



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

| | | |
|---|--|--|
| SUBDIVISIONS | <input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2) | |
| <input type="checkbox"/> Major – Preliminary Plat (Form P1) | <input type="checkbox"/> Amendment to Site Plan (Form P2) | <input type="checkbox"/> Vacation of Public Right-of-way (Form V) |
| <input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2) | MISCELLANEOUS APPLICATIONS | <input type="checkbox"/> 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 SW (Form V2) | <input checked="" 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 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 | | |
| Sketch Plat Review and Comment | | |

| | | |
|--|--------------------------------|--|
| APPLICATION INFORMATION | | |
| Applicant: Melloy Brothers Motor LTD CO | | Phone: |
| Address: 7701 Lomas Blvd NE | | Email: |
| City: Albuquerque | State: NM | Zip: 87110 |
| Professional/Agent (if any): Tierra West, LLC | | Phone: 505-858-3100 |
| Address: 5571 Midway Park PI NE | | Email: jniski@tierrawestllc.com |
| City: Albuquerque | State: NM | Zip: 87109 |
| Proprietary Interest in Site: | List all owners: | |
| SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.) | | |
| Lot or Tract No.: 008,014,015,019,018, Tract A Unit 8 North | Block: | Unit: |
| Subdivision/Addition: | MRGCD Map No.: | UPC Code: <small>101806520803930209, 101806520701630202, 101806522303930208, 101806519701030201, 101806524003930207, 101806522401630203, 101806523901630204.</small> |
| Zone Atlas Page(s): B-18-Z | Existing Zoning: NR-LM & NR-BP | Proposed Zoning: |
| # of Existing Lots: 7 | # of Proposed Lots: 1 | Total Area of Site (Acres): 6.73 acres |
| LOCATION OF PROPERTY BY STREETS | | |
| Site Address/Street: | Between: Alameda PI NE | and: |
| CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.) | | |
| 1009375, 1009966 | | |

| | |
|----------------------------------|---|
| Signature: | Date: 4/6/2021 |
| 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 |
| PS-2021-00046 | SK | \$50 | | | |
| | | | | | |
| | | | | | |
| Meeting Date: April 14, 2021 | | | | Fee Total: \$50 | |
| Staff Signature: Vanessa A Segura | | | Date: 4/6/21 | | Project # PR-2021-005316 |

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabg.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 S2 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 describing, explaining, and justifying the request
 - Scale drawing of the proposed subdivision plat (7 copies, folded)
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabg.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 S2 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
 - Proposed Final Plat (7 copies, 24" x 36" folded)
 - Design elevations & cross sections of perimeter walls (3 copies)
 - Copy of recorded IIA
 - Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabg.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 S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
 - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
 - 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)
 - Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
 - Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
 - Proposed Infrastructure List, if applicable
 - Required notice with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
 - Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabg.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 S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 - Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

| | |
|---|---|
| <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 or hearing, if required, or otherwise processed until it is complete.</i> | |
| Signature: | Date: 4-6-2021 |
| Printed Name: Ronald R. Bohannon | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |
| FOR OFFICIAL USE ONLY | |
| Project Number: _____ | Case Numbers: _____ |
| _____ | _____ |
| _____ | _____ |
| Staff Signature: _____ | |
| Date: _____ | |



TIERRA WEST, LLC

April 6, 2021

Ms. Jolene Wolfley, Chair
Design Review Board
PO Box 1293
Albuquerque, NM 87102

RE: **SKETCH PLAT REVIEW AND COMMENT
AUTONATION
008,014,015, 016,019,018,017, Tract A Unit 8 North
ZONE ATLAS MAP: B-19-Z**

Dear Ms. Wolfley:

Tierra West, LLC is submitting Sketch plat review and comment on behalf of Melloy Brothers Motor Ltd CO for a new auto dealership. The subject property is located at 4315 Wyoming Blvd along the North I-25 Frontage road and Alameda Blvd. The site is zoned mixed use moderate (MX-M).

The client would like to consolidate six (6) lots into one lot in order to complete the construction of a new car dealership. This facility will include a 47,463 building and the remainder of the lot will be for vehicle display. We have had discussions with NMDOT and access will not be allowed from the frontage road. A deceleration lane will be installed to Glendale Avenue in lieu of a traffic impact study at the request of NMDOT. We have submitted for a Fire One Sheet and are preparing a conceptual grading plan. The intent is to work through the required infrastructure anticipated at sketch plat.

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

Sincerely,

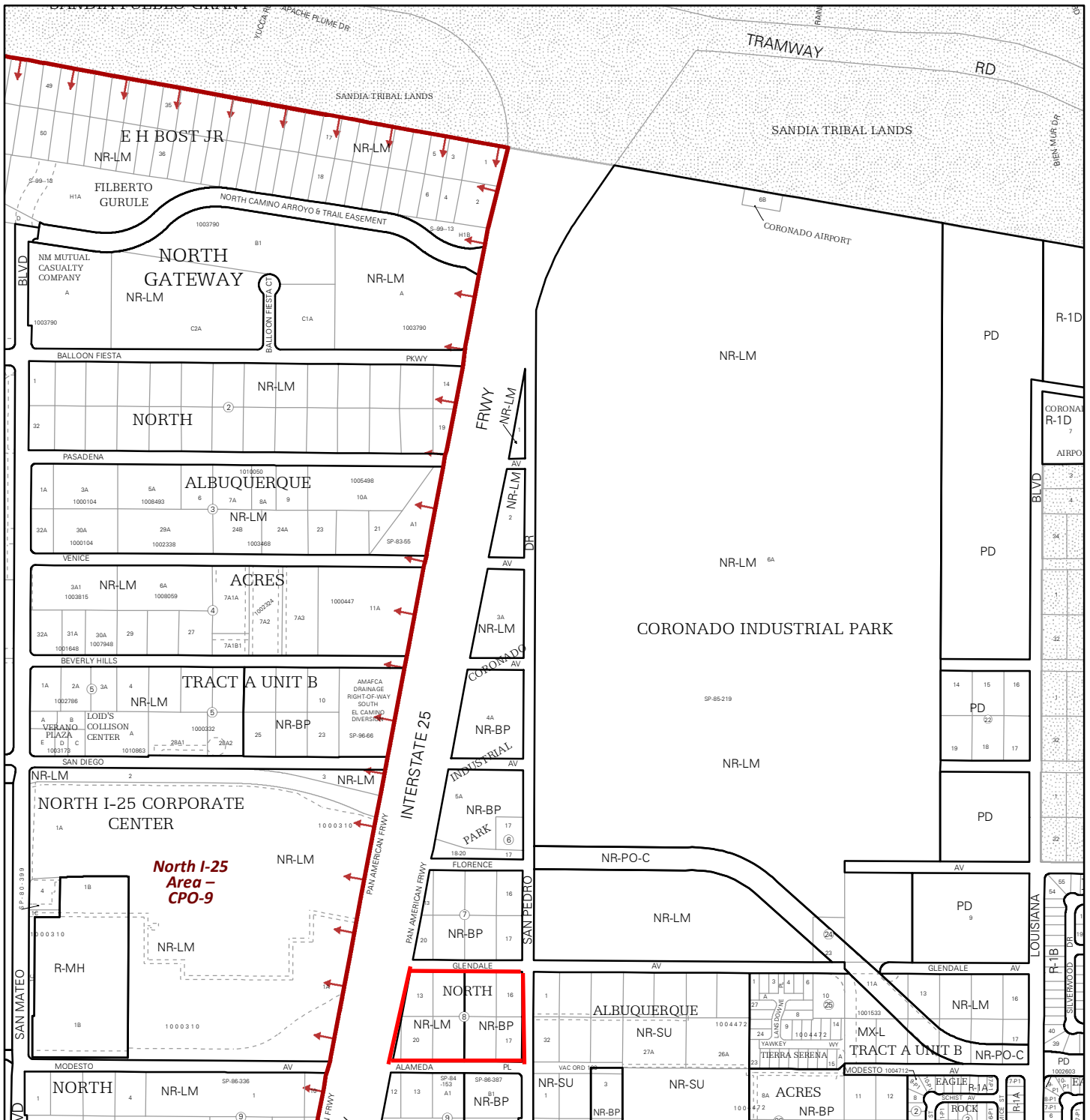
Ronald R. Bohannon, P.E.

Enclosure/s

cc:


JN: 2021010
RRB/jn/kw

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

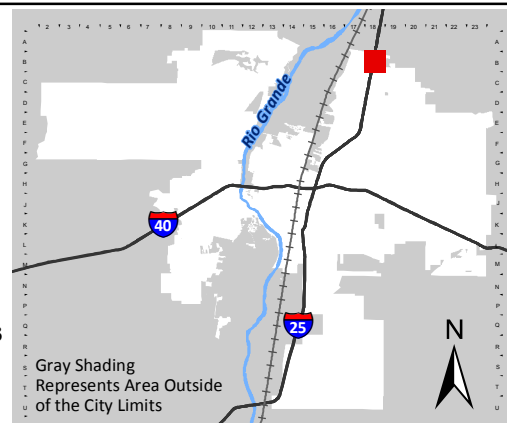


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Rio Grande

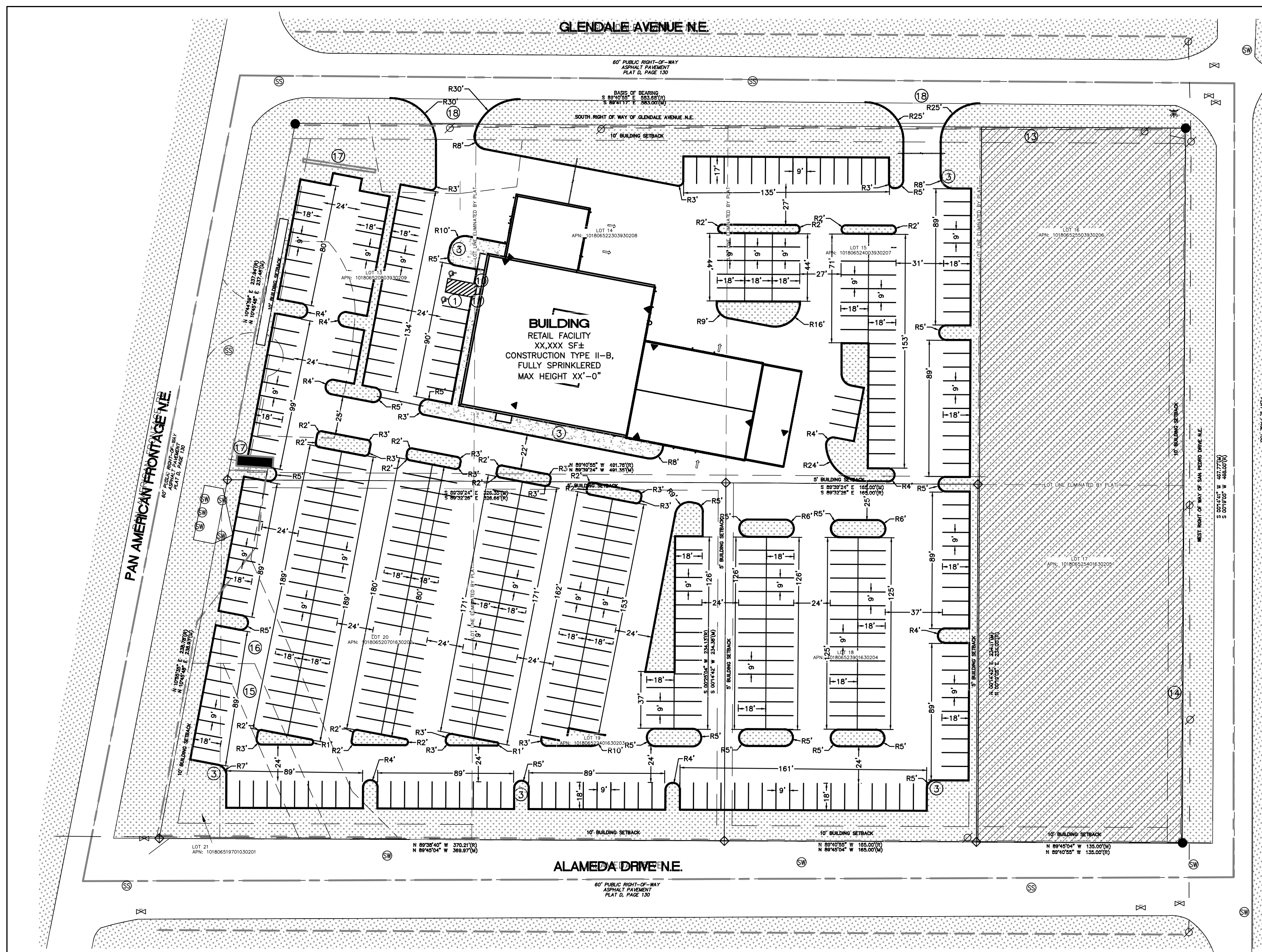
40 25

N

Zone Atlas Page:
B-18-Z

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

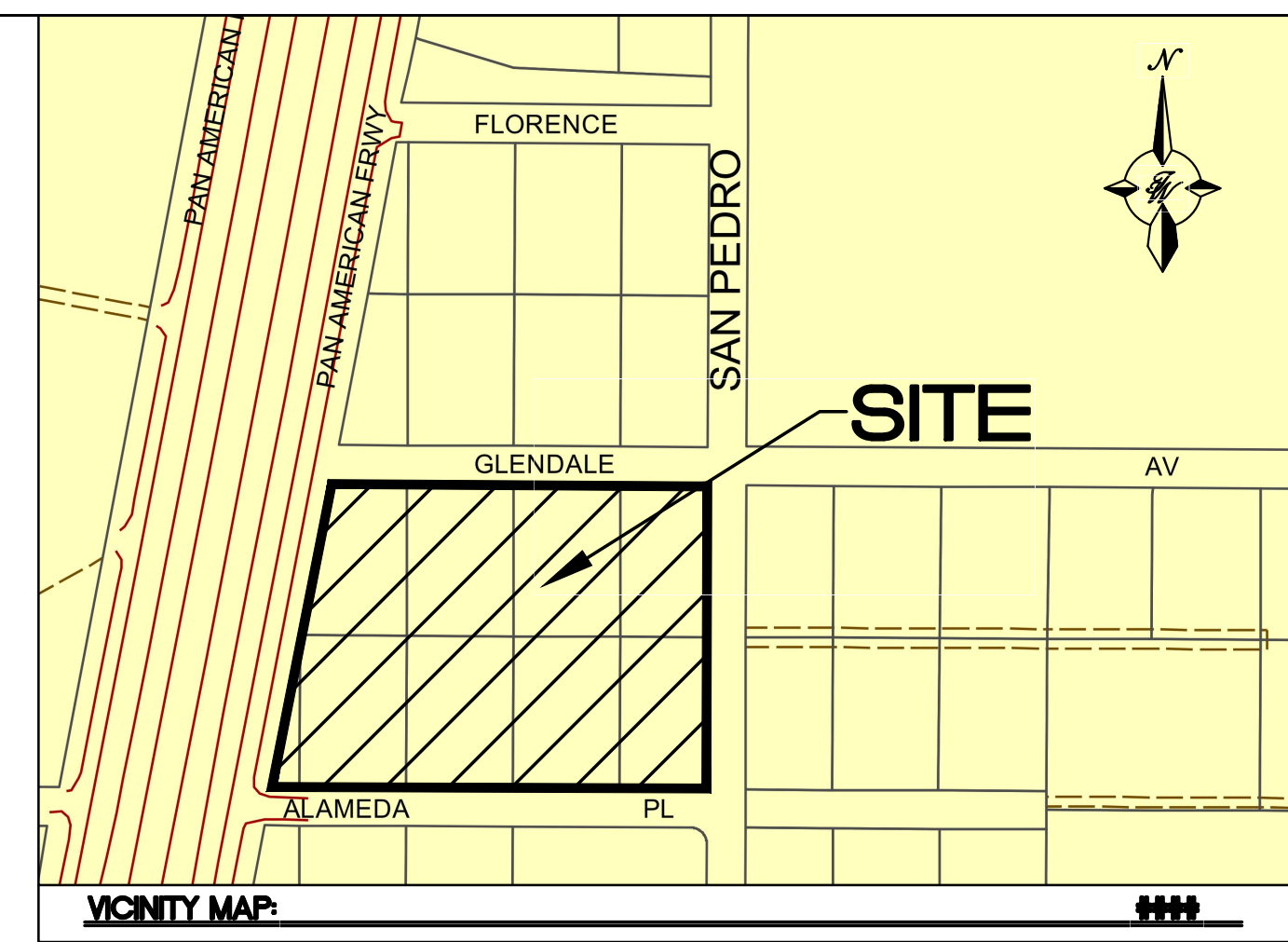
0 250 500 1,000 Feet



LEGEND

| | |
|-----|---|
| --- | CURB & GUTTER |
| --- | BOUNDARY LINE |
| --- | EASEMENT |
| --- | CENTERLINE |
| --- | RIGHT-OF-WAY |
| --- | BUILDING |
| --- | SIDEWALK |
| --- | EXISTING CURB & GUTTER |
| --- | EXISTING BOUNDARY LINE |
| MC | MOTORCYCLE SPACE W/SIGN SEE SHEET 6 FOR SIGN DETAIL |
| ■ | HEAVY DUTY ASPHALT |

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

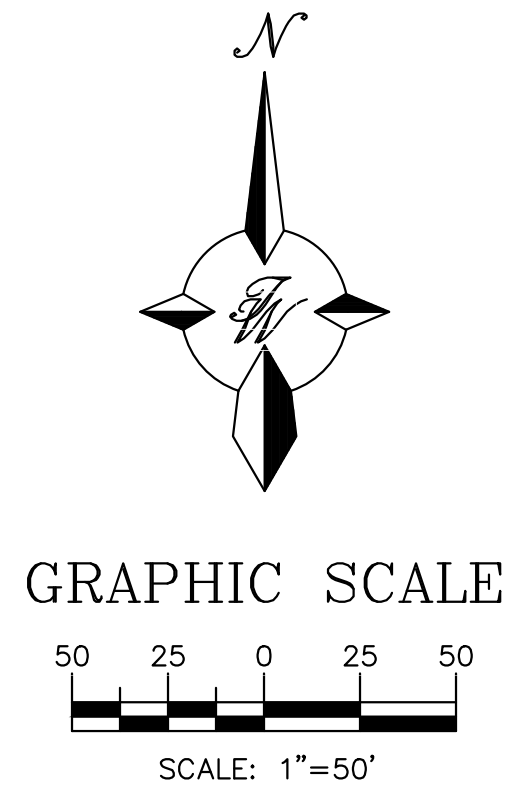


LEGAL DESCRIPTION:
PORTION OF LOT NUMBERED 13 LESS PART TO R/W, ALL OF LOTS 14, 15, 16, 17, 18, 19 AND PORTIONS OF LOTS 20 AND 21 BLOCK 8 OF TRACT "A", UNIT "B" 008 NORTH ALBUQ ACRES

NOTES:
UPC NO: 101806520803930209 UPC NO: 101806522303930208 UPC NO: 101806524003930207
UPC NO: 101806525503930206 UPC NO: 101806519701030201 UPC NO: 101806520701630202
UPC NO: 101806522401630203 UPC NO: 101806523901630204 UPC NO: 101806525401630205

SITE DATA

| | |
|---------------------------|--|
| PROPOSED USAGE: | AUTONATION USA ALBUQUERQUE 9100 PAN AMERICAN FREEWAY |
| ZONE: | Commercial Services NR-LM |
| IDO CLASSIFICATION: | LIGHT MANUFACTURING 293,264 SF (6.73 ACRES) |
| LOT AREA: | 9100 PAN AMERICAN WAY ALBUQUERQUE, NM 87107 |
| ADDRESS: | FRONT PER PLAN REAR PER PLAN SIDE PER PLAN |
| SETBACKS: | |
| BUILDING AREA: | BUILDING : 39,838 SF VEHICLE DISPLAY AREA : 7,625 SF TOTAL BUILDING AREA : 47,463 SF |
| PARKING REQUIRED: | 2 SPACES PER 1,000 GFA= 31 SPACES |
| PARKING PROVIDED: | 86 SPACES |
| HC PARKING REQUIRED: | 4 SPACES |
| HC PARKING PROVIDED: | 4 SPACES (1 VAN ACCESSIBLE) |
| MC PARKING REQUIRED: | 3 SPACES |
| MC PARKING PROVIDED: | 4 SPACES |
| BICYCLE PARKING REQUIRED: | 5 SPACES |
| BICYCLE PARKING PROVIDED: | 6 SPACES |
| LANDSCAPE AREA REQUIRED: | 13,972 SF |
| LANDSCAPE AREA PROVIDED: | 26,800 SF |



NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN CUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
6. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
7. SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLES BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2'-6" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C., TYP.
8. ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE G.C. BID.
9. ALL RETAIL PRODUCT AREAS ARE TO BE UNDER THE BUILDINGS PERMANENT ROOF.
10. MOTORCYCLE PARKING SPACES SHALL BE DESIGNATED BY ITS OWN CONSPICUOUSLY POSTED UPRIGHT SIGN, EITHER FREE-STANDING OR WALL MOUNTED PER THE ZONING CODE.
11. ALL ASPHALT IS LIGHT DUTY UNLESS OTHERWISE NOTED.

GENERAL NOTES - SITE PLANS:

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

KEYED NOTES

- 1 ACCESSIBLE PARKING: THE ADA ACCESS AISLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED SEE DETAIL SHEET ____
- 2 CURB RETURN HANDICAP RAMP SEE DETAIL SHT ____
- 3 NEW CURB PER DETAIL SHEET ____
- 4 EXISTING CONCRETE SIDEWALK
- 5 6' CROSSWALK
- 6 DUMPSTER SEE DETAIL SHEET ____
- 7 PROPOSED TRANSFORMER W/BOLLARDS
- 8 MOTORCYCLE PARKING SIGN SEE DETAIL SHEET ____ (TYP ONE FOR EACH SPACE)
- 9 BICYCLE RACK SEE DETAIL SHEET ____
- 10 HANDICAP PARKING SIGN SEE DETAIL SHEET ____ (TYP ONE FOR EACH SPACE)
- 11 ACCESSIBLE HANDICAP RAMP SEE DETAIL SHEET ____
- 12 4'X6' CONCRETE PAD, CENTERED ON FACE OF BUILDING
- 13 10' PUBLIC UTILITY EASEMENT DOC.# 1990036989
- 14 10' PUBLIC UTILITY EASEMENT BOOK D, PAGE 57
- 15 TEMPORARY CONSTRUCTION EASEMENT DOC.# 2010027175
- 16 PERMANENT STORM DRAIN EASEMENT DOC. # 2010027175
- 17 BILLBOARD WITH EXISTING EASEMENT
- 18 EXISTING ENTRANCE
- 19
- 20 EXISTING 7' SIDEWALK EASEMENT (0810512008, 20086-0172)
- 21 EXISTING TURN LANES

PARKING ANALYSIS:

| REQUIRED: | PROVIDED: |
|---|--|
| SALES FLOOR AREA Section 112-4 Note 12 1 Space per 500 sf | 7,625 sf 16 Spaces |
| OFFICE AREA Section 112-4 Note 2 3 Spaces per first 500 sf 1 Space per 200sf additional [8261 sf] Total | 8,761 sf 3 Spaces 42 Spaces 45 Spaces |
| SERVICE AREA Section 112-4 Note 23 1 Space per Service Bay 1 Space per 300 sf Total | 31,077 sf 31 Spaces 104 Spaces 135 Spaces |
| TOTAL SPACES REQUIRED CARS | 196 Spaces |
| Required minimum number of ACCESSIBLE PARKING SPACES based on combined total for customers and employees. | 6 Required |
| NOTE: ALL REMAINING PARKING IS FOR VEHICLE INVENTORY STORAGE. | |

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

| | |
|---|------|
| Traffic Engineer, Transportation Division | Date |
| Water Utility Development | Date |
| Parks & Recreation Department | Date |
| City Engineer | Date |
| * Environmental Health Department (conditional) | Date |
| Solid Waste Management | Date |
| DRB Chairperson, Planning Department | Date |

* Environmental Health, if necessary

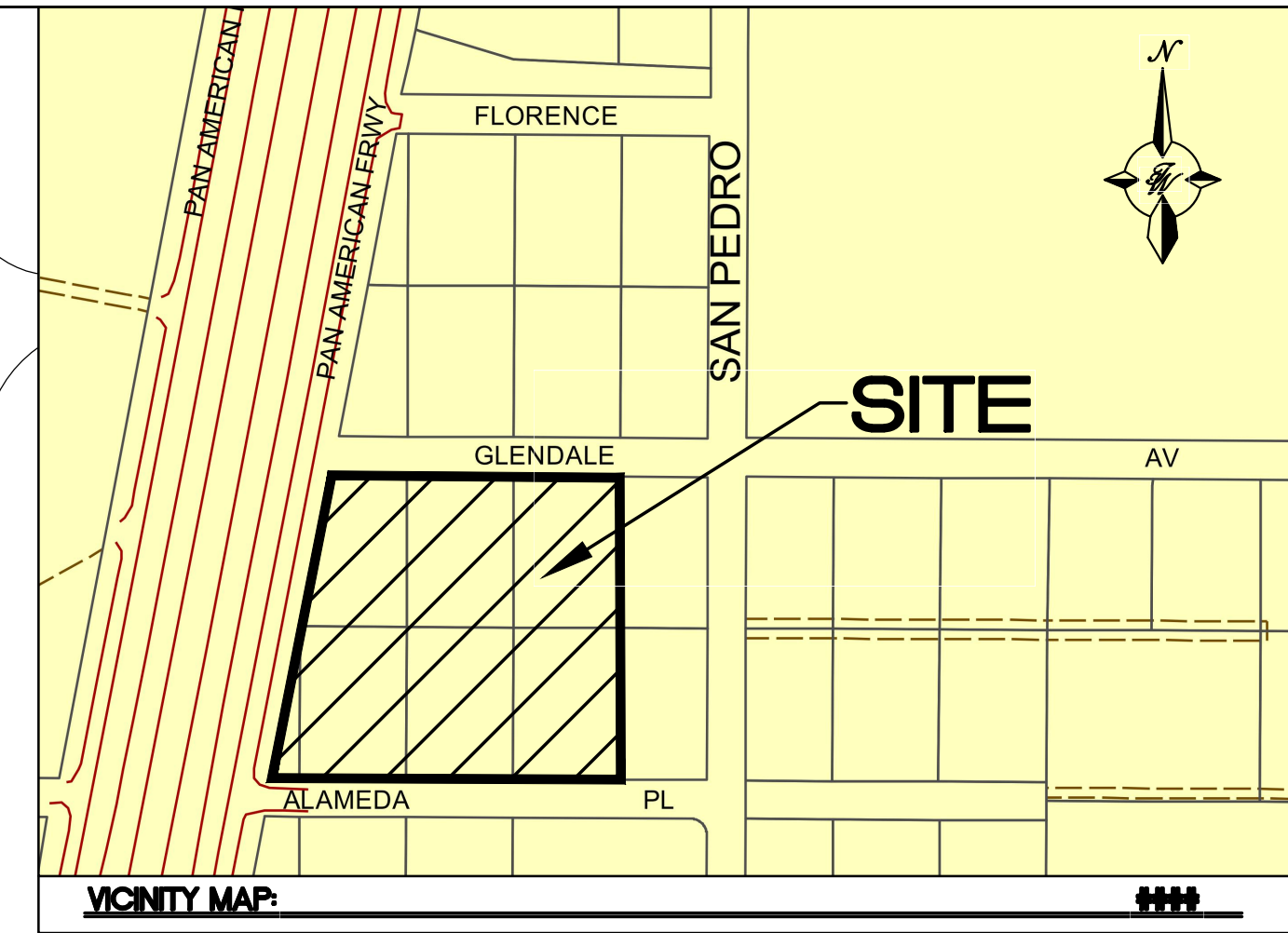
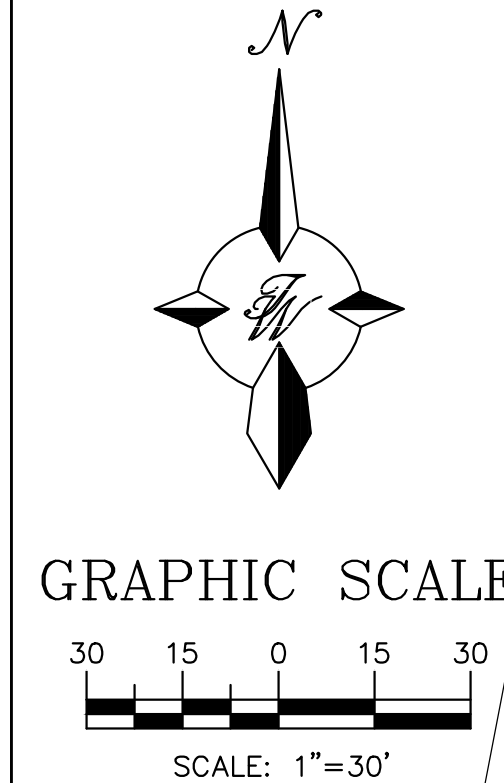
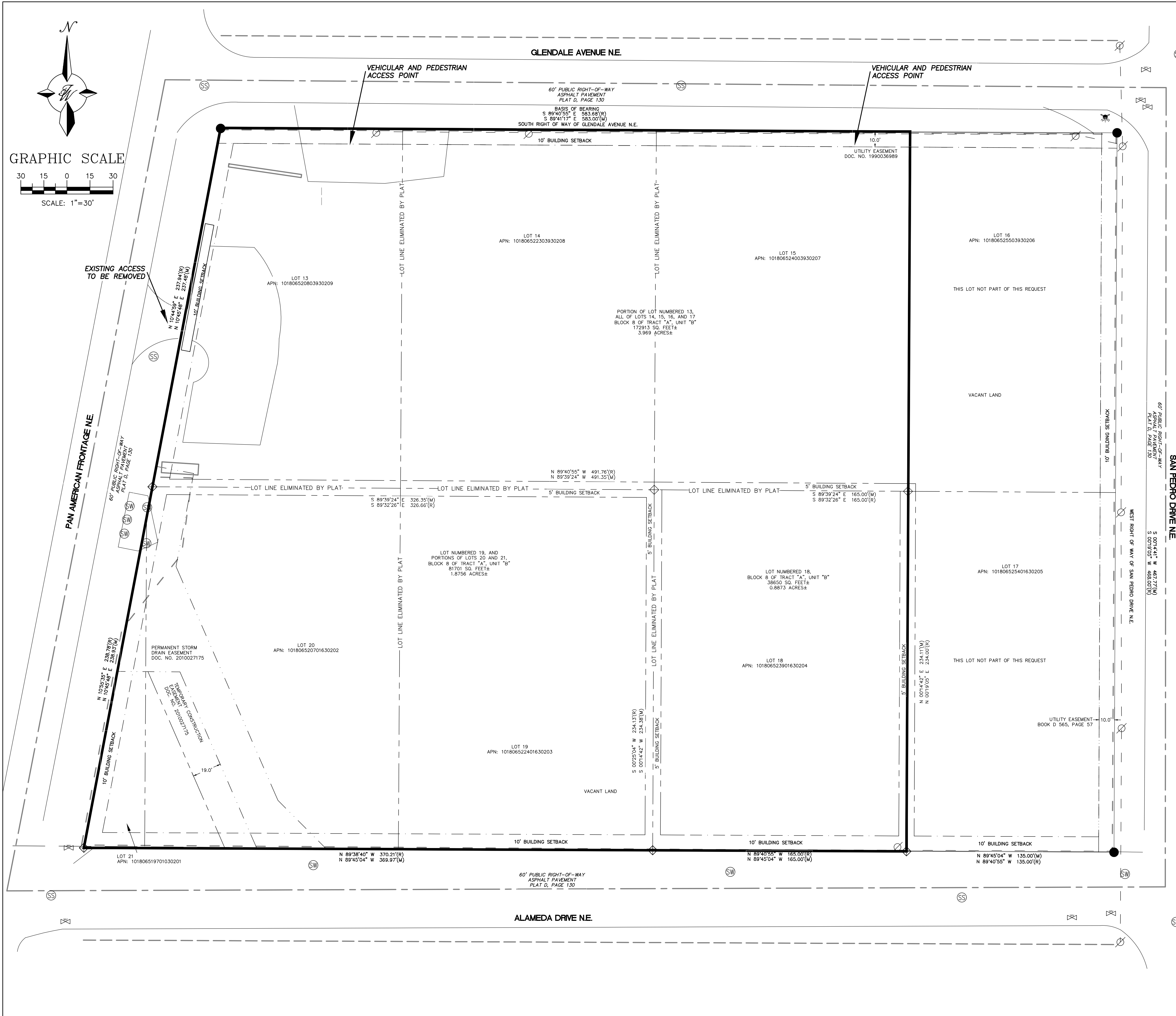
INDEX TO DRAWINGS

1. SITE PLAN FOR BUILDING PERMIT
2. MASTER SITE PLAN
3. GRADING PLAN
4. MASTER UTILITY PLAN
5. LANDSCAPE PLAN
6. CONSTRUCTION DETAILS
7. CONSTRUCTION DETAILS
8. CONSTRUCTION DETAILS
9. FIREONE PLAN
10. EROSION CONTROL
11. EROSION CONTROL DETAILS
12. EROSION CONTROL DETAILS
13. BUILDING ELEVATION
14. SIGN ELEVATION
15. BUILDING ELEVATION

CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

| | | |
|----------------------------------|---|----------------------|
| ENGINEER'S SEAL | AUTONATION SAN PEDRO AND ALAMEDA DRIVE | DRAWN BY RG |
| | SITE PLAN FOR BUILDING PERMIT | DATE 08/09/2021 |
| | TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com | 2021010- SP |
| RONALD R. BOHANNAN P.E. #7868 | | SHEET # C1 |
| | | JOB # 2021010 |



LEGAL DESCRIPTION:
 PORTION OF LOT NUMBERED 13 LESS PART TO R/W, ALL OF LOTS 14, 15, 16, 17, 18, 19 AND PORTIONS OF LOTS 20 AND 21 BLOCK 8 OF TRACT "A", UNIT "B" 008 NORTH ALBUQ ACRES

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 UPC NO: 101806522401630203 UPC NO: 101806523901630204 UPC NO: 101806525401630205

LEGEND

| | |
|--|------------------------|
| | CURB & GUTTER |
| | BOUNDARY LINE |
| | EASEMENT |
| | CENTERLINE |
| | RIGHT-OF-WAY |
| | BUILDING |
| | SIDEWALK |
| | EXISTING CURB & GUTTER |
| | EXISTING BOUNDARY LINE |

- NOTICE TO CONTRACTORS**
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| | | |
|---|--|----------------------|
| ISSUED FOR REVIEW - NOT FOR CONSTRUCTION | | |
| ENGINEER'S SEAL | AUTONATION SAN PEDRO AND ALAMEDA DRIVE | DRAWN BY RG |
| | SITE PLAN FOR SUBDIVISION | DATE 03/09/2021 |
| | TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-5100 www.tierrawestllc.com | 2021010- SP040621 |
| RONALD R. BOHANNAN P.E. #7868 | | SHEET # C1 |
| | | JOB # 2021010 |

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