south. 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.

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. 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)

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

Location*³: 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*⁴:

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

1. Zone Atlas Page(s)*⁵ J-9 & K-9
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 have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s) N/A

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:

³ Physical address or Zoom link

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 [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] _____
-

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>

Jerry Gallegos - SWAN Coalition
Cc: Luis Hernandez Jr. - SWAN Coalition [Other Neighborhood Associations, if any]
Rene Horvath - Westside Coaliton 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)*: SWAN Coalition

Name of NA Representative*: Luis Hernandez Jr.

Email Address* or Mailing Address* of NA Representative¹: 5921 Central Avenue NW, Alb NM 87105

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

1. Subject Property Address* Daytona Rd NW
Location Description TR2 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 Major Preliminary Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²:

The tract is bounded by Interstate 40 to the north, commercial developments to the east, vacant land to the west and south. It is approximately 900' from the nearest residential property to the south. 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.

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. 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)

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

Location*³: 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*⁴:

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

1. Zone Atlas Page(s)*⁵ J-9 & K-9
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 have been requested for this project*:

- Deviation(s)
- Variance(s)
- Waiver(s)
- N/A

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:

³ Physical address or Zoom link

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 [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] _____
-

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>

Jerry Gallegos - SWAN Coalition
Cc: Luis Hernandez Jr. - SWAN Coalition [Other Neighborhood Associations, if any]
Rene Horvath - Westside Coaliton 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)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Rene Horvath

Email Address* or Mailing Address* of NA Representative¹: 5515 Palomino Drive NW, Alb, NM 87120

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

1. Subject Property Address* Daytona Rd NW
Location Description TR2 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 Major Preliminary Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The tract is bounded by Interstate 40 to the north, commercial developments to the east, vacant land to the west and south. It is approximately 900' from the nearest residential property to the south. 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.

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] _____
-

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>

Jerry Gallegos - SWAN Coalition
Cc: Luis Hernandez Jr. - SWAN Coalition [Other Neighborhood Associations, if any]
Rene Horvath - Westside Coaliton 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)*: SWAN Coalition

Name of NA Representative*: Jerry Gallegos

Email Address* or Mailing Address* of NA Representative¹: 5921 Central Avenue NW, Alb NM 87105

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

1. Subject Property Address* Daytona Rd NW
Location Description TR2 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 Major Preliminary Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The tract is bounded by Interstate 40 to the north, commercial developments to the east, vacant land to the west and south. It is approximately 900' from the nearest residential property to the south. 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.

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. 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)

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

Location*³: 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*⁴:

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

1. Zone Atlas Page(s)*⁵ J-9 & K-9
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 have been requested for this project*:

- Deviation(s)
- Variance(s)
- Waiver(s)
- N/A

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:

³ Physical address or Zoom link

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

⁵ Available online here: <http://data.caba.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 [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] _____

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>

Jerry Gallegos - SWAN Coalition
Cc: Luis Hernandez Jr. - SWAN Coalition [Other Neighborhood Associations, if any]
Rene Horvath - Westside Coaliton of NA
Elizabeth Haley- Westside Coalition of NA

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



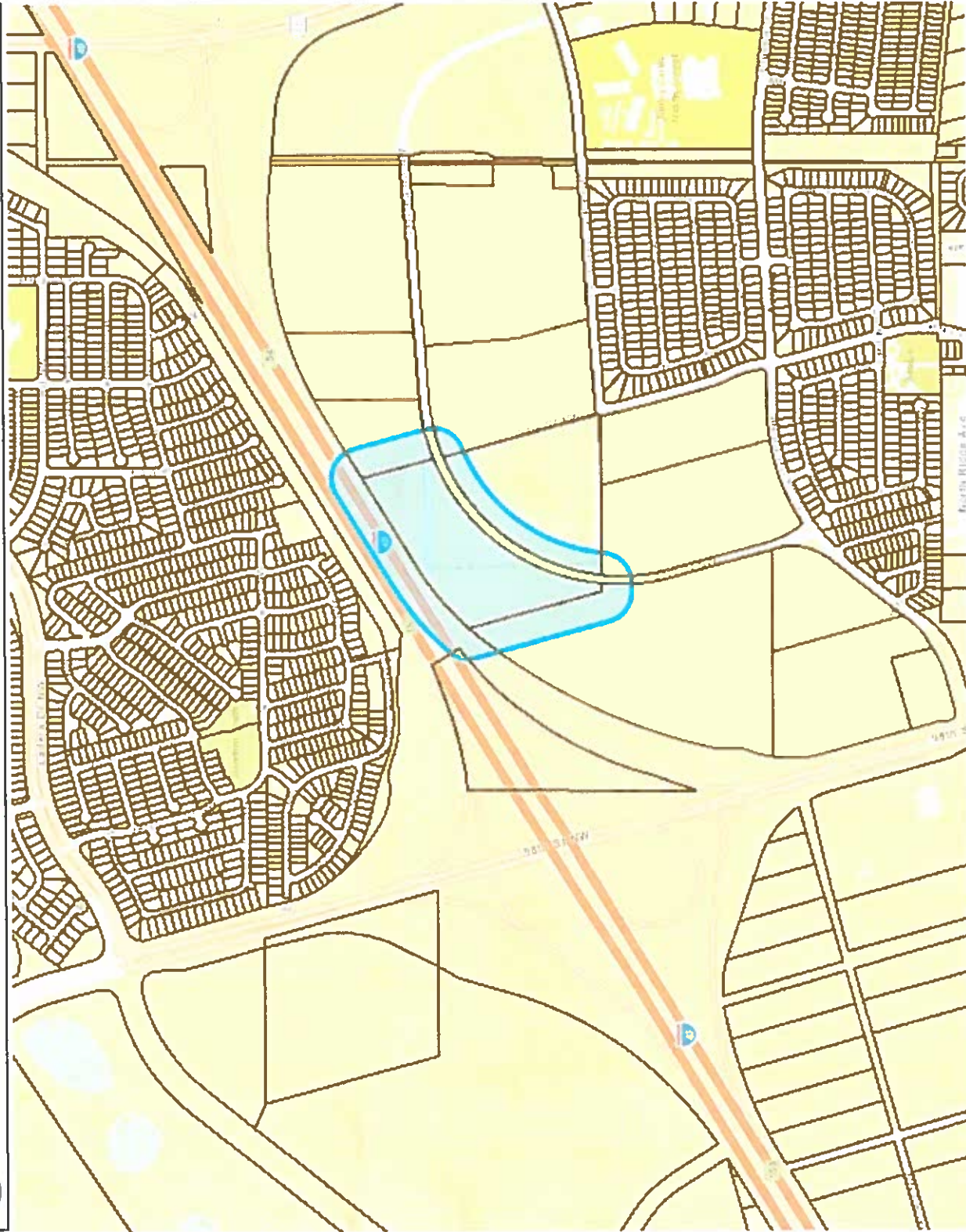
Dayton RD NW

Legend

- Bernalillo County Parcels

Notes

Buffer: 190 Ft
ROW Dayton RD NW: 90 Ft



1,816 Feet

908

0

1,816



WGS_1984_Web_Mercator_Auxiliary_Sphere
3/2/2021 © City of Albuquerque

1: 10,896

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/abq-data/abq-data-disclaimer-1> for more information. THIS MAP IS NOT TO BE USED FOR NAVIGATION

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
for Decisions Requiring a Meeting or Hearing
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*: VM Properties LLC

Mailing Address*: 2766 Boston Ct, Denver, CO 80231

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 Major Preliminary Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹:

The tract is bounded by Interstate 40 to the north, commercial developments to the east, vacant land to the west and south. It is approximately 900' from the nearest residential property to the south. 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

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: 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:

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

- 1. Zone Atlas Page(s)*⁴ J-9 & K-9
- 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 have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

N/A

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:

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[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
 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] _____
-

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

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⁵ Available here: <https://tinyurl.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 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, Alb, NM 87120

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 Major Preliminary Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The tract is bounded by Interstate 40 to the north, commercial developments to the east, vacant land to the west and south. It is approximately 900' from the nearest residential property to the south. 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

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

<input type="checkbox"/> Zoning Hearing Examiner (ZHE)	<input checked="" type="checkbox"/> Development Review Board (DRB)
<input type="checkbox"/> Landmarks Commission (LC)	<input type="checkbox"/> 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: 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:

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

- 1. Zone Atlas Page(s)*⁴ J-9 & K-9
- 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 have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

N/A

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:

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

- a. Location of proposed buildings and landscape areas.*
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³ Address (mailing or email), phone number, or website to be provided by the applicant

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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
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] _____
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- Current Land Use(s) [vacant, if none] _____
-

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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[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 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, Alb, NM 87120

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 Major Preliminary Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The tract is bounded by Interstate 40 to the north, commercial developments to the east, vacant land to the west and south. It is approximately 900' from the nearest residential property to the south. 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

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: 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:

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

- 1. Zone Atlas Page(s)*⁴ J-9 & K-9
- 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)

N/A

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:

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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³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[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.
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Additional Information:

From the IDO Zoning Map⁵:

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

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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⁵ 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 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, Alb, NM 87120

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 Major Preliminary Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The tract is bounded by Interstate 40 to the north, commercial developments to the east, vacant land to the west and south. It is approximately 900' from the nearest residential property to the south. 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.

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> 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: 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:

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

- 1. Zone Atlas Page(s)*⁴ J-9 & K-9
- 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 have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

N/A

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:

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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- d. For residential development*: Maximum number of proposed dwelling units.
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 - 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
 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] _____
-

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>

⁵ 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 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, Alb, NM 87120

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 Major Preliminary Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The tract is bounded by Interstate 40 to the north, commercial developments to the east, vacant land to the west and south. It is approximately 900' from the nearest residential property to the south. 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.

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> 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: 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:

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

- 1. Zone Atlas Page(s)*⁴ J-9 & K-9
- 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 have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

N/A

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:

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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[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
 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] _____
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5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
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- 1. Zone Atlas Page(s)*⁴ J-9 & K-9
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- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s)
 Variance(s)
 Waiver(s)
 N/A

Explanation*:

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³ Address (mailing or email), phone number, or website to be provided by the applicant

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⁵ Available here: <https://tinyurl.com/idozoningmap>

Indexing Information
Project Name: Preliminary Plat for Subdivision of Tracts 2-A and 2-B into Two New Tracts, Grant Easements as Shown Hereon, and Vacate Easements as Shown Hereon.
Project No: 2024-00001
Client: Avalon Subdivision Unit 5, LLC
Date: 11/13/2024

Legal Description
NO PROPERTY SHOWN IN THIS AREA OF REQUEST IS CLAIMED BY ANY OTHER PARTY TO THIS PLAT. THE ENTIRE AREA SHOWN IS THE PROPERTY OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

Solar Collection Note
NO PROPERTY SHOWN IN THIS AREA OF REQUEST IS CLAIMED BY ANY OTHER PARTY TO THIS PLAT. THE ENTIRE AREA SHOWN IS THE PROPERTY OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

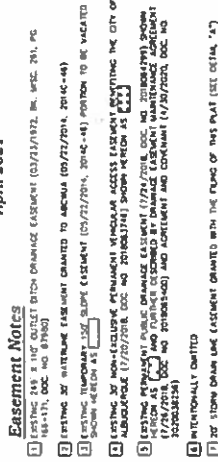
Purpose of Plat
1. SUBDIVIDE EXISTING TRACT INTO TWO NEW TRACTS, GRANT EASEMENTS AS SHOWN HEREON, AND VACATE EASEMENTS AS SHOWN HEREON.

Preliminary Plat for Tracts 2-A and 2-B Avalon Subdivision Unit 5 Being Comprised of Tract 2 Avalon Subdivision Unit 5 City of Albuquerque Bernalillo County, New Mexico April 2021

- Easement Notes**
- 1 EXISTING 8' x 10' CULVERT DITCH DRAINAGE EASEMENT (03/27/1972, TR. 105C-291, PG. 194-174, DOC. NO. 87946)
 - 2 EXISTING 20' WIDENING EASEMENT GRANTED TO AVALON (07/27/2014, 2014-C-44)
 - 3 EXISTING TEMPORARY SLOPE EASEMENT (07/27/2014, 2014-C-44) PORTION TO BE VACATED AS SHOWN HEREON.
 - 4 EXISTING 30' NON-CULTURE PERMITMENT VEHICULAR ACCESS EASEMENT GRANTING THE CITY OF ALBUQUERQUE (1/29/2016, DOC. NO. 2016031-14) SUPERSEDED BY (C-44)
 - 5 EXISTING 30' WIDENING EASEMENT GRANTED TO AVALON (07/27/2014, 2014-C-44) PORTION TO BE VACATED AS SHOWN HEREON.
 - 6 EXISTING 10' STORM DRAINAGE EASEMENT GRANTED WITH THE PLANS (SEE DETAIL "A")

Map of Tracts 2-A and 2-B
NO PROPERTY SHOWN IN THIS AREA OF REQUEST IS CLAIMED BY ANY OTHER PARTY TO THIS PLAT. THE ENTIRE AREA SHOWN IS THE PROPERTY OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

Subdivision Data
1. FIELD SURVEY PERFORMED IN NOVEMBER 2024
2. ALL DISTANCES ARE GIVEN IN FEET
3. THE BOUNDS OF EACH REFERENCE ARE IN STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE)
4. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEBRASKA STATE PLANE COORDINATE SYSTEM AS SHOWN HEREON
5. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN AS (OR SHALL BE MARKED BY) A 1/2" REBAR
6. THE EASEMENTS SHOWN HEREON ARE ONLY THE EASEMENTS AS SHOWN ON THE PLAT OF RECORD AND AUTHORIZED BY A TITLE COMMITMENT DATED OCTOBER 28, 2020
7. EXISTING ZONING: "M-10" BUSINESS PARK ZONE DISTRICT
8. PROPOSED ZONING: "M-10" BUSINESS PARK ZONE DISTRICT
9. TOTAL ACRES: 13.808 ACRES
10. TOTAL SQUARE FEET: 59,190,400
11. DATE OF SURVEY: NOVEMBER 2024



Vicinity Map - Zone Aulas J-9-2 and K-9-2

Notes

- 1. FIELD SURVEY PERFORMED IN NOVEMBER 2024
- 2. ALL DISTANCES ARE GIVEN IN FEET
- 3. THE BOUNDS OF EACH REFERENCE ARE IN STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE)
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10. TOTAL SQUARE FEET: 59,190,400
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Documents

- 1. TITLE COMMITMENT PROVIDED BY THE REPUBLIC NATIONAL TITLE MARKING FILE NO. 000000 AND AN EFFECTIVE DATE OF OCTOBER 28, 2020
- 2. PLAT OF RECORD FOR THE TRACTS 2-A AND 2-B, 2014, PAGE 14
- 3. PLAT OF RECORD FOR TRACTS 2-A AND 2-B, 2014, PAGE 14
- 4. DEED FOR SUBJECT PROPERTY TO AVALON AND -40 LOTS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 11, 2014 AS DOCUMENT 201401251

Drainage Facilities Note
THE CITY OF ALBUQUERQUE HAS A DRAINAGE FACILITIES PLAN IN PLACE WHICH PROVIDES FOR THE INSTALLATION OF DRAINAGE FACILITIES IN AREAS OF SUBDIVISION. THE CITY OF ALBUQUERQUE HAS A DRAINAGE FACILITIES PLAN IN PLACE WHICH PROVIDES FOR THE INSTALLATION OF DRAINAGE FACILITIES IN AREAS OF SUBDIVISION. THE CITY OF ALBUQUERQUE HAS A DRAINAGE FACILITIES PLAN IN PLACE WHICH PROVIDES FOR THE INSTALLATION OF DRAINAGE FACILITIES IN AREAS OF SUBDIVISION.

Legend

- 1. EXISTING BOUNDARIES AND DISTANCES RECORD AS SHOWN AND DISTANCES IN FEET (AS APPLIED)
- 2. EXISTING EASEMENTS AS SHOWN AND DISTANCES IN FEET
- 3. EXISTING UTILITIES AS SHOWN AND DISTANCES IN FEET
- 4. EXISTING STRUCTURES AS SHOWN AND DISTANCES IN FEET
- 5. EXISTING DRIVEWAYS AS SHOWN AND DISTANCES IN FEET
- 6. EXISTING DRIVEWAYS AS SHOWN AND DISTANCES IN FEET
- 7. EXISTING DRIVEWAYS AS SHOWN AND DISTANCES IN FEET
- 8. EXISTING DRIVEWAYS AS SHOWN AND DISTANCES IN FEET
- 9. EXISTING DRIVEWAYS AS SHOWN AND DISTANCES IN FEET
- 10. EXISTING DRIVEWAYS AS SHOWN AND DISTANCES IN FEET
- 11. EXISTING DRIVEWAYS AS SHOWN AND DISTANCES IN FEET
- 12. EXISTING DRIVEWAYS AS SHOWN AND DISTANCES IN FEET
- 13. EXISTING DRIVEWAYS AS SHOWN AND DISTANCES IN FEET
- 14. EXISTING DRIVEWAYS AS SHOWN AND DISTANCES IN FEET
- 15. EXISTING DRIVEWAYS AS SHOWN AND DISTANCES IN FEET
- 16. EXISTING DRIVEWAYS AS SHOWN AND DISTANCES IN FEET
- 17. EXISTING DRIVEWAYS AS SHOWN AND DISTANCES IN FEET
- 18. EXISTING DRIVEWAYS AS SHOWN AND DISTANCES IN FEET
- 19. EXISTING DRIVEWAYS AS SHOWN AND DISTANCES IN FEET
- 20. EXISTING DRIVEWAYS AS SHOWN AND DISTANCES IN FEET

Table of Areas

Area	Area (Sq. Ft.)	Area (Acres)
1	13,808,000	0.315
2	13,808,000	0.315
3	13,808,000	0.315
4	13,808,000	0.315
5	13,808,000	0.315
6	13,808,000	0.315
7	13,808,000	0.315
8	13,808,000	0.315
9	13,808,000	0.315
10	13,808,000	0.315
11	13,808,000	0.315
12	13,808,000	0.315
13	13,808,000	0.315
14	13,808,000	0.315
15	13,808,000	0.315
16	13,808,000	0.315
17	13,808,000	0.315
18	13,808,000	0.315
19	13,808,000	0.315
20	13,808,000	0.315

Table of Areas

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1	13,808,000	0.315
2	13,808,000	0.315
3	13,808,000	0.315
4	13,808,000	0.315
5	13,808,000	0.315
6	13,808,000	0.315
7	13,808,000	0.315
8	13,808,000	0.315
9	13,808,000	0.315
10	13,808,000	0.315
11	13,808,000	0.315
12	13,808,000	0.315
13	13,808,000	0.315
14	13,808,000	0.315
15	13,808,000	0.315
16	13,808,000	0.315
17	13,808,000	0.315
18	13,808,000	0.315
19	13,808,000	0.315
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12	13,808,000	0.315
13	13,808,000	0.315
14	13,808,000	0.315
15	13,808,000	0.315
16	13,808,000	0.315
17	13,808,000	0.315
18	13,808,000	0.315
19	13,808,000	0.315
20	13,808,000	0.315

APPROVED FOR MONUMENTATION AND STREET NAMES
[Signature]
DATE: 11/13/2024

OWNER: AVALON AND 140 LOTS LLC
BY: BEN BERGER
11510 21ST AVENUE NE
ALBUQUERQUE, NM 87112

CSI-CARTESIAN SURVEYS, INC.
P.O. BOX 64115, DED BURNING, N.M. 87114
Phone: (505) 894-2050, Fax: (505) 891-0214
csisurveys.com

Scale
SCALE: 1" = 100'

Scale
SCALE: 1" = 100'

Scale
SCALE: 1" = 100'

Scale
SCALE: 1" = 100'

Scale
SCALE: 1" = 100'

Current DRC Project Number: _____
 Date Submitted: 4-8-21
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: N/A
 Date Preliminary Plat Expires: N/A
 DRB Project No.: _____
 DRB Application No.: _____

FIGURE 12
INFRASTRUCTURE LIST
 (REV 2-15-19)
EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
SOUTHERN TIRE MART
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
TRACT 2B AVALON SUBDIVISION UNIT 5
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cnst Engineer
		24" F-Edge	Major Local Paving, Curb & Gutter 6' Sidewalk (north side)	Daytona Road	112' West of East Property Line	81' West of West Property Line	/	/
		8"	SAS Gravity Line	Daytona Road	133' West of East Property Line	133' West of West Property Line	/	/
		12"	Water PVC Line	Daytona Road	133' West of East Property Line	133' West of West Property Line	/	/
		26" E-E	Temporary Turnaround	Daytona Road	40' West of West Property Line		/	/
			Pond & Storm Drain with an Agreement & Covenant & Public Drainage Easement	Tract 2B	Along East Property Line		/	/
			Pond & Storm Drain with an Agreement & Covenant & Public Drainage Easement	Tract 2B	Northwest Corner	Southeast Corner	/	/
							/	/
							/	/
							/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cnst Engineer
							/	/
							/	/
							/	/

NOTES

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

1 Storm drain to include manholes and inlets

2

3

AGENT / OWNER _____ DEVELOPMENT REVIEW BOARD MEMBER APPROVALS _____

Ronald R. Schwary
NAME (print) _____

DRB CHAIR - date _____

PARKS & RECREATION - date _____

Tina Kay LLC
FIRM _____

TRANSPORTATION DEVELOPMENT - date _____

AMAFCA - date _____

[Signature]
SIGNATURE - date *4/8/2011*

UTILITY DEVELOPMENT - date _____

CODE ENFORCEMENT - date _____

CITY ENGINEER - date _____

_____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS _____

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

From: Jaimie Garcia
Sent: Friday, April 9, 2021 10:32 AM
To: 'jgallegoswccd@gmail.com'; luis@wccd.org;
'aboard111@gmail.com'; 'ekhaley@comcast.net'
Cc: Vince Carrica (VCarrica@tierrawestllc.com); Ron Bohannan; Kristl Walker
Subject: 2020031 Southern Tire Mart - City of Albuquerque DRB Major Subdivision Preliminary Plat Approval Submittal

Good Morning-

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 – Major Subdivision Preliminary Plat Approval Submittal which was submitted April 9, 2021.

Attached below is a link with a copy of the submittal package on the DRB- Major Subdivision Preliminary Plat Approval Submittal for Southern Tire Mart.

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

User ID:
STMMPP

Password:
STMMPP

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

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

Jaimie Garcia

From: Microsoft Outlook
To: luis@wccdg.org
Sent: Friday, April 9, 2021 10:32 AM
Subject: Relayed: 2020031 Southern Tire Mart - City of Albuquerque DRB Major Subdivision Preliminary Plat Approval Submittal

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

luis@wccdg.org (luis@wccdg.org)

Subject: 2020031 Southern Tire Mart - City of Albuquerque DRB Major Subdivision Preliminary Plat Approval Submittal



2020031
Southern Tir...

Jaimie Garcia

From: Mail Delivery System <MAILER-DAEMON@exrnf-va-1-4.serverdata.net>
To: ekhaley@comcast.net; aboard111@gmail.com; jgallegoswccdg@gmail.com
Sent: Friday, April 9, 2021 10:32 AM
Subject: Relayed: 2020031 Southern Tire Mart - City of Albuquerque DRB Major Subdivision Preliminary Plat Approval Submittal

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

ekhaley@comcast.net

aboard111@gmail.com

jgallegoswccdg@gmail.com

Subject: 2020031 Southern Tire Mart - City of Albuquerque DRB Major Subdivision Preliminary Plat Approval Submittal



Message
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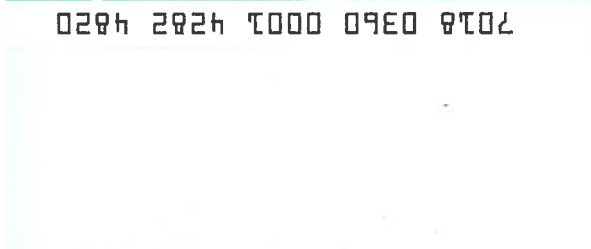
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MS. Renee Horvath
 Westside Coalition of NA
 5515 Palomino Drive NW
 Albuquerque, NM 87120

PS Form 3800, April 2012 PSN 7530-02-000-9047 See Reverse for Instructions



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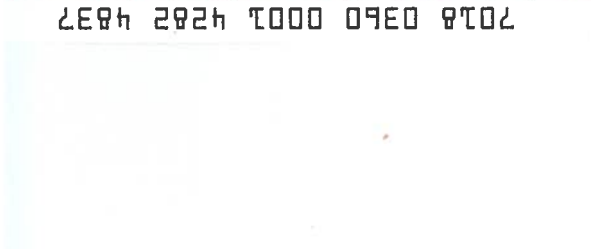
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Total Postage and Fees
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 City, State, ZIP+4

Ms. Elizabeth Haley
 Westside Coalition of NA
 6005 Chaparral Circle NW
 Albuquerque, NM 87114

PS Form 3800, April 2012 PSN 7530-02-000-9047 See Reverse for Instructions



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 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

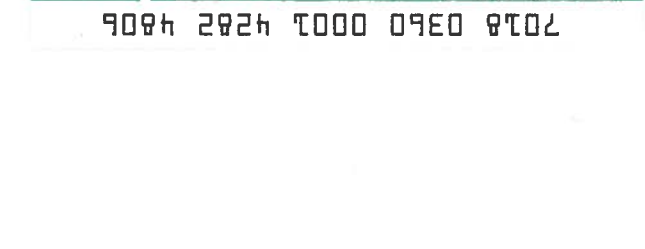
Postage
 \$ 2.00

Total Postage and Fees
 \$ 8.45

Sent To
 Street and Apt. No.
 City, State, ZIP+4

Mr. Luis Hernandez
 SWAN Coalition of Neighborhoods
 5921 Central Avenue NW
 Albuquerque, NM 87105

PS Form 3800, A



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 Return Receipt (hardcopy) \$ 2.85
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postage
 \$ 2.00

Total Postage and Fees
 \$ 8.45

Sent To
 Street and Apt. No.
 City, State, ZIP+4

Mr. Jerry Gallegos
 SWAN Coalition of Neighborhoods
 5921 Central Avenue, NW
 Albuquerque, NM 87105

PS Form 3800, A



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AY PARK PLACE NE
ERQUE NM 87109



7018 0360 0001 4282 4806
7018 0360 0001 4282 4806

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Certified Mail Fee	\$ 3.00
Extra Services & Fees (check box, add fee to applicable fee)	\$ 2.85
<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	\$ 2.00
Total Postage and Fees	\$ 8.45

Postmark Here

Sent To: Mr. Luis Hernandez
SWAN Coalition of Neighborhoods
5921 Central Avenue NW
Albuquerque, NM 87105

Street and Apt. No.
City, State, ZIP+4®

PS Form 3800, A

DER: 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,
on the front if space permits.

Recipient's Address (Print)

r. Luis Hernandez
SWAN Coalition of Neighborhoods
521 Central Avenue NW
Albuquerque, NM 87105



9590 9402 5982 0062 5196 85

Tracking Number (Transfer from service label)

7018 0360 0001 4282 4806

COMPLETE THIS SECTION ON DELIVERY

A. Signature	<input type="checkbox"/> Agent
<input checked="" type="checkbox"/>	<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type	
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> All Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

RRA //EST, LLC
 VAY PARK PLACE NE
 JERQUE NM 87109



7018 0360 0001 4282 4813
 7018 0360 0001 4282 4813

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

Return Receipt (hardcopy) \$ 2.85

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 2.00

Total Postage and Fees \$ 8.45

Sent To **Mr. Jerry Gallegos**
SWAN Coalition of Neighborhoods
5921 Central Avenue, NW
Albuquerque, NM 87105

Street and Apt. No.
 City, State, ZIP+4®

PS Form 3800, April 2008

Mr. Je
 SWAN
 5921 C
 Albuq

SENDER: 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:
Mr. Jerry Gallegos
SWAN Coalition of Neighborhoods
921 Central Avenue, NW
Albuquerque, NM 87105



Article Number (Transfer from service label)
 9590 9402 5982 0062 5196 47

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

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation™

המספר המזהה של המכתב הוא 9590 9402 5982 0062 5196 47

3RA /EST, LLC
 JAY PARK PLACE NE
 ALBUQUERQUE NM 87109



7018 0360 0001 4282 4820
 7018 0360 0001 4282 4820



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Certified Mail Fee	\$ 3.00
Extra Services & Fees (check box, add fee if applicable)	\$ 2.85
<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 \$ 2.00
 Total Postage and Fees \$ 8.45

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

Street and Apt. No.
 City, State, ZIP+4

PS Form 3800, April 2012

M W 5 A

DER: 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.

S. Renee Horvath
 Westside Coalition of NA
 5515 Palomino Drive NW
 Albuquerque, NM 87120

Article Number (Transfer from service label)
 9590 9402 5982 0062 5196 54

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name) Date of Delivery

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Registered Mail Restricted Delivery Merchandise
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™ Restricted Delivery	<input type="checkbox"/> Signature Confirmation™ Restricted Delivery

IRA /EST, LLC
 145 PARK PLACE NE
 ALBUQUERQUE NM 87109



7018 0360 0001 4282 4837
 7018 0360 0001 4282 4837

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OFFICIAL USE

Certified Mail Fee
 \$ 3.00

Extra Services & Fees (check box, add fee to postage)
 Return Receipt (hardcopy) \$ 2.85
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postage
 \$ 2.00

Total Postage and
 \$ 8.45

Sent To
 Street and Apt. No.
 City, State, ZIP+4

Ms. Elizabeth Haley
 Westside Coalition of NA
 6005 Chaparral Circle NW
 Albuquerque, NM 87114

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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 No
 If YES, enter delivery address below:

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

UNDER: 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:
 Ms. Elizabeth Haley
 Westside Coalition of NA
 6005 Chaparral Circle NW
 Albuquerque, NM 87114

9590 9402 5982 0062 5196 78

Article Number (Transfer from service label)

. LLC
PLACE NE
M 87109



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

PLACE NE
MI 87109



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

ST, LLC
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NM 87109

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98TH & I-40 LAND LLC
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200
ALBUQUERQUE NM 87120-2617

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487109

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0752008688900

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200
ALBUQUERQUE NM 87120-2617

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PLACE NE
M 87109

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87109
\$2.00 US POSTAGE
FIRST-CLASS
007500089800

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ALBUQUERQUE NM 87120-2617

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7109

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DENVER CO 80231-7637