2021010 Auto Nation
Site Plan - DRB

City of Albuquerque

DEVELOPMENT REVIEW BOARD APPLICATION

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	☐ Final Sign off of EPC Site Plan(s) *(Form P2)*	
☐ Major – Preliminary Plat *(Form P1)*	☐ Amendment to Site Plan (Form P2)	☐ Vacation of Public Right-of-way *(Form V)*
☐ Minor – Preliminary/Final Plat *(Form S2)*	**MISCELLANEOUS APPLICATIONS**	☐ Vacation of Public Easement(s) DRB *(Form V)*
☐ Major - Final Plat *(Form S1)*	☐ Extension of Infrastructure List or IIA *(Form S1)*	☐ Vacation of Private Easement(s) *(Form V)*
☐ Amendment to Preliminary Plat *(Form S2)*	☐ Minor Amendment to Infrastructure List (*Form S2*)	**PRE-APPLICATIONS**
☐ Extension of Preliminary Plat *(FormS1)*	☐ Temporary Deferral of S/W *(Form V2)*	☐ Sketch Plat Review and Comment *(Form S2)*
	☐ Sidewalk Waiver *(Form V2)*	
SITE PLANS	☐ Waiver to IDO *(Form V2)*	**APPEAL**
☑ DRB Site Plan *(Form P2)*	☐ Waiver to DPM *(Form V2)*	☐ Decision of DRB *(Form A)*

BRIEF DESCRIPTION OF REQUEST

Site Plan DRB

APPLICATION INFORMATION		
Applicant: Albuquerque ANUSA, LLC - Charles W Sabadash III		Phone: 954-769-2303
Address: 200 SW 1st Avenue, 14th Floor		Email: Mossf@AutoNation.com
City: Fort Lauderdale	State: FL	Zip: 33301
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park Pl NE		Email: jniski@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Albuquerque ANUSA	List all owners: Melloy Brothers Motor LTD CO	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 008,014,015, 018,019, Tract A Unit 8 North, East Portion of Lot 21 BLK 8 North	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101806520803930209, 101806522303930208 101806824003930207, 101806520701630202 101806519701030201, 101806522401630203 101806523901630204
Zone Atlas Page(s): B-18-Z	Existing Zoning: NR-LM & NR-BP	Proposed Zoning NR-LM
# of Existing Lots: 7	# of Proposed Lots: 1	Total Area of Site (Acres): 5.2896
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 9100 Pan American / Glendale	Between: Alameda Pl NE	and: Glendale

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

1009375, 1009966, PR-2021-005411, S1-2021-00610, PR-2021-005316, PS-2021-00046

Signature:	**Date:** 05/13/2021
Printed Name: Ronald R. Bohannan	☐ Applicant or ☑ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date:		Fee Total:
Staff Signature:	Date:	**Project #**

FORM P2: SITE PLAN – DRB

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

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form P2 at the front followed by the remaining documents *in the order provided on this form.*

☑ **SITE PLAN – DRB**
☐ **MAJOR AMENDMENT TO SITE PLAN – DRB**
☐ **EXTENSION OF SITE PLAN – DRB**

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

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

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

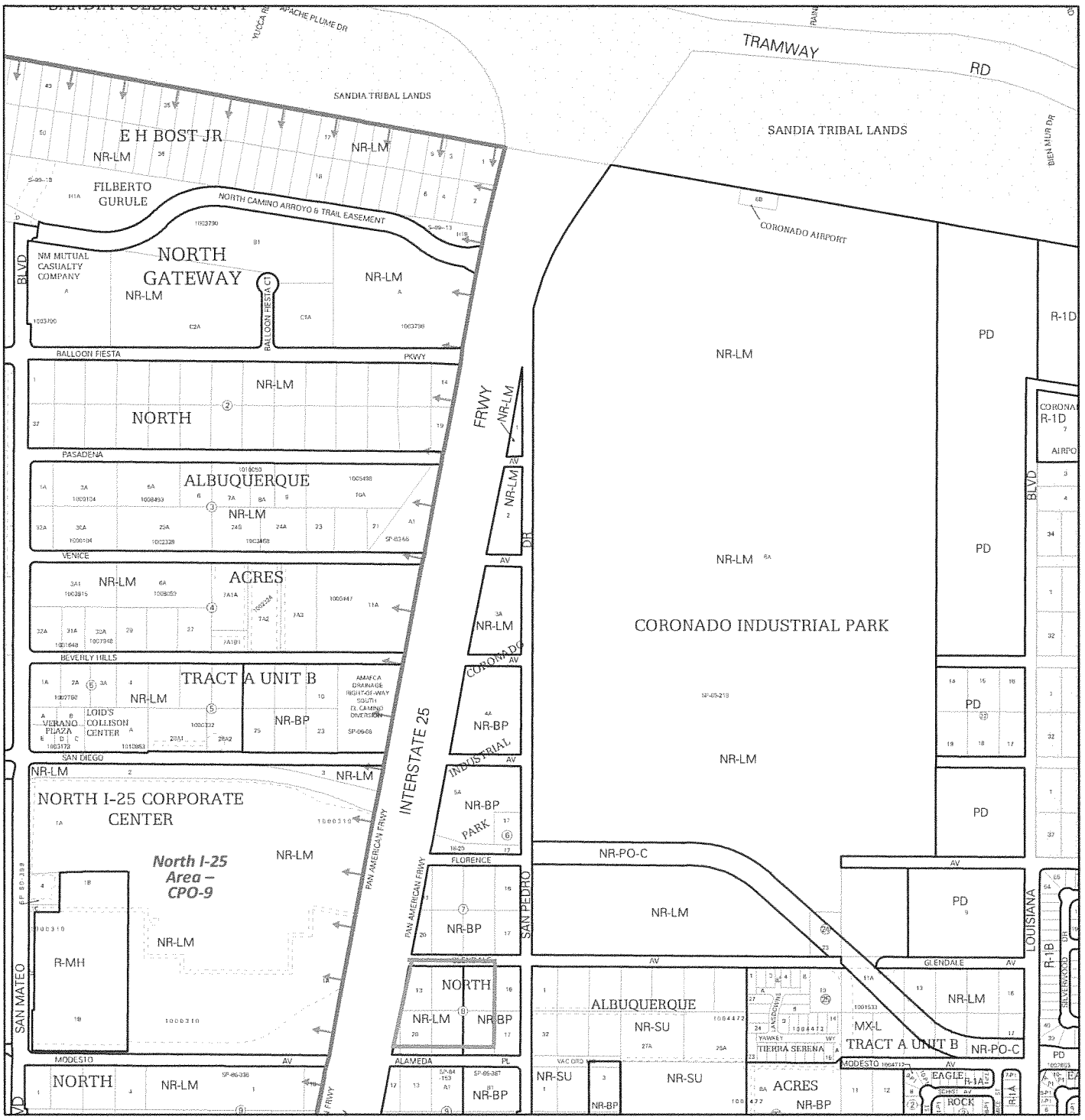
I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.

Signature:	**Date:** 05/13/2021
Printed Name: Ronald R. Bohannan	☐ Applicant or ☑ Agent

FOR OFFICIAL USE ONLY

Case Numbers: Project Number:	
Staff Signature:	
Date:	

Revised 12/2/20



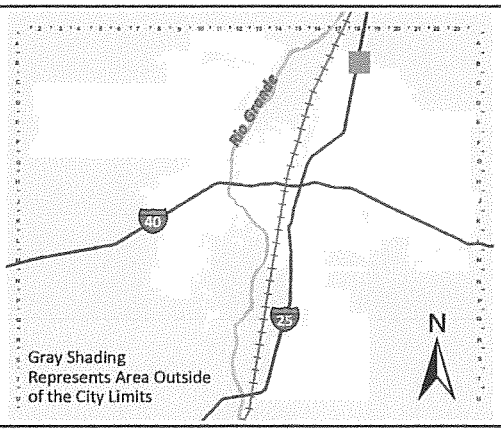
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:

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

Feet: 0 250 500 1,000

April 27, 2021

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

RE: CITY SUBMITTALS
014, 015, 016, 017, 018, 019 008 NORTH ACRES TR A
UNIT B, East PORTION OF LOT 21 BLK 8 NORTH
ZONE ATLAS: B-18-Z

Dear Ms. Wolfley:

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

Charles W. Sabadash III
Print Name

Charles Sabadash

Signature

Authorized Agent
Title

April 29, 2021
Date

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

KNOW ALL PERSONS BY THESE PRESENTS:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is executed and delivered on this 14th day of April, 2021, by MELLOY BROTHERS MOTOR LTD CO., a New Mexico limited liability company ("**Grantor**"), whose legal address is 499 Emilio Lopez Road, Los Lunas, New Mexico 87031, unto ALBUQUERQUE ANUSA, LLC, a Delaware limited liability company ("**Grantee**"), whose address is 200 SW 1st Avenue, 14th Floor, Fort Lauderdale, Florida 33301.

Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, paid to Grantor, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee and its successors and assigns, in fee simple that certain parcel of improved real property consisting of approximately 6.63 acres located at 9100 Pan American Freeway NE, Albuquerque, New Mexico 87113, being more particularly described on **Exhibit A** attached hereto and made a part hereof for all purposes (the "**Realty**"), together with (a) all improvements on the Realty and all attached fixtures and equipment located in such improvements, (b) all rights, titles and interests of Grantor in and to any and all roads, streets, alleys, public and private rights-of-way and easements that benefit the Realty or may be used in connection with the Realty, (c) all strips and gores of land lying adjacent to the Realty which Grantor owns; and (d) all rights, privileges, easements and appurtenances belonging and appertaining to the Realty which Grantor owns (including, without limitation, development rights and general intangible rights) (such items described in clauses (a) through (d) above, together with the Realty, collectively, the "**Property**").

This conveyance is made SUBJECT ONLY to the matters described in **Exhibit B** attached hereto and made a part hereof for all purposes, but only to the extent such matters are currently valid and enforceable against the Property (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject only to the Permitted Exceptions, unto Grantee and its successors and assigns forever. Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and its successors and assigns forever against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise, subject only to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

GRANTOR:

MELLOY BROTHERS MOTOR LTD CO.,
a New Mexico limited liability company

By: _____
Name: Patrick J. Melloy
Title: Manager

State of New Mexico)
)
County of Bernalillo)

The foregoing instrument was acknowledged before me on this 12 day of April, 2021, by Patrick J. Melloy, as Manager of Melloy Brothers Motor LTD Co., a New Mexico limited liability company.

Witness my hand and official seal.

OFFICIAL SEAL
Ronda S. Young
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 9-19-23

Notary Public

My commission expires: 9-19-23

[SEAL]

After Recording Return To:

Albuquerque ANUSA, LLC
c/o Thomas L. Bloodworth, Esq.
Bloodworth Carroll, P.C.
10000 North Central Expressway
Suite 1050
Dallas, Texas 75231

Exhibit A

Legal Description of the Realty

A certain Tract of Land being and comprising a portion of Lot numbered Thirteen (13) and all of Lots Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) in Block numbered Eight (8) of Tract "A", Unit "B", NORTH ALBUQUERQUE ACRES, Albuquerque, New Mexico, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Volume D, folio 130 and being more particularly described as follows: Beginning at the Southeast corner of said Tract being the southeast corner of aforementioned Lot 17 and point of intersection with the North right of way of Modesto Avenue N.E. and the West right of way of San Pedro Drive N.E., Thence, from said point of beginning N. 89° 40' 55" W., 135.00 feet along the North right of way of Modesto Avenue N.E. to a point; Thence, leaving said right of way N.00° 19' 05" E., 234.00 feet to a point; Thence, N. 89° 40' 55" W., 491.76 feet to the Southwest corner and point on the East right of way of Interstate 25 North; Thence, along said right of way N. 10° 44' 59" E., 237.94 feet to the Northwest corner and point of intersection with the South right of way of Glendale Avenue N.E.; Thence, S. 89° 40' 55" E., 583.68 feet along said right of way to the Northeast corner and point of intersection with the West right of way of San Pedro Drive N.E.; Thence, S. 00° 19' 05" W., 468.00 feet along said right of way to the point of beginning.

AND

Lot numbered Eighteen (18) in Block numbered Eight (8) of Tract "A", Unit "B", NORTH ALBUQUERQUE ACRES, Albuquerque, New Mexico, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936.

AND

Lot numbered Nineteen (19) and portions of Lots Twenty (20) and Twenty-one (21), Block numbered Eight (8), Tract "A" Unit "B", NORTH ALBUQUERQUE ACRES, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936; and being more particularly described as follows: beginning at the Southeast corner of the tract herein described, being the Southeast corner of said Lot Nineteen (19), Tract "A", Unit "B", North Albuquerque Acres, whence the Westerly line of San Pedro Drive NE bears S. 89 deg. 38' 40" E. at 300 feet distance; thence N. 89 deg. 38' 40" W., 370.21 feet along the North line of Modesto Avenue and the South Line of Lots Twenty-one (21), Twenty (20), and Nineteen (19) to the Southwest corner and the Easterly right-of-way line of U.S. Interstate 25 and New Mexico State Road No. 422; thence N. 10 deg. 55' 35" E., along said right-of-way, 238.78 feet to the Northwest corner; thence S. 89 deg. 32' 26" E., along the North line of said lots Nineteen (19) and Twenty (20) 326.66 feet to the Northeast corner; thence S. 00 deg. 25' 04" W., along the East line of said Lot Nineteen (19) 234.13 feet to the Southeast corner and point of beginning.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2021, and thereafter, not yet due or payable.

2. Reservations contained in Patent from United States of America recorded in Book 80, Page 353, records of Bernalillo County, New Mexico.

3. Covenants, conditions, restrictions, terms, provisions and easements recorded in Book 132, page 306 and in Book 141, page 158, records of Bernalillo County, New Mexico, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, filed October 3, 1960, recorded in Book D 565, page 57, records of Bernalillo County, New Mexico.

5. Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, filed May 11, 1990, recorded in Document No. 1990036989, records of Bernalillo County, New Mexico.

6. Permanent Storm Drain Easement, filed March 31, 2010, as Document No. 2010027175, records of Bernalillo County, New Mexico.

7. Lease as evidenced by Memorandum of Lease, filed June 29, 2015, as Document No. 2015055331, records of Bernalillo County, New Mexico.

8. Encroachment of the improvements of the fence onto the Land and onto adjacent land as shown on an ALTA/NSPS Land Title Survey prepared by Bureau Veritas, Blew & Associates, P.A. and William Gagner, Blew Job No. 20-5815, dated November 12, 2020.

9. Rights of easement, if any, relating to the powerpole, telephone riser, SD Vault, sanitary sewer manholes(s) and billboard, as shown on the ALTA/NSPS Land Title Survey by Bureau Veritas, Blew & Associates, P.A. and William Gagner, Blew Job No. 20-5815, dated November 12, 2020.

Tim Keller, Mayor
Sarita Nair, CAO

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

DATE: May 3, 2021

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):	PR-2021-005411
Agent:	Tierra West, LLC
Applicant:	Melloy Brothers Motor LTD Co
Legal Description:	008, 014-019 North Acres Tr A Unit B, E. Prt of Lot 21 Blk 8 North
Zoning:	NR-LM/NR-BP
Acreage:	6.6231
Zone Atlas Page(s):	B-18-Z

CERTIFICATE OF NO EFFECT: ☑ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☑ No

SUPPORTING DOCUMENTATION:

Historic Google Earth images

SITE VISIT: N/A

RECOMMENDATIONS:

Between 1996 (at least) and 2013, there were buildings and and paved parking areas on this lot.
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:

5/3/2021

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 12/2020)

Project Title: Auto Nation Dealership Building Permit #: N/A Hydrology File #: N/A

Zone Atlas Page: _____ DRB#: Legal EPC#: _____ Work Order#: _____

Description: 9100 Pan American Frwy - Auto Nation Car Dealership, New Construction -

City Address: (+/ - 4.5 acres to be developed as ANUSA and 2.3 acres as Future Use or Sell Land)

Applicant: Modulus Architects, Inc./ Angela Williamson Contact: Angela M. Williamson

Address: 100 Sun Ave NE, Suite 600

Phone#: 505-999-8016 Fax#: _____ E-mail: awilliamson@modulusarchitects.com

Development Information

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

Project Type: New: (X) 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:
New and Used Car Sales, Office for Sales, Showroom, Outdoor storage (display) of vehicles

Days and Hours of Operation (if known): Unknown

Facility

Building Size (sq. ft.): +/- 19,000

Number of Residential Units: N/A

Number of Commercial Units: _____

Traffic Considerations

ITE Land Use Code #841

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):* AM 50 vph, PM 56 vph

Driveway(s) Located on: Street Name A new curbcut on Glendale, would like access on the frontage road of Pan Americar

Adjacent Roadway(s) Posted Speed: Street Name _____ Posted Speed _____

Street Name _____ Posted Speed _____

** 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: _____
(arterial, collecdtor, local, main street)

Comprehensive Plan Center Designation: N/A
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): Frontage is NMDOT, Glendale is the City of Albuquerque

Adjacent Roadway(s) Traffic Volume: Frontage 2,365 Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): _____ Nearest Transit Stop(s): _____

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: _____
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: _____

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 [✓] Borderline [ ]

Thresholds Met? Yes [ ] No [✓]

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes: Peak hour trips less than the threshold of 100 vph

M Parr P.E. 1/25/2021

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 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 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: AutoNation

AGIS MAP # B-18-Z

LEGAL DESCRIPTIONS: 008,014,015,018,019 NORTH ALBUQUERQUE ACRES TR A UNIT B LOT 13 LESS PORT R/W, EAST PORTION OF LOT 21 BLK 8 NORTH

X **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	5/14/2021 Date
Renée C. Brasuelle Hydrology Division Representative	05/06/21 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 4/15/2021 (date).

Applicant/Agent	5/14/2021 Date
ABCWUA Representative	5/6/21 Date

PROJECT # _____

Revised 5/18

TIERRA WEST, LLC

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

May 14, 2021

Ms. Jolene Wolfley
Development Review Board
600 Second NW
Albuquerque, NM 87102

RE: SITE PLAN -DRB
008,014,015,018,019 NORTH ALBUQUERQUE ACRES
TR A UNIT B LOT 13 LESS PORT R/W, EAST PORTION
OF LOT 21 BLK 8 NORTH
ZONE ATLAS PAGE- B-18-Z

Dear Ms. Wolfley:

Tierra West, LLC, on behalf of Albuquerque ANUSA, requests approval of a DRB Site Plan-DRB Approval. The site is zoned NR-BP (Non-Residential Business Park) and NR-LM (Non-Residential Light Manufacturing).

Site Location
The site location is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property is 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include 18,645 SF building and the remainder of the lot will be for vehicle display.

The justification presented below addresses the Site Plan for DRB request requirements pursuant to IDO Section 6-6(I)(3).

6-6(I)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The Site Plan was designed per the IDO and DPM and applicable City regulations. There is no previously approved Site Plan.

6-6(I)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its streets, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The City's existing infrastructure does have capacity and supports this development at this location. There are existing streets (and an infrastructure list is included to bring those streets up to City standards) on all four sides of the project as well as water, sanitary sewer and storm sewer. This project does not adversely affect the existing infrastructure.

6-6(l)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

This property is not part of any Master Development Plan or prior approved Site Plan.

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

Sincerely,

Ronald R. Bohannan, P.E.

cc: Fredrick Moss- AutoNation

JN: 2021010
RRB/jn/kw

DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

April 14, 2021

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger ..... Transportation
Kris Cadena ..... Water Authority
Ernest Armijo. .....Hydrology
Carl Garcia.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

****

MAJOR CASES AND ASSOCIATED MINORS

1. **PR-2019-002761**
SI-2021-00255 – SITE PLAN AMENDMENT

CONSENSUS PLANNING INC. agent for **LEGACY DEVELOPMENT & MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of **LOTS 8-A & 23-A BLOCK 26 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES** zoned NR-BP and MX-L, located at **6501 EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE**, containing approximately 5.6759 acre(s). (C-18)

PROPERTY OWNERS: LEGACY DEVELOPMENT & MANAGEMENT, LLC
REQUEST: MAJOR AMENDMENT TO REMOVE LOT 8-A FROM PRIOR SITE PLAN APPROVAL

DEFERRED TO APRIL 21ST, 2021.

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2. **PR-2019-002761**
SI-2021-00256 – SITE PLAN

CONSENSUS PLANNING INC. agent for **LEGACY DEVELOPMENT & MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of **LOTS 8-A, 11 & 12, 26 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES** zoned MX-L, located at **6700 & 6716 MODESTO AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE**, containing approximately 4.7885 acre(s). (C-18)

PROPERTY OWNERS: LEGACY DEVELOPMENT & MANAGEMENT, LLC
REQUEST: SITE PLAN FOR 120-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

DEFERRED TO APRIL 21ST, 2021.

3.	**PR-2019-002761** **SD-2021-00053 – PRELIMINARY/FINAL PLAT** **SD-2019-00056-VACATION OF PUBLIC EASEMENT** **SD-2019-00055 - VACATION OF PUBLIC EASEMENT** **SD-2021-00054 – VACATION OF PUBLIC EASEMENT**	**CSI - CARTESIAN SURVEY'S INC.** agent for **FAIZEL KASSEM C/O KASSAM LAND ACQUISITION 9 LLC** request(s) the aforementioned action(s) for all or a portion of **8-A, 11 & 12 BLOCK 26 NAA, TR. A, UNIT B** zoned NR-BP, located on **MODESTO AVE between OBSIDIAN ST NE and SAN PEDRO DR NE**, containing approximately 4.7885 acre(s). (C-18)*[Deferred from 3/31/21]* **PROPERTY OWNERS**: FAIZEL KASSEM C/O KASSAM LAND ACQUISITION 9 LLC **REQUEST**: SUBDIVIDE EXISTING 3 LOTS INTO 1 INDIVIDUAL LOT, VACATE EASEMENTS, GRANT EASEMENTS, DEDICATE RIGHT-OF-WAY **DEFERRED TO APRIL 21ST, 2021.**
4.	**PR-2018-001579** **SD-2021-00035 – PRELIMINARY/FINAL PLAT**	**MODULUS ARCHITECTS, INC C/O ANGELA WILLIAMSON, CEO** agent for **WINROCK PARTNERS** request(s) the aforementioned action(s) for all or a portion of: **PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & H, WINROCK CENTER ADDITION** zoned MX-H, located at **2100 LOUSIANA BLVD NE between INDIAN SCHOOL and I-40** containing approximately 28.86 acre(s). (J-19)*[Deferred from 3/10/21, 3/31/21]* **PROPERTY OWNERS**: SUN CAPITAL HOTELS. OWNERS; WINROCK PARTNERS **REQUEST**: PRELIMINARY PLAT FOR WINROCK TOWN CENTER FOR A NEW HOTEL – APPROX. 149 ROOMS ENCOMPASSING +/- 80,000 SQ FT **DEFERRED TO APRIL 21ST, 2021.**
5.	**PR-2018-001579** **SI-2020-01477 – SITE PLAN AMENDMENT** **VA-2020-00469 – WAIVER TO IDO**	**DEKKER/PERICH/SABATINI** request(s) the aforementioned action(s) for all or a portion of: **PARCEL A-1-A-1-B SUBD PLAT TRS A-1-A-1-A & A-1-A-1-B WINROCK CENTER ADDN, PARCEL A-2 AND A-3 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN + PARCEL C-2A1 SUBD PLAT PARCEL C-2A1 & C-2A2 WINROCK CENTER ADDN, PARCEL E1A WINROCK CENTER ADDITION, PARCEL D1A WINROCK CENTER ADDN REPLAT OF PARCEL D1 WINROCK CENTER ADDN AND PARCEL A-1-A-1-A-1-A WINROCK CENTER ADDITION**, zoned MX-H, zoned MX-M located at **7500 INDIAN SCHOOL RD**, containing approximately 83 acre(s). (J-19)*[Deferred from 1/13/21, 2/10/21, 3/3/21, 3/17/21, 3/31/21]* **PROPERTY OWNERS**: DARIN SAND, WINROCK PARTNERS LLC **REQUEST**: A MAJOR AMENDMENT TO THE APPROVED SITE DEVELOPMENT PLAN FOR WINROCK TOWN CENTER TO FACILITATE THE DEVELOPMENT OF A NEW 199 UNIT MULTI-FAMILY DEVELOPMENT FOR A VACANT LOT AT 7500 INDIAN SCHOOL. **DEFERRED TO APRIL 21ST, 2021.**

6. **PR-2018-001579**
SD-2021-00073 – PRELIMINARY/FINAL PLAT

HUITT-ZOLLARS INC./SCOTT EDDINGS agent(s) for **GOODMAN REALTY** request(s) the aforementioned action(s) for all or a portion of: **PARCEL E-1-A, WINROCK CENTER ADDITION** zoned MX-M, located on **INDIAN SCHOOL RD between WINROCK LOOP and PENNSYLVANIA AVE**, containing approximately 3.38 acre(s). (J-19)

PROPERTY OWNERS: GOODMAN REALTY
REQUEST: REPLAT OF PARCEL E-1-A FOR THE APPROVED VACATION OF PUBLIC ACCESS EASEMENT AND GRANTING PUBLIC SIDEWALK EASEMENT.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE DRB HAS *APPROVED* THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO WATER AUTHORITY FOR ITEMS IN WATER AUTHORITY CASE COMMENTS, AND TO PLANNING FOR PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT, UTILITY COMPANIES SIGNATURES AND FOR THE AGIS DXF FILE.

MAJOR CASES

7. **PR-2020-004475**
SI-2021-00254 – SITE PLAN

JOE SLAGLE, ARCHITECT agent for **CURTIS PINO** request(s) the aforementioned action(s) for all or a portion of **LOT 21, TRACT 2 BLOCK 9 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned MX-L, located at **7413 HOLLY AVE NE between LOUISIANA and WYOMING**, containing approximately 1.0031 acre(s). (C-19)*[Deferred from 3/31/21]*

PROPERTY OWNERS: CURTIS AND REBECCA PINO
REQUEST: 4,800 SQ FT DENTAL OFFICE AT GROUND LEVEL WITH 1000 SQ FT MEETING ROOM AT UPPER FLOOR. 3800 SQ FT OF LEASE SPACE ALSO INCLUDED.

DEFERRED TO MAY 5TH, 2021.

8. **PR-2018-001198**
SI-2021-00383- SITE PLAN

CONSENSUS PLANNING agent for **PV TRAILS ALBUQUERQUE, LLC (C/O PRICE LAND DEVELOPMENT GROUP)** request(s) the aforementioned action(s) for all or a portion of **TRACT 11 (FORMERLY TRACT 1), CATALONIA (THE TRAILS)** zoned R-ML, located on **WOODMONT AVE NW beetween PASEO DEL NORTE and GIRONA AVE NW**, containing approximately 13.9 acre(s). (C-8)

PROPERTY OWNERS: PV TRAILS ALBUQUERQUE, LLC (C/O PRICE LAND DEVELOPMENT GROUP
REQUEST: SITE PLAN APPROVAL FOR A 333-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

DEFERRED TO MAY 12TH, 2021.

9. **PR-2020-003443**
SD-2021-00027– PRELIMINARY PLAT (sketch plat 3-4-20)

CONSENSUS PLANNING INC. agent for **HOLLY PARTNERS LLC** request(s) the aforementioned action(s) for all or a portion of: **20A-1, PARADISE NORTH** zoned MX-L, located on **UNSER BLVD NW between BANDELIER DR NW and McMAHON BLVD NW** containing approximately 19.01 acre(s). (A-11)*[Deferred from 3/10/21, 3/31/21]*

PROPERTY OWNERS: HOLLY PARTNERS LLC
REQUEST: SUBDIVIDE EXISTING LOT INTO 9 NEW LOTS AND PROVIDE REQUIRED PUBLIC INFRASTRUCTURE

DEFERRED TO APRIL 28, 2021.

MINOR CASES

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10. **PR-2018-001695**
SD-2021-00070 - PRELIMINARY/FINAL PLAT

NOVUS PROPERTIES LLC, MICHAEL MONTOYA, TRULA HOWE requests the aforementioned action(s) for all or a portion of **TRACT B, FOUNTAIN HILLS PLAZA SUBDIVISION,** zoned SU-1, located on **NUNZIO AVE NW between EAGLE RANCH RD NW between EAGLE RANCH RD NW and VISTA FUENTE RD NW**, containing approximately 3.8568 acre(s). (C-12)

PROPERTY OWNERS: NOVUS PROPERTIES LLC
REQUEST: FINAL PLAT TO SUBDIVIDE TRACT B INTO B1, B2, B3, B4

DEFERRED TO MAY 26TH, 2021.

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11. **PR-2019-002976**
SD-2020-00210 – PRELIMINARY/FINAL PLAT
VA-2020-00447 – SIDEWALK WAIVER
(Sketch plat 10/23/19)

CSI – CARTESIAN SURVEYS, INC. agent(s) for **BEELING ARMIJO** requests the aforementioned action(s) for all or a portion of: **LOT 9, EASTERLY PORTION OF 20 FT LOT 8 AND PORTION OF LOT 10, BLOCK 2, SANDIA MANOR** zoned R-1D, located at **17400 HILLDALE RD NE between HILDALE RD NE and CAMINO DE LA SIERRA NE**, containing approximately 0.5108 acre(s). (K-23) *{Deferred from 12/9/2, 1/13/210, 1/27/21, 2/3/21, 2/24/21, 3/17/21, 3/31/21]*

PROPERTY OWNERS: BEELING ARMIJO
REQUEST: SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS

DEFERRED TO APRIL 21ST, 2021.

SKETCH PLAT

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12. **PR-2021-004086**
PS-2021-00048 -SKETCH PLAT

CONSENSUS PLANNING INC. agent(s) for **TITAN PROPERTY MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACTS 1 & 2, THE FOOTHILLS,** zoned R-MH & MX-L, **located at TENNYSON ST NE between ACADEMY RD NE and SAN ANTONIO DR NE,** containing approximately 24.2 acre(s). (E-22)

PROPERTY OWNERS: AMERICUS LLC
REQUEST: LOT LINE ADJUSTMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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13. **PR-2021-005316**
PS-2021-00046 -SKETCH PLAT

TIERRA WEST, LLC agent(s) for **MELLOY BROTHERS LTD CO** requests the aforementioned action(s) for all or a portion of: **LOTS 13-18 BLOCK 8 NORTH ALBUQ ACRES TR A UNIT B,** zoned NR-LM & NR-BP, located at **GLENDALE AVENUE AND SAN PEDRO DRIVE NE**, containing approximately 6.73 acre(s). (B-18)

PROPERTY OWNERS: MELLOY BROTHERS LTD CO
REQUEST: CONSOLIDATE SIX INTO ONE

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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14. **PR-2019-002309**
PS-2021-00047 -SKETCH PLAT

TIERRA WEST, LLC agent(s) for **M & M CO** request(s) the aforementioned action(s) for all or a portion of: **LOT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION** zoned MX-M, located at **4315 WYOMING BLVD NE between MONTGOMERY BLVD NE and LA MIRADA PL NE,** containing approximately 23.8 acre(s). (G-19)

PROPERTY OWNERS: M&M CO
REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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15. Other Matters: None.

16. **ACTION SHEET MINUTES - Were approved for April 7, 2021**

ADJOURNED

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 Amendment to Site Plan, Major Subdivision Preliminary Plat Approval, Vacation of Public Easement	
Decision-making Body: DRB	
Pre-Application meeting required:	☑ Yes ☐ No
Neighborhood meeting required:	☑ Yes ☐ No
Mailed Notice required:	☑ Yes ☐ No
Electronic Mail required:	☑ Yes ☐ No
Is this a Site Plan Application:	☑ Yes ☐ No ***Note**: if yes, see second page*
PART II – DETAILS OF REQUEST	
Address of property listed in application: 9100 Pan American / Glendale	
Name of property owner: Melloy Brothers Motor LTD CO	
Name of applicant: Tierra West, LLC	
Date, time, and place of public meeting or hearing, if applicable:	
Meeting was not requested	
Address, phone number, or website for additional information:	
http://ftpserver.tierrawestllc.com/ user name: 2021010 Password: Neighbor123	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
☑ Zone Atlas page indicating subject property.	
☑ Drawings, elevations, or other illustrations of this request.	
☑ Summary of pre-submittal neighborhood meeting, if applicable.	
☑ 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) 05/14/2021 (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.

Kristl Walker

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, April 28, 2021 12:00 PM
To: Kristl Walker
Subject: 9100 Pan American Public Notice Inquiry
Attachments: IDOZoneAtlasPage_B-18-Z.PDF

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffee	mgriffee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	
Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com	9015 Moonstone Drive NE	Albuquerque	NM	87113	5052385495	5058560926
Nor Este NA	Uri	Bassan	uri.bassan@noreste.org	9000 Modesto Avenue NE	Albuquerque	NM	87122	5054179990	

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

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. 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.

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

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: Wednesday, April 28, 2021 8:00 AM
To: Office of Neighborhood Coordination <kwalker@tierrawestllc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Development Review Board
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
Kristl Walker
Telephone Number
15058583100
Email Address
kwalker@tierrawestllc.com
Company Name
Tierra West LLC
Company Address
5571 Midway Park Pl
City
Albuquerque
State
NM
ZIP
87109
Legal description of the subject site for this project:
008 North albuquerque TR Unit B lot 13, tract A unit B north, east portion of lot 21 Blk 8 north
Physical address of subject site:
9100 Pan American
Subject site cross streets:
Pan American & Glendale Ave
Other subject site identifiers:

This site is located on the following zone atlas page:

B-18-Z

From:	Kristl Walker
Sent:	Wednesday, April 28, 2021 1:22 PM
To:	'dlreganabq@gmail.com'; 'mgriffee@noreste.org'; 'rpmartinez003@gmail.com'; 'uri.bassan@noreste.org'
Cc:	Jon Niski; Jaimie Garcia; Ron Bohannan
Subject:	2021010 AutoNation Major Amendment to Site Plan-DRB
Attachments:	2021010- SP040621-Site Plan.pdf; 2021010-SP-SP1.pdf; Bassan NE 15 day.pdf; Griffee D4 15 day.pdf; Regan D4 15 day.pdf; Pioquinto NE 15 day.pdf

Good afternoon

District 4 Coalition of Neighborhood Associations, Nor Este NA per IDO section 14-16-6-4(k) public Notice:

Tierra West, LLC is emailing per the IDO requirements a copy of the zone atlas page and site plan of the property for a Major Amendment to Site Plan submittal

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

Kristl Walker

From: Mail Delivery System <MAILER-DAEMON@exrmf-va-1-1.serverdata.net>
To: dlreganabq@gmail.com; rpmartinez003@gmail.com
Sent: Wednesday, April 28, 2021 1:23 PM
Subject: Relayed: 2021010 AutoNation Major Amendment to Site Plan-DRB

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

dlreganabq@gmail.com

rpmartinez003@gmail.com

Subject: 2021010 AutoNation Major Amendment to Site Plan-DRB

Kristl Walker

From: Mail Delivery System <Mailer-Daemon@se15.registrar-servers.com>
To: mgriffee@noreste.org; uri.bassan@noreste.org
Sent: Wednesday, April 28, 2021 1:23 PM
Subject: Delivered: 2021010 AutoNation Major Amendment to Site Plan-DRB

Your message has been delivered to the following recipients:

mgriffee@noreste.org

uri.bassan@noreste.org

Subject: 2021010 AutoNation Major Amendment to Site Plan-DRB

2021010
AutoNation Maj...

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

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

Date of Request*: April 28, 2021

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

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Daniel Regan

Email Address* or Mailing Address* of NA Representative[1]: dlreganabq@gmail.com

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

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

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

Meeting Date / Time / Location:
TBD

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

1. Subject Property Address* 9100 Pan American / Glendale
   Location Description 008,014,015, 016,019,018,017, Tract A Unit 8 North
2. Property Owner* Melloy Brothers Motor LTD CO
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 Amendment (Minor or Major)

[1] Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.
[2] If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

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

Summary of project/request[3]*:

Submitting for Major Amendment to Site Plan to consolidate 6 lots into 1 lot for a Commerical use

5. This type of application will be decided by*: ☐ City Staff

   OR at a public meeting or hearing by:

   ☐ Zoning Hearing Examiner (ZHE) ☑ Development Review Board (DRB)

   ☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

   ☐ City Council

6. Where more information about the project can be found*[4]:
   Attached in the email

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

1. Zone Atlas Page(s)*[5] NR-LM & NR-BP
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:

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

   Explanation:

   _____

   _____

   _____

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☑ Yes ☐ No

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[3] Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.
[4] Address (mailing or email), phone number, or website to be provided by the applicant
[5] Available online here: http://data.cabq.gov/business/zoneatlas/

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

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:
   - ☑ a. Location of proposed buildings and landscape areas.*
   - ☑ b. Access and circulation for vehicles and pedestrians.*
   - ☑ c. Maximum height of any proposed structures, with building elevations.*
   - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
   - ☑ e. **For non-residential development***:
     - ☑ Total gross floor area of proposed project.
     - ☑ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map[6]:
   a. Area of Property *[typically in acres]* 6.6231
   b. IDO Zone District _____
   c. Overlay Zone(s) *[if applicable]* N/A
   d. Center or Corridor Area *[if applicable]* _____
2. Current Land Use(s) [*vacant, if none*] Commercial Services, Industrial

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

Cc: Daniel Regan - District 4 Coalition of NA *[Other Neighborhood Associations, if any]*
Mildred Griffee - District 4 Coalition of NA
Gina Pioquinto- Nor Este NA
Uri Bassan - Nor Este NA

[6] Available here: https://tinurl.com/idozoningmap

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

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

Date of Request*: April 28, 2021

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

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Mildred Griffee

Email Address* or Mailing Address* of NA Representative[1]: mgriffee@noreste.org

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

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

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

Meeting Date / Time / Location:
TBD

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

1. Subject Property Address* 9100 Pan American / Glendale
   Location Description 008,014,015, 016,019,018,017, Tract A Unit 8 North
2. Property Owner* Melloy Brothers Motor LTD CO
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 Amendment (Minor or Major)

[1] Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.
[2] If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

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

Summary of project/request[3]*:

Submitting for Major Amendment to Site Plan to consolidate 6 lots into 1 lot for a Commerical use

5. This type of application will be decided by*: ☐ City Staff

   OR at a public meeting or hearing by:

   ☐ Zoning Hearing Examiner (ZHE) ☑ Development Review Board (DRB)

   ☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

   ☐ City Council

6. Where more information about the project can be found*[4]:
   Attached in the email

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

1. Zone Atlas Page(s)*[5] NR-LM & NR-BP
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:

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

   Explanation:

   _____

   _____

   _____

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☑ Yes ☐ No

---

[3] Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.
[4] Address (mailing or email), phone number, or website to be provided by the applicant
[5] Available online here: *http://data.cabq.gov/business/zoneatlas/*

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

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:
   - ☑ a. Location of proposed buildings and landscape areas.*
   - ☑ b. Access and circulation for vehicles and pedestrians.*
   - ☑ c. Maximum height of any proposed structures, with building elevations.*
   - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
   - ☑ e. **For non-residential development***:
     - ☑ Total gross floor area of proposed project.
     - ☑ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map[6]:
   a. Area of Property *[typically in acres]* 6.6231
   b. IDO Zone District _____
   c. Overlay Zone(s) *[if applicable]* N/A
   d. Center or Corridor Area *[if applicable]* _____
2. Current Land Use(s) [*vacant, if none*] Commercial Services, Industrial

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

Cc: Daniel Regan - District 4 Coalition of NA *[Other Neighborhood Associations, if any]*

Mildred Griffee - District 4 Coalition of NA

Gina Pioquinto- Nor Este NA

Uri Bassan - Nor Este NA

[6] Available here: https://tinurl.com/idozoningmap

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

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

Date of Request*: April 28, 2021

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

Neighborhood Association (NA)*: Nor Este NA

Name of NA Representative*: Gina Pioquinto

Email Address* or Mailing Address* of NA Representative[1]: rpmartinez003@gmail.com

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

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

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

Meeting Date / Time / Location:
TBD

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

1. Subject Property Address* 9100 Pan American / Glendale
   Location Description 008,014,015, 016,019,018,017, Tract A Unit 8 North
2. Property Owner* Melloy Brothers Motor LTD CO
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 Amendment (Minor or Major)

[1] Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.
[2] If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

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

Summary of project/request[3]*:

Submitting for Major Amendment to Site Plan to consolidate 6 lots into 1 lot for a Commerical use

5. This type of application will be decided by*: ☐ City Staff

   OR at a public meeting or hearing by:

   ☐ Zoning Hearing Examiner (ZHE) ☑ Development Review Board (DRB)

   ☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

   ☐ City Council

6. Where more information about the project can be found*[4]:
   Attached in the email

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

1. Zone Atlas Page(s)*[5] NR-LM & NR-BP
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:

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

   Explanation:

   _____

   _____

   _____

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☑ Yes ☐ No

[3] Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.
[4] Address (mailing or email), phone number, or website to be provided by the applicant
[5] Available online here: http://data.cabq.gov/business/zoneatlas/

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

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:
   - ☑ a. Location of proposed buildings and landscape areas.*
   - ☑ b. Access and circulation for vehicles and pedestrians.*
   - ☑ c. Maximum height of any proposed structures, with building elevations.*
   - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
   - ☑ e. **For non-residential development***:
     - ☑ Total gross floor area of proposed project.
     - ☑ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map[6]:
   a. Area of Property *[typically in acres]* 6.6231
   b. IDO Zone District _____
   c. Overlay Zone(s) *[if applicable]* N/A
   d. Center or Corridor Area *[if applicable]* _____
2. Current Land Use(s) [*vacant, if none*] Commercial Services, Industrial

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

Cc: Daniel Regan - District 4 Coalition of NA *[Other Neighborhood Associations, if any]*

Mildred Griffee - District 4 Coalition of NA

Gina Pioquinto- Nor Este NA

Uri Bassan - Nor Este NA

[6] Available here: https://tinurl.com/idozoningmap

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

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

Date of Request*: April 28, 2021

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

Neighborhood Association (NA)*: Nor Este NA

Name of NA Representative*: Uri Bassan

Email Address* or Mailing Address* of NA Representative[1]: uri.bassan@noreste.org

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

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

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

Meeting Date / Time / Location:
TBD

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

1. Subject Property Address* 9100 Pan American / Glendale
   Location Description 008,014,015, 016,019,018,017, Tract A Unit 8 North
2. Property Owner* Melloy Brothers Motor LTD CO
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 Amendment (Minor or Major)

[1] Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.
[2] If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

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

Summary of project/request[3]*:
Submitting for Major Amendment to Site Plan to consolidate 6 lots into 1 lot for a Commerical use

5. This type of application will be decided by*: ☐ City Staff

   OR at a public meeting or hearing by:

   ☐ Zoning Hearing Examiner (ZHE) ☑ Development Review Board (DRB)

   ☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

   ☐ City Council

6. Where more information about the project can be found*[4]:
   Attached in the email

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

1. Zone Atlas Page(s)*[5] NR-LM & NR-BP
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:

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

   Explanation:

   _____

   _____

   _____

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☑ Yes ☐ No

---

[3] Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.
[4] Address (mailing or email), phone number, or website to be provided by the applicant
[5] Available online here: http://data.cabq.gov/business/zoneatlas/

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

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:
   - ☑ a. Location of proposed buildings and landscape areas.*
   - ☑ b. Access and circulation for vehicles and pedestrians.*
   - ☑ c. Maximum height of any proposed structures, with building elevations.*
   - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
   - ☑ e. **For non-residential development***:
     - ☑ Total gross floor area of proposed project.
     - ☑ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map[6]:
   a. Area of Property *[typically in acres]* 6.6231
   b. IDO Zone District _____
   c. Overlay Zone(s) *[if applicable]* N/A
   d. Center or Corridor Area *[if applicable]* _____
2. Current Land Use(s) [*vacant, if none*] Commercial Services, Industrial

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

Cc: Daniel Regan - District 4 Coalition of NA *[Other Neighborhood Associations, if any]*

Mildred Griffee - District 4 Coalition of NA

Gina Pioquinto- Nor Este NA

Uri Bassan - Nor Este NA

[6] Available here: https://tinurl.com/idozoningmap

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

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

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

_____ (Applicant or Agent) 5/14/2021 (Date)

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

PROJECT NUMBER: _____

Revised 2/6/19

Kristl Walker

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, May 6, 2021 11:36 AM
To: Kristl Walker
Subject: 9100 Pan American Public Notice Inquiry
Attachments: IDOZoneAtlasPage_B-18-Z.PDF

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802
District 4 Coalition of Neighborhood Associations	Mildred	Griffee	mgriffee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800
Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com	9015 Moonstone Drive NE	Albuquerque	NM	87113	5052385
Nor Este NA	Uri	Bassan	uri.bassan@noreste.org	9000 Modesto Avenue NE	Albuquerque	NM	87122	5054179

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

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. 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.

To: Office of Neighborhood Coordination <kwalker@tierrawestllc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Development Review Board
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
Kristl Walker
Telephone Number
15058583100
Email Address
kwalker@tierrawestllc.com
Company Name
Tierra West LLC
Company Address
5571 Midway Park Pl
City
Albuquerque
State
NM
ZIP
87109
Legal description of the subject site for this project:
008,014,015,018,019 NORTH ALBUQUERQUE ACRES TR A UNIT B LOT 13 LESS PORT R/W, EAST PORTION OF LOT 21 BLK 8 NORTH
Physical address of subject site:
9100 Pan American
Subject site cross streets:
Glendale & Alameda
Other subject site identifiers:
This site is located on the following zone atlas page:
B-18-Z

[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*: May 14, 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)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Daniel Regan

Email Address* or Mailing Address* of NA Representative[1]: 4109 Cham Street NE, Albuquerque, NM 87109

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

1. Subject Property Address* 9100 Pan American / Glendale
   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portion of Lot 21 BLK 8 North
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[2]*:

   The site location is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property is 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18,645 SF building and the remainder of the lot will be for vehicle display

[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*: June 9th 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]:
   http://ftpserver.tierrawestllc.com/ user name: 2021010 Password: Neighbor123

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

1. Zone Atlas Page(s)*[5] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[6]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & 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

Cc: Daniel Regan - District 4 Coalition of NA
Mildred Griffee - District 4 Coalition of NA *[Other Neighborhood Associations, if any]*
Gina Pioquinto- Nor Este NA
Uri Bassan - Nor Este 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*: May 14, 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)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Mildred Griffee

Email Address* or Mailing Address* of NA Representative[1]: PO Box 90986, Albuquerque, NM 87199

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

1. Subject Property Address* 9100 Pan American / Glendale
   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portion of Lot 21 BLK 8 North
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[2]*:

   The site location is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property is 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18,645 SF building and the remainder of the lot will be for vehicle display

[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*: June 9th 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]:

   http://ftpserver.tierrawestllc.com/ user name: 2021010 Password: Neighbor123

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

1. Zone Atlas Page(s)*[5] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[6]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & 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

Cc: Daniel Regan - District 4 Coalition of NA
Mildred Griffee - District 4 Coalition of NA *[Other Neighborhood Associations, if any]*
Gina Pioquinto- Nor Este NA
Uri Bassan - Nor Este 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*: May 14, 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)*: Nor Este NA

Name of NA Representative*: Gina Pioquinto

Email Address* or Mailing Address* of NA Representative[1]: 9015 Moonstone Drive NE, Albuquerque, NM 87113

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

1. Subject Property Address* 9100 Pan American / Glendale
   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portion of Lot 21 BLK 8 North
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[2]*:

   The site location is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property is 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18,645 SF building and the remainder of the lot will be for vehicle display

[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*: June 9th 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]:

   http://ftpserver.tierrawestllc.com/ user name: 2021010 Password: Neighbor123

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

1. Zone Atlas Page(s)*[5] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[6]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & 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

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

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Cc: Daniel Regan - District 4 Coalition of NA
Mildred Griffee - District 4 Coalition of NA *[Other Neighborhood Associations, if any]*
Gina Pioquinto- Nor Este NA
Uri Bassan - Nor Este NA

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

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

Date of Notice*: May 14, 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)*: Nor Este NA

Name of NA Representative*: Uri Bassan

Email Address* or Mailing Address* of NA Representative[1]: 9000 Modesto Avenue NE, Albuquerque, NM 87122

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

1. Subject Property Address* 9100 Pan American / Glendale
   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portion of Lot 21 BLK 8 North
2. Property Owner* Melloy Brothers Motor LTD CO
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)
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   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[2]*:

   The site location is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property is 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18,645 SF building and the remainder of the lot will be for vehicle display

[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*: June 9th 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]:

   http://ftpserver.tierrawestllc.com/ user name: 2021010 Password: Neighbor123

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

1. Zone Atlas Page(s)*[5] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[6]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & 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

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

Cc: Daniel Regan - District 4 Coalition of NA
Mildred Griffee - District 4 Coalition of NA *[Other Neighborhood Associations, if any]*
Gina Pioquinto- Nor Este NA
Uri Bassan - Nor Este NA

[6] Available here: https://tinurl.com/idozoningmap

7020 0090 0000 4457 0448

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87109

OFFICIAL USE

Certified Mail Fee $3.60
Extra Services & Fees (check box, add fee as appropriate) $2.85
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $8.55
Total Postage and Fees $15.00

0109 08

Postmark Here

ALBUQUERQUE, NM 87109 MAY 14 2021 USPS

05/14/2021

Sent To: Denise Regan
District 4 Coalition of NA
Street and Apt. No.: 4109 Chama Street NE
City, State, ZIP+4®: Albuquerque, NM 87109

PS Form 3800, A

7020 0090 0000 4457 0417

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87199

OFFICIAL USE

Certified Mail Fee $3.60
Extra Services & Fees (check box, add fee as appropriate) $2.85
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $8.55
Total Postage and Fees $15.00

0109 08

Postmark Here

ALBUQUERQUE, NM 87199 MAY 14 2021 USPS

05/14/2021

Sent To: Mildred Griffee
District 4 Coalition of NA
Street and Apt. No.: PO Box 90986
City, State, ZIP+4®: Albuquerque, NM 87199

PS Form 3800, A

7020 0090 0000 4459 0396

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87122

OFFICIAL USE

Certified Mail Fee $3.60
Extra Services & Fees (check box, add fee as appropriate) $2.85
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $8.55
Total Postage and Fees $15.00

0109 08

Postmark Here

ALBUQUERQUE, NM 87109 MAY 14 2021 USPS

05/14/2021

Sent To: Liz Bassan
Nor Este NA
Street and Apt. No.: 9000 Modesto Avenue NE
City, State, ZIP+4: Albuquerque, NM 87122

PS Form 3800,

7020 0090 0000 4459 0402

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87113

OFFICIAL USE

Certified Mail Fee $3.60
Extra Services & Fees (check box, add fee as appropriate) $2.85
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $8.55
Total Postage and Fees $15.00

0109 08

Postmark Here

ALBUQUERQUE, NM 87113 MAY 14 2021 USPS

05/14/2021

Sent To: Gina Pioquinto
Nor Este NA
Street and Apt. No.: 9015 Moonstone Drive NE
City, State, ZIP+4®: Albuquerque, NM 87113

PS Form 3800, A

Kristl Walker

From:	Kristl Walker
Sent:	Friday, May 14, 2021 11:14 AM
To:	'dlreganabq@gmail.com'; 'mgriffee@noreste.org'; 'rpmartinez003@gmail.com'; 'uri.bassan@noreste.org'
Cc:	Jaimie Garcia; Jon Niski; Ron Bohannan
Subject:	2021010 AutoNation Neighborhood DRB Submittal
Attachments:	Bassan emailed Neighbors.pdf; Griffee emailed Neighbors.pdf; Pioquinto emailed Neighbors.pdf; Regan Emailed Neighbors.pdf

Tracking:

Recipient	Delivery	Read
'dlreganabq@gmail.com'		
'mgriffee@noreste.org'		
'rpmartinez003@gmail.com'		
'uri.bassan@noreste.org'		
Jaimie Garcia	Delivered: 5/14/2021 11:14 AM	
Jon Niski	Delivered: 5/14/2021 11:14 AM	Read: 5/14/2021 11:16 AM
Ron Bohannan	Delivered: 5/14/2021 11:15 AM	
Ron Bohannan		Read: 5/14/2021 11:18 AM

Good Morning-

District 4 Coalition of Neighborhood Association, Nor Este 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 Vacation of Public Easement, Site Plan-DRB and Major Subdivision Preliminary Plat which was submitted May 14, 2021.

Attached below is a link with a copy of the submittal package on the Vacation of Public Easement, Site Plan-DRB and Major Subdivision Preliminary Plat Submittal for AutoNation.

http://ftpserver.tierrawestllc.com/

User ID:
AutoNation

Password:
Neighbor123

Kristl Walker

Kristl Walker

From: Mail Delivery System <Mailer-Daemon@se15.registrar-servers.com>
To: mgriffee@noreste.org; uri.bassan@noreste.org
Sent: Friday, May 14, 2021 11:15 AM
Subject: Delivered: 2021010 AutoNation Neighborhood DRB Submittal

Your message has been delivered to the following recipients:

mgriffee@noreste.org

uri.bassan@noreste.org

Subject: 2021010 AutoNation Neighborhood DRB Submittal

2021010 AutoNation Nei...

Kristl Walker

From: Mail Delivery System <MAILER-DAEMON@exrmf-va-1-4.serverdata.net>
To: dlreganabq@gmail.com; rpmartinez003@gmail.com
Sent: Friday, May 14, 2021 11:15 AM
Subject: Relayed: 2021010 AutoNation Neighborhood DRB Submittal

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

dlreganabq@gmail.com

rpmartinez003@gmail.com

Subject: 2021010 AutoNation Neighborhood DRB Submittal

[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*: May 14, 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)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Daniel Regan

Email Address* or Mailing Address* of NA Representative[1]: dlreganabq@gmail.com

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

1. Subject Property Address* 9100 Pan American / Glendale
   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portion of Lot 21 BLK 8 North
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[2]*:

   The site location is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property is 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18,645 SF building and the remainder of the lot will be for vehicle display

[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*: June 9th 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]:

   http://ftpserver.tierrawestllc.com/ user name: 2021010 Password: Neighbor123

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

1. Zone Atlas Page(s)*[5] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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.*
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   - ☑ e. **For non-residential development***:
     - ☑ Total gross floor area of proposed project.
     - ☑ Gross floor area for each proposed use.

Additional Information *[Optional]*:

From the IDO Zoning Map[6]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & 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.

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Cc: Daniel Regan - District 4 Coalition of NA
Mildred Griffee - District 4 Coalition of NA *[Other Neighborhood Associations, if any]*
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Uri Bassan - Nor Este NA

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Date of Notice*: May 14, 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)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Mildred Griffee

Email Address* or Mailing Address* of NA Representative[1]: mgriffee@noreste.org

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

1. Subject Property Address* 9100 Pan American / Glendale
   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portion of Lot 21 BLK 8 North
2. Property Owner* Melloy Brothers Motor LTD CO
3. Agent/Applicant* *[if applicable]* Tierra West, LLC
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   - ☐ Conditional Use Approval
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   - ☐ Variance
   - ☐ Waiver
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   Summary of project/request[2]*:

   The site location is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property is 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18,645 SF building and the remainder of the lot will be for vehicle display

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   Date/Time*: June 9th 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]:

   http://ftpserver.tierrawestllc.com/ user name: 2021010 Password: Neighbor123

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

1. Zone Atlas Page(s)*[5] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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.]

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   - ☑ a. Location of proposed buildings and landscape areas.*
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     - ☑ Total gross floor area of proposed project.
     - ☑ Gross floor area for each proposed use.

Additional Information *[Optional]*:

From the IDO Zoning Map[6]:

1. Area of Property *[typically in acres]* 5.16
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Cc: Daniel Regan - District 4 Coalition of NA
Mildred Griffee - District 4 Coalition of NA *[Other Neighborhood Associations, if any]*
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Uri Bassan - Nor Este 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*: May 14, 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)*: Nor Este NA

Name of NA Representative*: Gina Pioquinto

Email Address* or Mailing Address* of NA Representative[1]: rpmartinez003@gmail.com

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

1. Subject Property Address* 9100 Pan American / Glendale
   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portion of Lot 21 BLK 8 North
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[2]*:

   The site location is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property is 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18,645 SF building and the remainder of the lot will be for vehicle display

[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*: June 9th 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]:

   http://ftpserver.tierrawestllc.com/ user name: 2021010 Password: Neighbor123

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

1. Zone Atlas Page(s)*[5] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[6]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & 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

Cc: Daniel Regan - District 4 Coalition of NA
Mildred Griffee - District 4 Coalition of NA *[Other Neighborhood Associations, if any]*
Gina Pioquinto- Nor Este NA
Uri Bassan - Nor Este 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*: May 14, 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)*: Nor Este NA

Name of NA Representative*: Uri Bassan

Email Address* or Mailing Address* of NA Representative[1]: uri.bassan@noreste.org

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

1. Subject Property Address* 9100 Pan American / Glendale
   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portion of Lot 21 BLK 8 North
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[2]*:

   The site location is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property is 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18,645 SF building and the remainder of the lot will be for vehicle display

[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*: June 9th 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]:

   http://ftpserver.tierrawestllc.com/ user name: 2021010 Password: Neighbor123

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

1. Zone Atlas Page(s)*[5] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[6]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & 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

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

Cc: Daniel Regan - District 4 Coalition of NA
Mildred Griffee - District 4 Coalition of NA
Gina Pioquinto- Nor Este NA
Uri Bassan - Nor Este NA
[Other Neighborhood Associations, if any]

[6] Available here: https://tinurl.com/idozoningmap

MELLOY BROTHERS MOTOR LTD CO
7707 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7413

WIRTH JOHN C J JR & BILLIE JEAN
TRUSTEES WIRTH RVT
5604 ALAMEDA PL NE
ALBUQUERQUE NM 87113-2152

MELLOY BROTHERS MOTOR LTD CO
7701 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7413

DAL SANTO JOHN & HELEN
1200 WASHINGTON NE
ALBUQUERQUE NM 87110

MELLOY BROTHERS MOTOR LTD CO
7707 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7413

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WIRTH JOHN C J JR & BILLIE JEAN
TRUSTEES WIRTH RVT
5604 ALAMEDA PL NE
ALBUQUERQUE NM 87113-2152

STATE HIGHWAY COMM
PO BOX 1149
SANTA FE NM 87504-1149

NABOR FIDEL ATTN: 101 PIPE &
CASTING INC
30300 AGOURA RD SUITE 240
AGOURA HILLS CA 91301

5904 FLORENCE LLC & ETAL C/O KEERS
ENVIRONMENTAL INC
5904 FLORENCE AVE NE
ALBUQUERQUE NM 87113-2102

JR & SR LLC
9000 PAN AMERICAN FWY NE
ALBUQUERQUE NM 87113

SMI ABQ ASSETS LLC DBA DANIELS
FUNERAL SERVICES
1100 COAL AVE SE
ALBUQUERQUE NM 87106-5208

MELLOY BROTHERS MOTOR LTD CO
7701 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7413

5904 FLORENCE LLC & ETAL C/O KEERS
ENVIRONMENTAL INC
5904 FLORENCE AVE NE
ALBUQUERQUE NM 87113-2102

MELLOY BROTHERS MOTOR LTD CO
7701 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7413

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5904 FLORENCE AVE NE
ALBUQUERQUE NM 87113-2102

MELLOY BROTHERS MOTOR LTD CO
7701 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7413

UNITED STATES OF AMERICA IN TRUST
FOR PUEBLO OF SANDIA
481 SANDIA LOOP RD
BERNALILLO NM 87004

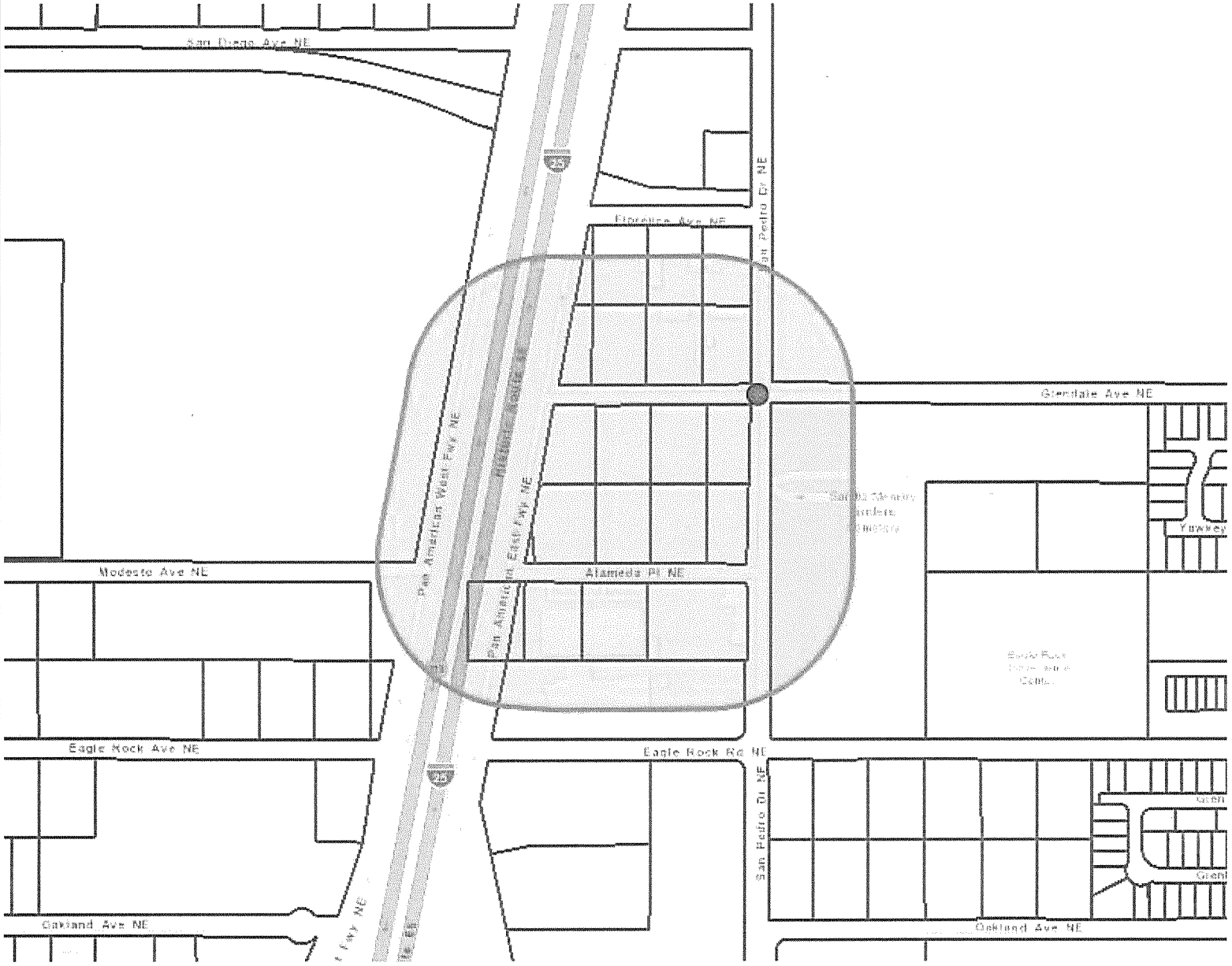
MELLOY BROTHERS MOTOR LTD CO
7701 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7413

MELLOY BROTHERS MOTOR LTD CO
7701 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7413

MELLOY BROTHERS MOTOR LTD CO
7701 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7413

NORTH I-25 CORPORATE CENTER LLC
ATTN: ERIKA ZAHNLE - SR ACCT
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617

San Pedro & Glendale NE



Legend

☐ Bernalillo County Parcels

Notes

Buffer 435 Ft.
ROW Interstate Route 66: 335 Ft.

871 0 436 871 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
5/6/2021 © City of Albuquerque

1: 5,227

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

[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*: May 14, 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*: 5904 Florence LLC & ETAL c/o Keers Environmental Inc

Mailing Address*: 5904 Florence Ave NE, Albuquerque, NM 87113

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

1. Subject Property Address* 9100 Pan American / Glendale

   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portionof Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:

   The site is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property id 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18.645 SF building and the remainder of the lot will be for vehicle display.
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*: June 9th 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]:
http://ftpserver.tierrawestllc.com/ user name: 2021010 Password: Neighbor123

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

1. Zone Atlas Page(s)*[4] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[5]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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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*: May 14, 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*: Dal Santo John & Helen

Mailing Address*: 1200 Washington NE, Albuquerque, NM 87110

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

1. Subject Property Address* 9100 Pan American / Glendale

   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portionof Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:

   The site is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property id 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18.645 SF building and the remainder of the lot will be for vehicle display.
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*: June 9th 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]:
   http://ftpserver.tierrawestllc.com/ user name: 2021010 Password: Neighbor123

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

1. Zone Atlas Page(s)*[4] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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.*

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Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 5.16
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Date of Notice*: May 14, 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*: JR & SR LLC

Mailing Address*: 9000 Pan American Fwy NE, Albuquerque, NM 87113

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

1. Subject Property Address* 9100 Pan American / Glendale

   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portionof Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
3. Agent/Applicant* *[if applicable]* Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*

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   ☐ Permit _____ (Carport or Wall/Fence – Major)

   ☑ Site Plan

   ☑ Subdivision Major Preliminary Plat (Minor or Major)

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   ☐ Other: _____

   Summary of project/request[1]*:

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   ☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

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

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Date/Time*: June 9th 2021 9:00am

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

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6. Where more information about the project can be found*[3]:
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Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] B-18-Z
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   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 5.16
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3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[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*: May 14, 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*: Melloy Brothers Motor LTD CO

Mailing Address*: 7707 Lomas Blvd NE, Albuquerque, NM 87110

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

1. Subject Property Address* 9100 Pan American / Glendale

   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portionof Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:

   The site is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property id 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18.645 SF building and the remainder of the lot will be for vehicle display.
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*: June 9th 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]:
   http://ftpserver.tierrawestllc.com/ user name: 2021010 Password: Neighbor123

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

1. Zone Atlas Page(s)*[4] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[5]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[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*: May 14, 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*: Nabor Fidel Attn: 101 Pipe & Casting Inc

Mailing Address*: 30300 Agoura Rd Suite 240, Agoura Hills, CA 91301

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

1. Subject Property Address* 9100 Pan American / Glendale

   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portionof Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   ☐ Variance
   ☐ Waiver
   ☐ Other: _____

   Summary of project/request[1]*:

   The site is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property id 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18.645 SF building and the remainder of the lot will be for vehicle display.
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*: June 9th 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]:
   http://ftpserver.tierrawestllc.com/ user name: 2021010 Password: Neighbor123

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

1. Zone Atlas Page(s)*[4] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[5]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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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*: May 14, 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*: North I-25 Corporate Center LLC Attn: Erika Zahnle- SR Acct

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* 9100 Pan American / Glendale

   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portionof Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:

   The site is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property id 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18.645 SF building and the remainder of the lot will be for vehicle display.
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*: June 9th 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]:
   http://ftpserver.tierrawestllc.com/ user name: 2021010 Password: Neighbor123

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

1. Zone Atlas Page(s)*[4] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[5]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
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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*: May 14, 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*: SMI ABQ Assets LLC DBA Daniels Funeral Services

Mailing Address*: 1100 Coal Ave SE, Albuquerque, NM 87106

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

1. Subject Property Address* 9100 Pan American / Glendale

   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portionof Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:

   The site is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property id 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18.645 SF building and the remainder of the lot will be for vehicle display.
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*: June 9th 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]:
http://ftpserver.tierrawestllc.com/ user name: 2021010 Password: Neighbor123

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

1. Zone Atlas Page(s)*[4] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[5]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[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*: May 14, 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*: State Highway Comm

Mailing Address*: PO Box 1149, Albuquerque, NM 87504

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

1. Subject Property Address* 9100 Pan American / Glendale

   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portionof Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   ☐ Variance
   ☐ Waiver
   ☐ Other: _____

   Summary of project/request[1]*:

   The site is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property id 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18.645 SF building and the remainder of the lot will be for vehicle display.
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*: June 9th 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]:
http://ftpserver.tierrawestllc.com/ user name: 2021010 Password: Neighbor123

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

1. Zone Atlas Page(s)*[4] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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.*

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[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 Map[5]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

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IDO Interactive Map
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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*: May 14, 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*: United States of America in Trust for Pueblo of Sandia

Mailing Address*: 481 Sandia Loop Rd, Bernalillo, NM 87004

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

1. Subject Property Address* 9100 Pan American / Glendale

   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portionof Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:

   The site is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property id 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18.645 SF building and the remainder of the lot will be for vehicle display.
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*: June 9th 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]:
http://ftpserver.tierrawestllc.com/ user name: 2021010 Password: Neighbor123

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

1. Zone Atlas Page(s)*[4] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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.*

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[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 Map[5]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

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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*: May 14, 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*: Wirth John C J JR & Billie Jean Trustees Wirth RVT

Mailing Address*: 5604 Alameda Pl NE, Albuquerque, NM 87113

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

1. Subject Property Address* 9100 Pan American / Glendale

   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portionof Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:

   The site is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property id 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18.645 SF building and the remainder of the lot will be for vehicle display.
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*: June 9th 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]:
http://ftpserver.tierrawestllc.com/ user name: 2021010 Password: Neighbor123

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

1. Zone Atlas Page(s)*[4] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[5]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
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IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

stamps.com
L30522.16

87109

$3.00 US POSTAGE
FIRST-CLASS

WIRTH JOHN C J JR & BILLIE JEAN
TRUSTEES WIRTH RVT
5604 ALAMEDA PL NE
ALBUQUERQUE NM 87113-2152

TIERRA WEST, LLC
71 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

stamps.com
L30522.19

87109
$3.00 US POSTAGE FIRST-CLASS
0525000658509

5904 FLORENCE LLC & ETAL C/O KEERS
ENVIRONMENTAL INC
5904 FLORENCE AVE NE
ALBUQUERQUE NM 87113-2102

TIERRA WEST, LLC
71 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

stamps.com
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87109
$3.00 DUE POSTAGE
FIRST-CLASS

STATE HIGHWAY COMM
PO BOX 1149
SANTA FE NM 87504-1149

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

stamps.com
L30522.15

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$3.00 US POSTAGE
FIRST-CLASS
0925000250099

NORTH I-25 CORPORATE CENTER LLC
ATTN: ERIKA ZAHNLE - SR ACCT
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

stamps.com
L30522.13
87109
$3.00 USA POSTAGE FIRST-CLASS
0925000058895

UNITED STATES OF AMERICA IN TRUST
FOR PUEBLO OF SANDIA
481 SANDIA LOOP RD
BERNALILLO NM 87004

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

DAL SANTO JOHN & HELEN
1200 WASHINGTON NE
ALBUQUERQUE NM 87110

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

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87109
$3.05
FIRST-CLASS
0025000506809

JR & SR LLC
9000 PAN AMERICAN FWY NE
ALBUQUERQUE NM 87113

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

stamps.com
L30522.12

87109
$3.00 USA POSTAGE
FIRST-CLASS
0025000058009

MELLOY BROTHERS MOTOR LTD CO
7707 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7413

TIERRA WEST, LLC
1 MIDWAY PARK PLACE NE
LBUQUERQUE NM 87109

stamps.com
L30522.17

87109
$3.00 US POSTAGE FIRST-CLASS
0925000695829

SMI ABQ ASSETS LLC DBA DANIELS
FUNERAL SERVICES
1100 COAL AVE SE
ALBUQUERQUE NM 87106-5208

SITE PLAN *CHECKLIST*

Project #: _____ **Application #:** _____

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

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

5/14/2021

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Grading and Drainage Plan**
4. **Utility Plan**
5. **Building and Structure Elevations**
6. **Previously approved Development Plan (if applicable)**

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

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

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

SHEET #1 - SITE PLAN

A. General Information

✓ 1. Date of drawing and/or last revision

✓ 2. Scale:

1.0 acre or less	1" = 10'
1.0 - 5.0 acres	1" = 20'
Over 5 acres	1" = 50'
Over 20 acres	1" = 100'

SITE PLAN *CHECKLIST*

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

B. Proposed Development

1. Structural

✓ A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
✓ B. Square footage of each structure
✓ C. Proposed use of each structure
✓ D. Signs (freestanding) and other improvements
N/A E. Walls, fences, and screening: indicate height, length, color and materials
✓ F. Dimensions of all principal site elements or typical dimensions
N/A G. Loading facilities
✓ H. Site lighting (indicate height & fixture type)
✓ I. Indicate structures within 20 feet of site
✓ J. Elevation drawing of refuse container and enclosure, if applicable.
✓ K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

✓ A. Parking layout with spaces numbered per aisle and totaled.
- ✓ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
- ✓ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
- ✓ 3. On street parking spaces

✓ B. Bicycle parking & facilities
- ✓ 1. Bicycle racks – location and detail
- N/A 2. Other bicycle facilities, if applicable

✓ C. Vehicular Circulation (Refer to DPM and IDO)
- ✓ 1. Ingress and egress locations, including width and curve radii dimensions
- ✓ 2. Drive aisle locations, including width and curve radii dimensions
- ✓ 3. End aisle locations, including width and curve radii dimensions
- ✓ 4. Location & orientation of refuse enclosure, with dimensions
- ✓ 5. Loading, service area, and refuse service locations and dimensions

✓ D. Pedestrian Circulation
- ✓ 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

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

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

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

3. Streets and Circulation

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

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

4. Phasing

N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

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

SITE PLAN *CHECKLIST*

✓ 7. Identify type, location and size of plantings (common and/or botanical names).
   N/A A. Existing, indicating whether it is to preserved or removed.
   ✓ B. Proposed, to be established for general landscaping.
   ✓ C. Proposed, to be established for screening/buffering.

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

SHEET #3 –GRADING AND DRAINAGE PLAN

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

A. General Information

✓ 1. Scale - must be same as Sheet #1 - Site Plan
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Property Lines
✓ 5. Existing and proposed easements
✓ 6. Building footprints
✓ 7. Location of Retaining walls

B. Grading Information

___ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
✓ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
✓ 3. Identify ponding areas, erosion and sediment control facilities.
✓ 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN *CHECKLIST*

SHEET #4- UTILITY PLAN

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

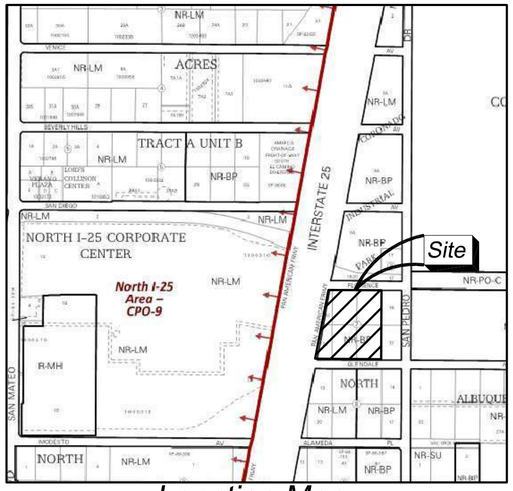
SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

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

B. Building Mounted Signage

- ___ 1. Site location(s)
- ___ 2. Sign elevations to scale
- ___ 3. Dimensions, including height and width
- ___ 4. Sign face area - dimensions and square footage clearly indicated
- ___ 5. Lighting
- ___ 6. Materials and colors for sign face and structural elements.
- ___ 7. List the sign restrictions per the IDO



Location Map

Zone Atlas Map No. B-18-Z

N.T.S.

TREASURER'S CERTIFICATE

RECORDING STAMP

Plat of

Lot 21-A, Block 8

Tract A, Unit B
North Albuquerque Acres

Elena Gallegos Grant, Projected

Section 12, Township 11 North, Range 3 East, N.M.P.M.

Albuquerque, Bernalillo County, New Mexico

May 2021

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 5.2896 ACRES±
ZONE ATLAS INDEX NO: B–18–Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 1
MILES OF FULL–WIDTH STREETS CREATED: 0

Drainage Facilities and/or Detention Areas Maintained by Lot Owner

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

Dedication of Drainage Easements:

CITY CONSTRUCTS AND MAINTAINS A PERPETUAL EASEMENT ON THE AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" IS HEREBY DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING, AND REPLACING STORM WATER DRAINAGE FACILITIES. NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENT AREA AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DEDICATED AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. NO OBSTRUCTIONS MAY BE PLACED IN EASEMENT AREA WHICH WOULD PREVENT INGRESS AND EGRESS TO SAME BY MAINTENANCE VEHICLES OR WHICH WOULD PREVENT VEHICLES TRAVELING ON DRAINAGE WAY FOR MAINTENANCE PURPOSES.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

REVISIONS

NO.	DATE	BY	DESCRIPTION

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF FORMER LOTS 13 (REMNANT PORTION), 14, 15, 18, 19, 20 (REMNANT PORTION) AND 21 (REMNANT PORTION), BLOCK 8, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS RECORDED APRIL 24, 1936, D–130, OF THE BERNALILLO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM, GRID BEARINGS (NAD 83–CENTRAL ZONE) AND GROUND DISTANCES AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THIS DESCRIBED LOT, BEING A NO. 5 REBAR WITH A PINK PLASTIC CAP MARKED "PS 11993" SET ON THE NORTH RIGHT OF WAY LINE OF ALAMEDA PLACE, N.E. (60–FOOT WIDE RIGHT OF WAY), WHENCE A.G.R.S. MONUMENT "10_C18" BEARS S 67°01'08" E, 210.34 FEET;

THENCE FROM THE POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE, N 89°45'23" W, 535.34 FEET TO A NO. 4 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE) FOUND AT THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF NORTHBOUND PAN AMERICAN FRONTAGE ROAD N.E. (NMP F1–001–4(3)(4)(5), 80–FOOT WIDE RIGHT OF WAY), FOR THE SOUTHWEST CORNER OF THIS LOT;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 10°45'09" E, 476.71 FEET TO A 2–INCH IRON PIPE FOUND AT THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF GLENDALE AVENUE, N.E. (60–FOOT WIDE RIGHT OF WAY), FOR THE NORTHWEST CORNER OF THIS LOT;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°40'27" E, 448.46 FEET TO A NO. 5 REBAR WITH A PINK PLASTIC CAP MARKED "PS 11993" SET FOR THE NORTHEAST CORNER OF THIS LOT;

THENCE LEAVING SAID RIGHT OF WAY LINE, S 00°15'03" W, 468.07 FEET TO THE POINT OF BEGINNING, CONTAINING 5.2896 ACRES, MORE OR LESS.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING 4 LOTS AND REMAINING PORTIONS OF 3 LOTS INTO ONE NEW LOT, TO VACATE 3 EXISTING EASEMENTS AND TO GRANT 2 NEW EASEMENTS.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

CHARLES W. SABADASH III — DATE
ALBUQUERQUE ANUSA, LLC
A DELAWARE LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021 BY CHARLES W. SABADASH III, ALBUQUERQUE ANUSA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

Project No. PR-2021-
Application No. -2021-

Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

City Approvals

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
MRGCD	DATE
NMDOT	DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO — DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE:	GRID /GROUND COORDINATES:	TYPE:
NM-C	GRID	STANDARD

HORIZONTAL DATUM:	VERTICAL DATUM:	ROTATION ANGLE:	MATCHES DRAWING UNITS
NAD83	NAVD88	0° 00' 00.00"	YES

CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM
BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0

COMBINED SCALE FACTOR:	DISTANCE ANNOTATION:	ELEVATION TRANSLATION:	ELEVATIONS VALID:
GRID TO GROUND: 1.0003353099 GROUND TO GRID: 0.9996648025	GROUND BEARING ANNOTATION: GRID	±0.00'	YES

PLSS INFORMATION

LAND GRANT			
ELENA GALLEGOS			
SECTION	TOWNSHIP	RANGE	MERIDIAN
12	11 NORTH	3 EAST	NMPM
CITY	COUNTY	STATE	
ALBUQUERQUE	BERNALILLO	NM	

PROPERTY INFORMATION

PROPERTY OWNER	ADDRESS
MELLOY BROTHERS MOTOR LTD CO	9100 PAN AMERICAN FREEWAY, N.E.

SUBDIVISION NAME: NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B

UPC
101806520803930209
101806522303930208
101806524003930207
101806523901630204
101806522401630203
101806520701630202
101806519701030201

PRECISION SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX

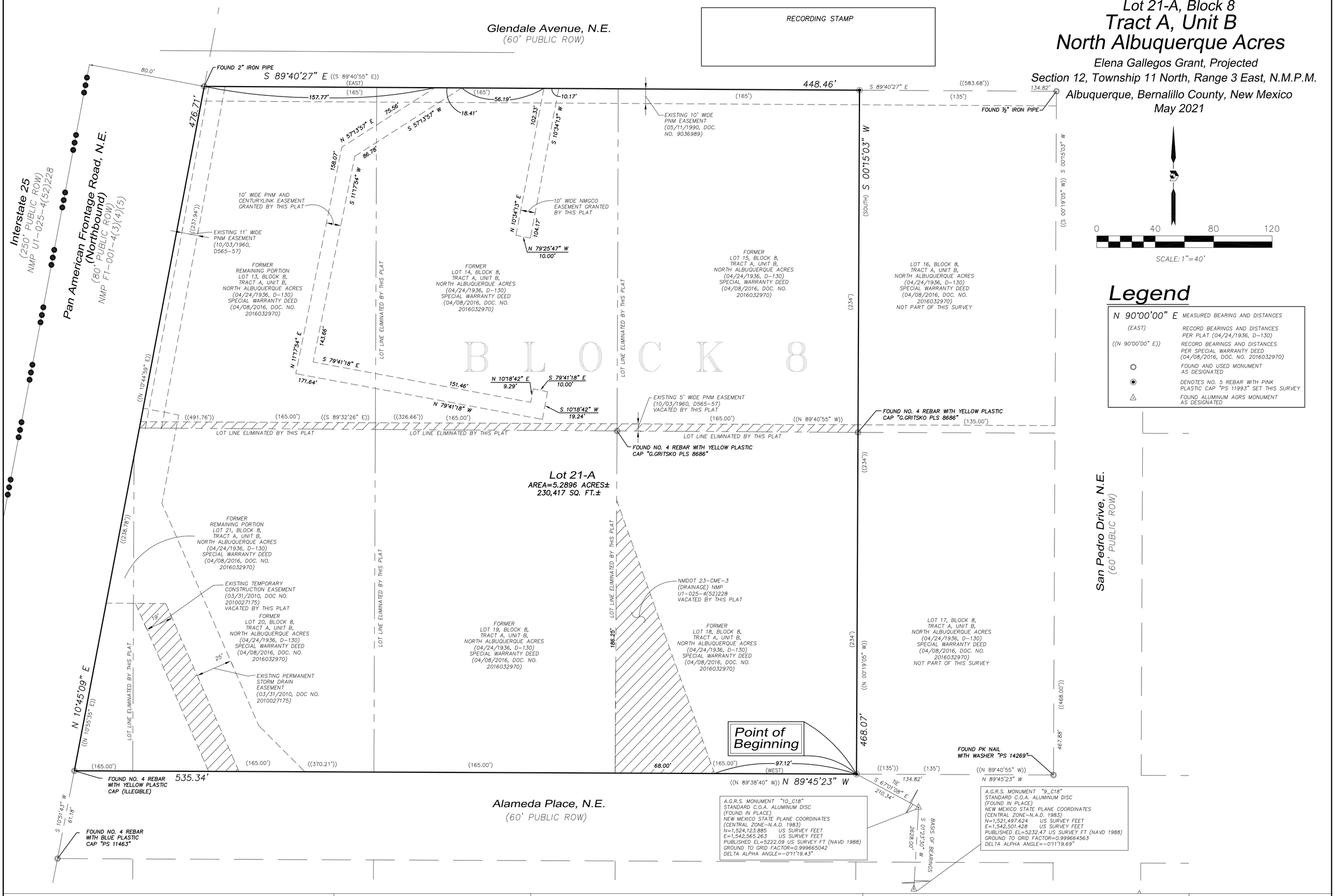
PROJECT INFORMATION

CREW/TECH:	DATE OF SURVEY
MT/ML/JR	03/17-23/2021
DRAWN BY:	CHECKED BY:
JK	LM
PSI JOB NO.	SHEET NUMBER
216022P	1 OF 2

Lot 21-A, Block 8
Tract A, Unit B
North Albuquerque Acres

Elena Gallegos Grant, Projected
Section 12, Township 11 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
May 2021

RECORDING STAMP



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(EAST)	RECORD BEARINGS AND DISTANCES PER PLAT (04/24/1936, D-130)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER SPECIAL WARRANTY DEED (04/08/2016, DOC. NO. 2016032970)
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

COORDINATE AND DIMENSION INFORMATION			
STATE PLANE ZONE: NM-C	GRID /GROUND COORDINATES: GRID	TYPE: STANDARD	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003353099 GROUND TO GRID: 0.9996648025	DISTANCE ANNOTATION: GROUND		
	BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: YES

PLSS INFORMATION			
LAND GRANT: ELENA GALLEGOS GRANT			
SECTION: 12	TOWNSHIP: 11 NORTH	RANGE: 3 EAST	MERIDIAN: NMPM
CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	

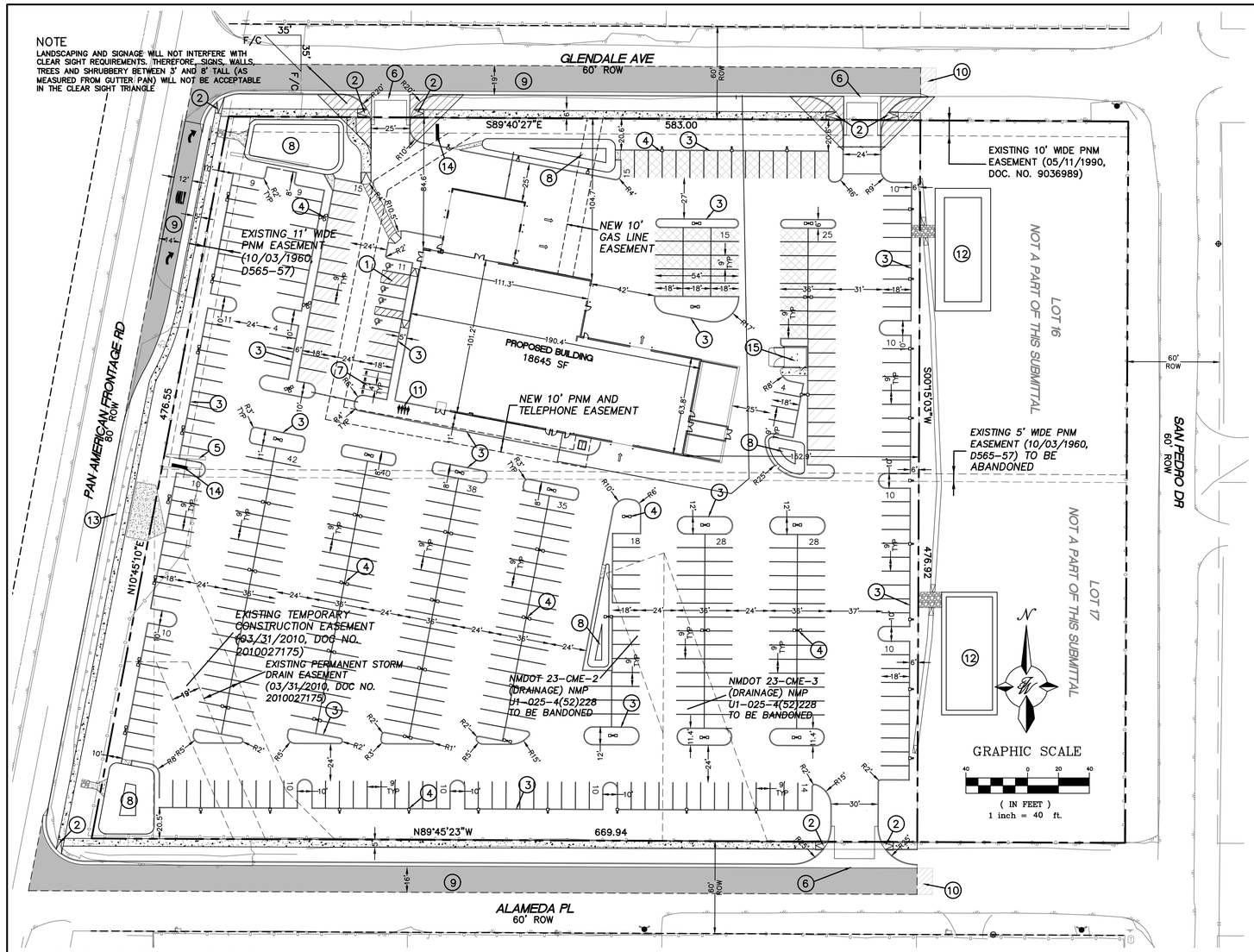
PROPERTY INFORMATION	
PROPERTY OWNER: MELLOY BROTHERS MOTOR LTD CO	ADDRESS: 9100 PAN AMERICAN FREEWAY, N.E.
SUBDIVISION NAME: NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B	
UPC: 101806520803930209, 101806524003930207, 101806522401630203, 101806522303930208, 101806523901630204, 101806520701630202, 101806519701030201	

PRECISION SURVEYS, INC.
OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: MT/ML/JR	DATE OF SURVEY: 03/17-23/2021
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 216022P	SHEET NUMBER 2 OF 2

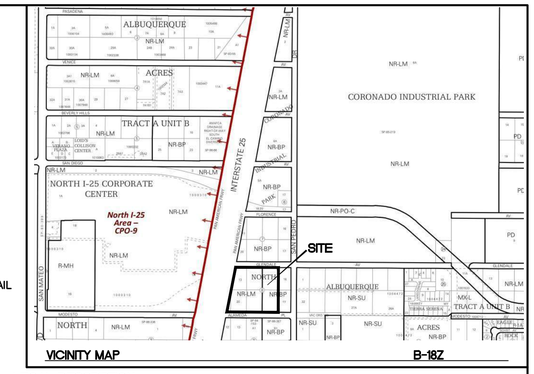
NOTE

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



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
- NEW ASPHALT PAVING
- SAWCUT LINE
- SALES FLOOR AREA PARKING
- SERVICE AREA PARKING
- OFFICE/EMPLOYEE PARKING



LEGAL DESCRIPTION:

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

NOTES:

UPC 101806520803930209 UPC 101806522303930208 UPC 101806524003930207
UPC 101806519701030201 UPC 101806520701630202
UPC 101806522401630203 UPC 101806523901630204

SITE DATA

AUTONATION USA
ALBUQUERQUE
9100 PAN AMERICAN FREEWAY

PROPOSED USAGE:	Commercial Services
ZONE:	NR-LM
IDO CLASSIFICATION:	LIGHT MAUFACTURING
LOT AREA:	230263 SF (5.29 ACRES)
ADDRESS:	9100 PAN AMERICAN WAY ALBUQUERQUE, NM 87107
SETBACKS	FRONT PER PLAN REAR PER PLAN SIDE PER PLAN
BUILDING AREA:	BUILDING : 18645 SF
HC PARKING REQUIRED:	4 SPACES
HC PARKING PROVIDED:	4 SPACES (1 VAN ACCESSIBLE)
MC PARKING REQUIRED:	4 SPACES
MC PARKING PROVIDED:	4 SPACES
BICYCLE PARKING REQUIRED:	4 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES
LANDSCAPE AREA REQUIRED:	31742 SF
LANDSCAPE AREA PROVIDED:	32056 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 - 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 W/SIGN PER ADA STANDARDS (1.0% MIN - 2.0% MAX SLOPE) SEE SHEET DET-1
2. UNIDIRECTIONAL ACCESSIBLE RAMP
3. 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A
4. PARKING LOT LIGHT STANDARD (TYP) FULL CUTOFF LED'S, 25' HIGH
5. EXISTING BILLBOARD TO BE REMOVED
6. 6' VALLEY GUTTER PER COA STD DWG 2415B
7. MOTORCYCLE SPACE W/SIGN
8. DETENTION POND
9. NEW ASPHALT PAVING
10. 10' TRANSITION TO EXISTING ASPHALT PAVING
11. BICYCLE RACK
12. TEMPORARY DESILTING POND
13. REMOVE AND REPLACE 230 LF EXISTING GUARD RAIL PER CURRENT NMDOT STANDARDS
14. NEW MONUMENT SIGN
15. DUMPSTER W/RECYCLING

PARKING ANALYSIS:

REFERENCE CHAPTER 112 OFF-STREET PARKING, SECTION 112-4 MINIMUM REQUIREMENT FOR SPACES.

REQUIRED:		PROVIDED:
SALES FLOOR AREA Section 112-4 Note 12 1 Space per 500 sf	7,237 sf 15 Spaces	18
OFFICE AREA Section 112-4 Note2 3 Spaces per first 500 sf 1 Space per 200sf additional [8452 sf] Total	2,952 sf 3 Spaces 8 Spaces 11 Spaces	17
SERVICE AREA Section 112-4 Note 23 1 Space per Service Bay 1 Space per 300 sf Total	8456 sf 6 Spaces 29 Spaces 35 Spaces	38
TOTAL SPACES REQUIRED CARS	61 Spaces	73
Required minimum number of ACCESSIBLE PARKING SPACES based on combined total for customers and employees.	3 Required	4
NOTE: ALL REMAINING PARKING IS FOR VEHICLE INVENTORY STORAGE.		378

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 DRC 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

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

5-12-21

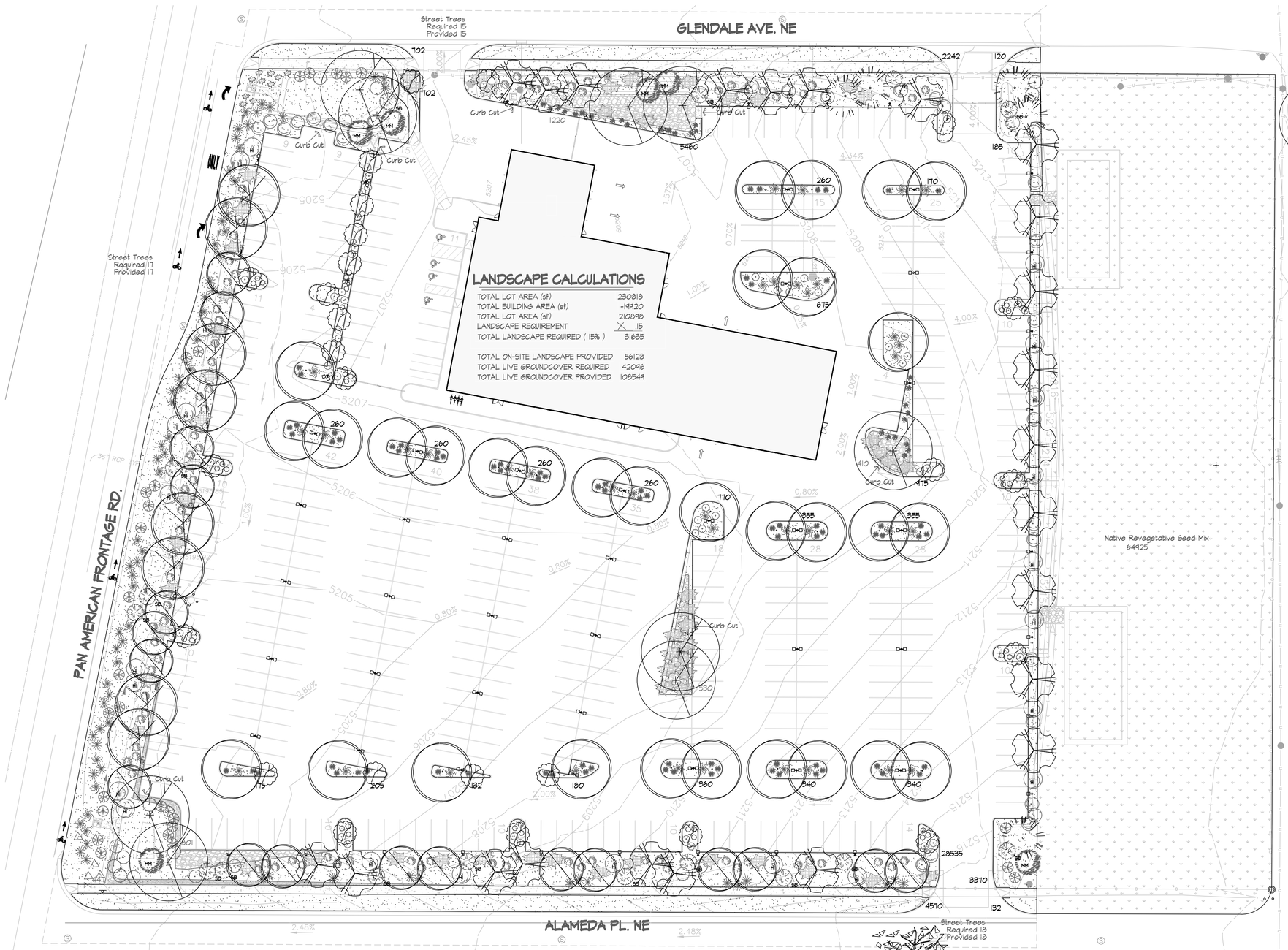
RONALD R. BOHANNAN P.E. #7868

AUTO NATION ALBUQUERQUE, NM

SITE PLAN FOR BUILDING PERMIT

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

DRAWN BY	pm
DATE	5-12-21
DRAWING	2021010-SP
SHEET #	SP-1
JOB #	2021010



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL			H2O	USE
Trees						
8	2" cal	Honey Locust *Gleditsia triacanthos*	50x45	2025	16200	M
9	2" cal	Rio Grande Cottonless Cottonwood *Populus wislizeni*	45x45	2025	18225	M
31	2" cal	Frontier Elm *Ulmus carpinifoliaxparvifolia 'Frontier'*	35x25	625	19375	M
18	2" cal	Modesto Ash *Fraxinus velutina 'Modesto'*	35x25	625	11250	M
5	6-8'	Austrian Pine *Pinus nigra*	35x25	625	3125	M
26	15 Gal.	Mexican Redbud *Cercis mexicana*	15x12	144	3744	M
23	2"	Zelkova *Zelkova serrata 'Green Vase'*	30x30	625	14375	M
30 Total Trees		Total Tree Coverage			86244	
Shrubs & Groundcovers						
84	5 Gal	India Hawthorne *Raphiolepis indica*	3x5	25	2100	M
51	5 Gal	Red Yucca *Hesperaloe parviflora*	3x6	36	1836	L
63	5 Gal	Beargrass *Nolina texana*	3x3	9	567	L
28	5 Gal	Lechuguilla *Agave lechuguilla*	1x5	25	700	L
4	5 Gal	Butterfly Bush *Buddleia davidii*	5x5	25	25	M
56	5 Gal	Buffalo Juniper *Juniperus sabina 'Buffalo'*	1x12	144	8064	M
40	5 Gal	Cherry Sage *Salvia greggii*	2x3	9	360	M
53	5 Gal	Blue Mist *Caryopteris x clandonensis*	3x3	9	477	M
4	5 Gal	Fern Bush *Chamaebatiaria millefolium*	5x6	36	144	L
7	5 Gal	Apache Plume *Fallugia paradoxa*	6x7	49	343	L
11	5 Gal	Chamisa *Chrysothamnus nauseosus*	5x7	49	539	L
16	5 Gal	Spanish Broom *Caryopteris x clandonensis*	10x10	100	1600	M
6	5 Gal	Curl-leaf Mountain Mahogany *Cercocarpus ledifolius*	15x15	225	1350	L+
23	5 Gal	Rose of Sharon *Hibiscus syriacus*	10x10	100	2300	M
29	5 Gal	Gro Lo Sumac *Rhus aromatica*	3x7	49	1421	M
10	5 Gal	Knock Out Roses *Rosa sp.*	2x4	16	160	L
20	5 Gal	Feather Reed Grass *Calamagrostis arudinacea*	2.5x2	4	80	M
84	5 Gal	Dwarf Fountain Grass *Pennisetum alopecuroides 'Hamelin'*	3x3	9	189	M
		Total Tree Coverage			22255	
7	2-3cf	Boulders *Bury 1/3, Submit sample for approval*				
	52648	Landscape Gravel / Filter Fabric *Brown Gravel, 3/4"-1"*				
	3480	Oversize Cobble *2-4" Fractured, On all slopes exceeding 3:1*				
	7861	Native Revegetative Seed Mix *Seed per City of Albuquerque, Standard Specification for native seed, East Side Mix*				

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owners responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

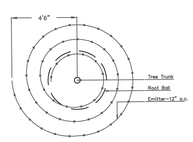
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

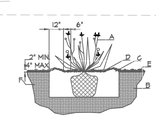
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

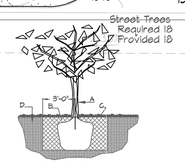


Netafim Spiral Detail



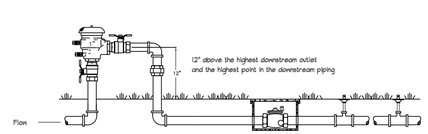
SHRUB PLANTING DETAIL
NTS

GENERAL NOTES:
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
CONSTRUCTION NOTES:
A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERM AROUND WATER RETENTION BASIN.
D. 3" DEPTH OF GRAVEL MULCH.
E. FINISH GRADE.
F. UNDISTURBED SOIL.



TREE PLANTING DETAIL
NTS

GENERAL NOTES:
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG. THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED. THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
CONSTRUCTION NOTES:
A. TREE.
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH OF GRAVEL MULCH.
D. UNDISTURBED SOIL.



FEBCO MODEL 765
Pressure Vacuum Breaker
Outside Installation

GRAPHIC SCALE
30 15 0 15 30
SCALE: 1" = 30'-0"

REVISIONS

Designed By:	ID. Mitchell
Drawn By:	dm
Approved By:	
Date:	

Date:	Comment

File ID:

NEW MEXICO ONE CALL
STATEWIDE - 811 OR
1-800-321-ALERT (2537)
www.nmonecall.org
Call two working days
before you dig.

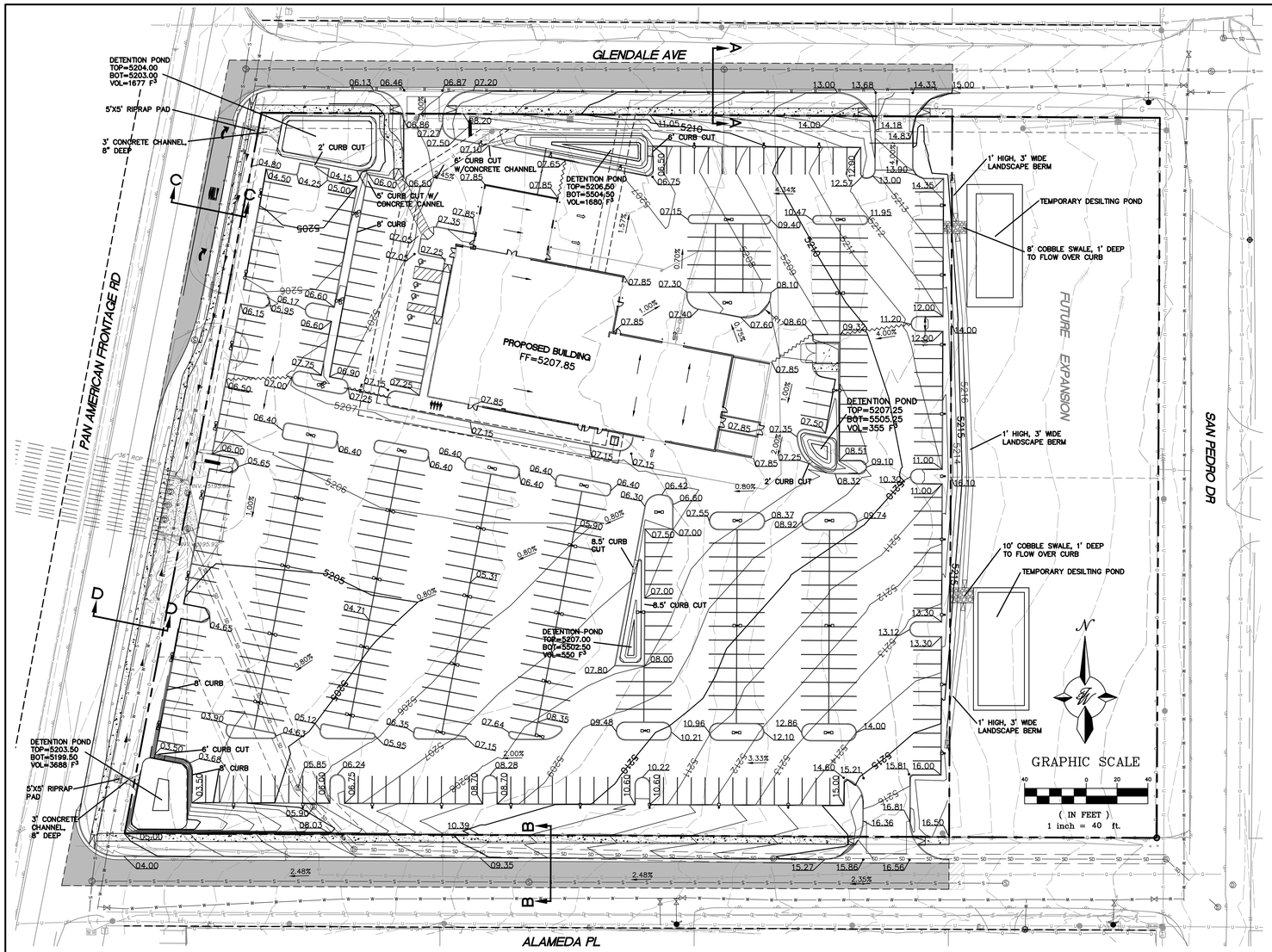
Auto Nation
Albuquerque, NM

Landscape Plan

Mitchell Associates, LLC
Danny Mitchell
Landscape Architecture
danny@mitchellassociatesllc.com
505.639.9583

Seal:
Landscape Architect
STATE OF NEW MEXICO
DANNY D. MITCHELL
239
REGISTERED LANDSCAPE ARCHITECT
May 13, 2021

DRAWING NO:
LS-101



LEGEND

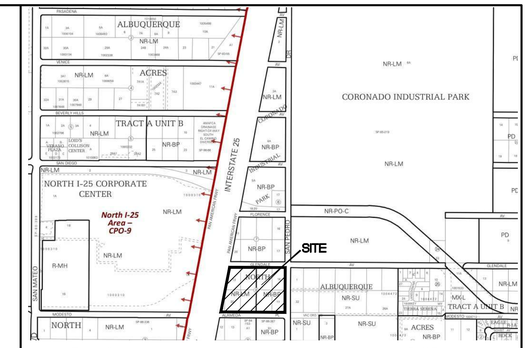
- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- 5010 CONTOUR MAJOR
- 5011 CONTOUR MINOR
- × 5048.25
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 5010 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- × 5048.25 EXISTING SPOT ELEVATION
- EXISTING LIGHT STANDARD
- SAWCUT LINE

NOTICE TO CONTRACTORS

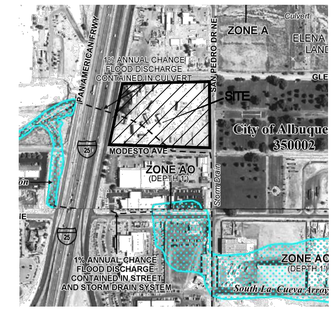
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/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.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR ¾" GRAVEL



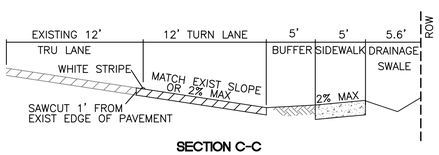
VICINITY MAP B-18Z



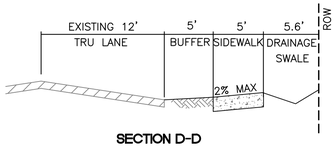
FIRM MAP 35001C00129H

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY
NOTICE TO CONTRACTOR
(SPECIAL ORDER 19 '80-19')

1. BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
2. CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
3. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
5. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL 811 [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
7. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
8. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
9. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
10. CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857- 8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.



SECTION C-C



SECTION D-D

EXISTING DRAINAGE:

THIS SITE IS CURRENTLY VACANT AND IS LOCATED ON THE WEST SIDE OF SAN PEDRO BETWEEN GLENDALE AVENUE AND ALAMEDA PLACE. THE SITE IS BOUNDED BY ROADS ON ALL FOUR SIDES AND CONTAINS APPROXIMATELY 5.29 ACRES. THE SITE DRAINS FROM EAST TO WEST AND INTO A DRAINAGE SWALE ALONG THE EAST SIDE OF PAN AMERICAN FREEWAY. THE SWALE THEN DRAINS TO TWO EXISTING 36" RCP PIPES THAT DRAIN TO THE WEST UNDER INTERSTATE 25 AND INTO AN ARROYO. ACCORDING TO AN APPROVED DRAINAGE PLAN FOR THE SAN PEDRO STORM DRAIN PROJECT (CITY PROJECT NO. 5304.91) COMPLETED BY THOMPSON ENGINEERING IN JANUARY OF 2010, THIS SITE IS CONTAINED WITHIN BASIN 116.24. THAT BASIN ALSO INCLUDES 2 LOTS TO THE EAST OF THIS PROJECT THAT ARE OWNED BY THIS SAME LAND OWNER. THAT BASIN WAS DESIGNED TO DRAIN 30.0 CFS TO THE SAN PEDRO STORM SEWER. THE SITE IS NOT LOCATED WITH IN A FLOOD PLAIN AS SHOWN ON THE FIRM MAP. THIS PROJECT DOES RECEIVE OFFSITE FLOW FROM THE 2 LOTS TO THE EAST ALONG SAN PEDRO.

PROPOSED DRAINAGE:

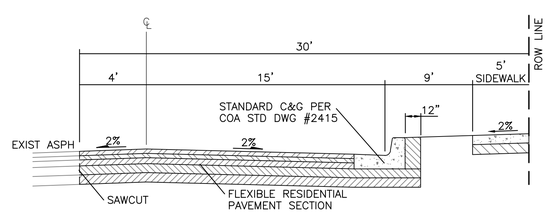
THE SITE WILL CONTINUE TO DRAIN FROM EAST TO WEST INTO THE EXISTING DRAINAGE SWALE ALONG PAN AMERICAN FREEWAY AND IS DIVIDED INTO THREE BASINS. THE OFFSITE LOTS TO THE EAST WILL CONTINUE TO DRAIN THROUGH THIS SITE VIA TEMPORARY DESILTING PONDS LOCATED ALONG THE PROPERTY LINE. BASIN OF-1 WILL DRAIN A 100YR, 6-HR FLOW OF 1.67 CFS TO BASIN "B" WHILE BASIN OF-2 WILL DRAIN A 100YR, 6-HR FLOW OF 4.10 CFS TO BASIN "C".

BASIN "B" WILL GENERATE A 100YR, 6-HR FLOW OF 4.47 CFS WHICH WILL BE DIRECTED TO A WATER QUALITY POND. BASIN "B" WILL PASS THROUGH THE OFFSITE FLOWS FROM BASIN OF-1. THE POND WILL CONTAIN THE REQUIRED WATER QUALITY VOLUME AND THEN OVERFLOW TO BASIN "A".

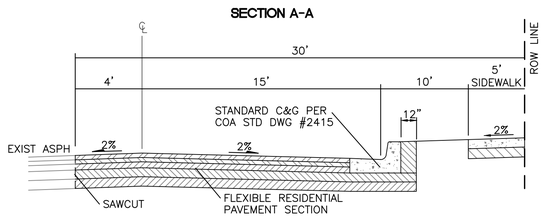
BASIN "A" WILL GENERATE A 100YR, 6-HR FLOW OF 2.36 CFS WHICH WILL BE DIRECTED TO A WATER QUALITY POND IN THE NORTHWEST CORNER OF THE PROJECT. BASIN "A" WILL PASS THROUGH THE FLOWS FROM BASIN "B" AND BASIN OF-1. THE POND WILL CONTAIN THE REQUIRED WATER QUALITY VOLUME AND THEN BE ALLOWED TO OVERFLOW INTO THE EXISTING DRAINAGE SWALE ALONG PAN AMERICAN FREEWAY AS IT DOES IN THE EXISTING CONDITION.

BASIN "C" WILL GENERATE A 100YR, 6-HR FLOW OF 14.26 CFS WHICH WILL BE DIRECTED TO TWO WATER QUALITY PONDS. BASIN "C" WILL PASS THROUGH THE FLOWS FROM BASIN OF-2. THE COMBINED VOLUME OF THE PONDS CONTAIN THE REQUIRED WATER QUALITY VOLUME. ALL FLOWS EVENTUALLY WILL PASS THROUGH THE WATER QUALITY POND LOCATED IN THE SOUTHWEST CORNER OF THE PROPERTY AND OVERFLOW INTO THE EXISTING DRAINAGE SWALE ALONG PAN AMERICAN FREEWAY AS IT DOES IN THE EXISTING CONDITION.

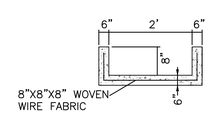
THE EXISTING DRAINAGE SWALE ALONG PAN AMERICAN FREEWAY WILL BE CLEANED AND LINED WITH COBBLE TO PREVENT EROSION. THE TOTAL DISCHARGE TO THE SWALE IS 26.86 CFS WHICH IS WELL BELOW THE 30.0 CFS ALLOWED PER THE APPROVED DRAINAGE ANALYSIS.



SECTION A-A



SECTION B-B



CONCRETE CHANNEL

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 05/17/21
BY: Ronald R. Bohannan
HydroTrans # B18D027
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

CAUTION

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ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

5-3-21

RONALD R. BOHANNAN P.E. #7868

AUTO NATION ALBUQUERQUE, NM

GRADING AND DRAINAGE PLAN

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

DRAWN BY	pm
DATE	5-3-21
DRAWING	2021010-GR
SHEET #	GR-1
JOB #	2021010

Weighted E Method (Developed)

On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	100-Year Weighted E (in)	100-Year Volume (ac-ft)	100-Year Flow cfs	10-Year Weighted E (in)	10-Year Volume (ac-ft)	10-Year Flow cfs
A	26,610	0.61	0%	0	24%	0.15	0%	0.00	76%	0.46	1.963	0.100	2.36	1.220	0.062	1.40
B	49,337	1.13	0%	0	20%	0.23	0%	0.00	80%	0.91	2.024	0.191	4.47	1.268	0.120	2.67
C	154,430	3.55	0%	0	16%	0.57	0%	0.00	84%	2.98	2.085	0.616	14.26	1.316	0.389	8.61
												Total	**21.09**			

Off-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	100-Year Weighted E (in)	100-Year Volume (ac-ft)	100-Year Flow cfs	10-Year Weighted E (in)	10-Year Volume (ac-ft)	10-Year Flow cfs
OF-1	17,982	0.41	0%	0	15%	0.06	0%	0.00	85%	0.35	2.101	0.072	1.67	1.329	0.046	1.01
OF-2	44,159	1.01	0%	0	15%	0.15	0%	0.00	85%	0.86	2.101	0.177	4.10	1.329	0.112	2.48
												Total	**5.77**			

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Excess Precipitation, E (inches)		
Zone 2	100-Year	10 - Year
E_a	0.62	0.15
E_b	0.80	0.30
E_c	1.03	0.48
E_d	2.33	1.51

Peak Discharge (cfs/acre)		
Zone 2	100-Year	10 - Year
Q_a	1.71	0.41
Q_b	2.36	0.95
Q_c	3.05	1.59
Q_d	4.34	2.71

Water Quality Calculations

Basin	Impervious Area (sf)	SWQV (in)	Storm Water Quality Vol. (ft^3)	Storm Water Quality Vol. (ac-ft)
A	20,224	0.42	708	0.016
B	39,470	0.42	1381	0.032
C	129,721	0.42	4540	0.104
OF-1	15,285	0.42	535	0.012
OF-2	37,535	0.42	1314	0.030

Channel Capacity

	Top Width (ft)	Bottom Width (ft)	Depth (ft)	Area (ft^2)	WP (ft)	R	Slope (%)	Q Provided (cfs)	Q Required (cfs)	Velocity (ft/s)
Channel	3	3	0.67	2.01	4.34	0.4631	1	13.79	8.50	4.23
Channel	4	4	0.67	2.68	5.34	0.5019	1	19.40	18.36	6.85

Manning's Equation:

Q = 1.49/n * A * R^(2/3) * S^(1/2)

A = Area
R = D/4
S = Slope
n = 0.013

Curb Opening Capacity

Weir Equation:

$$Q = CLH^{3/2}$$

Q= Flow
C = 2.95
L= Length of weir
H = Height of Weir

Basin "A" Curb Openings

$Q = 2.95*5.0*0.67^{3/2}$

Q= 8.90 cfs < Q = 8.50 cfs

Basin "B" Curb Openings

$Q = 2.95*6*0.5^{3/2}$

Q= 6.26 cfs < Q = 6.14 cfs

Upper Basin "C" Curb Openings

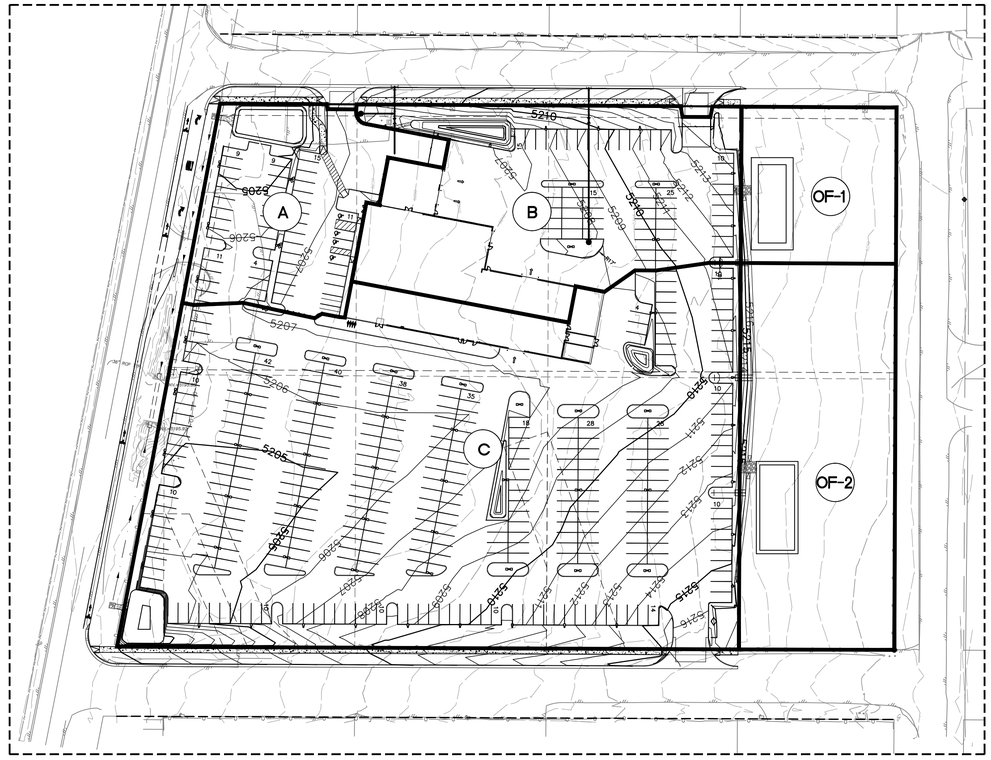
$Q = 2.95*8.5*.5^{3/2}$

Q= 8.87 cfs < Q = 8.85 cfs

Lower Basin "C" Curb Openings

$Q = 2.95*11.5*.67^{3/2}$

Q= 18.61 cfs < Q = 18.36 cfs



BASIN MAP

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 05/17/21
BY: Renée C. Brissette
HydroTrans # B18D027
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ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
5-3-21
RONALD R. BOHANNAN P.E. #7868

AUTO NATION ALBUQUERQUE, NM

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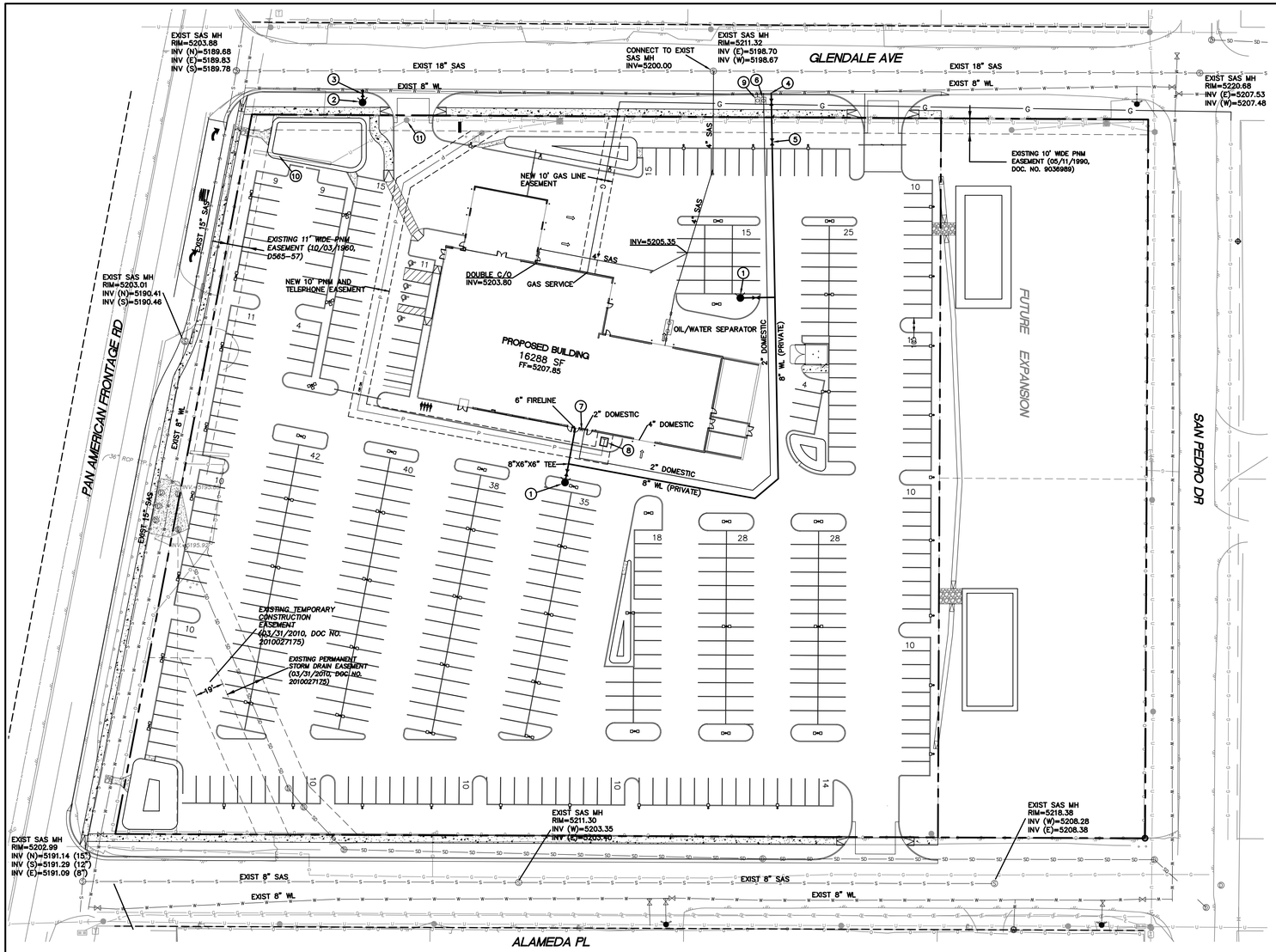
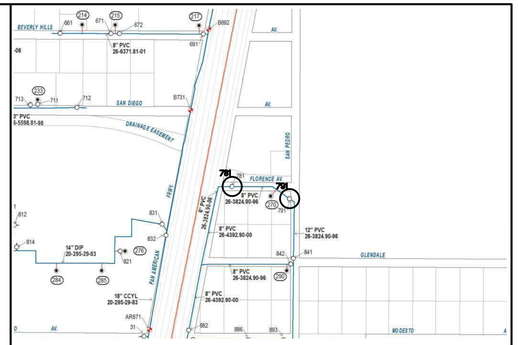
DRAWN BY: pm
DATE: 5-3-21
DRAWING: 2021010-GR
SHEET #: GR-2
JOB #: 2021010



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- 8" SAS — SANITARY SEWER LINE
- 8" WL — WATERLINE
- DOUBLE CLEAN OUT
- PROPOSED HYDRANT
- P — PROPOSED POWER LINE
- T — PROPOSED TELEPHONE LINE
- G — PROPOSED GAS LINE



WATER SHUTOFF PLAN — SHUTOFF VALVES 781, 791

THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT HTTP://ABCWUA.ORG/CONTENT/VIEW/463/729/.

GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
11. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

KEYED NOTES

1. NEW PRIVATE FIRE HYDRANT PER COA STD DWG 2340
2. NEW PUBLIC FIRE HYDRANT PER COA STD DWG 2340
3. 6" GATE VALVE (PUBLIC) PER COA STD DWG 2326
   N=_____, E=_____
   Z=_____
4. 8"X8"X8" TEE
   8" GATE VALVE (PUBLIC) PER COA STD DWG 2326
   N=_____, E=_____
   Z=_____
5. PIV
6. 2" WATER METER AND BOX PER CO STD DWG 2301, 2361, 2363, 2367
7. FDC
8. TRANSFORMER
9. 1" LANDSCAPE METER
10. BILLBOARD TO BE REMOVED
11. EXISTING POWER POLE TO BE REMOVED

INSPECTION NOTE

CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT OFFICIALS FOR ANY PLAN REVIEW, PERMITTING REQUIREMENTS OR BUILDING CODE INSPECTIONS THAT MAY BE REQUIRED TO ENFORCE LOCAL, STATE OR NATIONAL BUILDING CODES PRIOR TO CONSTRUCTING IMPROVEMENTS

CAUTION

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N

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 5-12-21 RONALD R. BOHANNAN P.E. #7868	AUTO NATION ALBUQUERQUE, NM MASTER UTILITY PLAN	DRAWN BY pm DATE 5-12-21 DRAWING 2021010-SP SHEET # MU-1 JOB # 2021010
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	

GLAZING LEGEND:

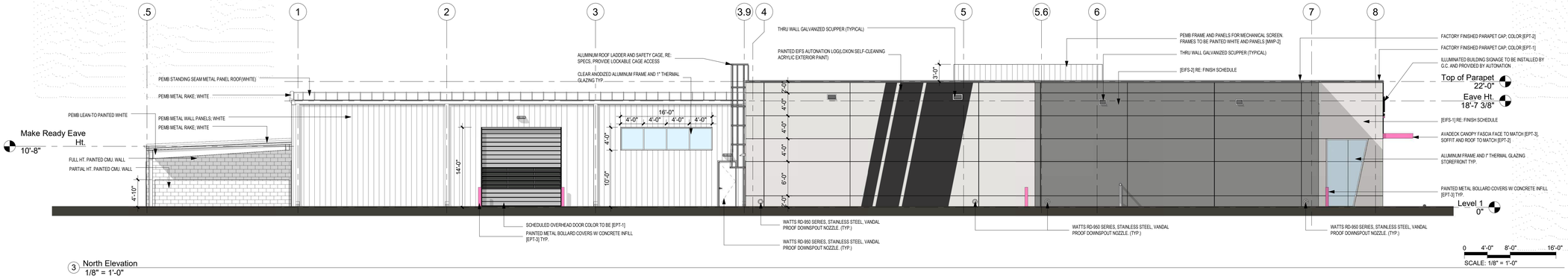
[GL-1]	1" Insulated with Low-E SolarBan 90 Acuity + Acuity Visible Light Transmittance 53% U-Value Summer 0.29 Winter 0.24 SHGC 0.23	[GL-3]	1/4" Clear
		[GL-4]	1/4" Clear - Tempered
		[GL-5]	3/8" Clear - Tempered
[GL-2]	1" Insulated with Low-E SolarBan 90 Acuity + Acuity Tempered Visible Light Transmittance 53% U-Value Summer 0.29 Winter 0.24 SHGC 0.23		

NOTES - WIND & IMPACT RESISTANCE

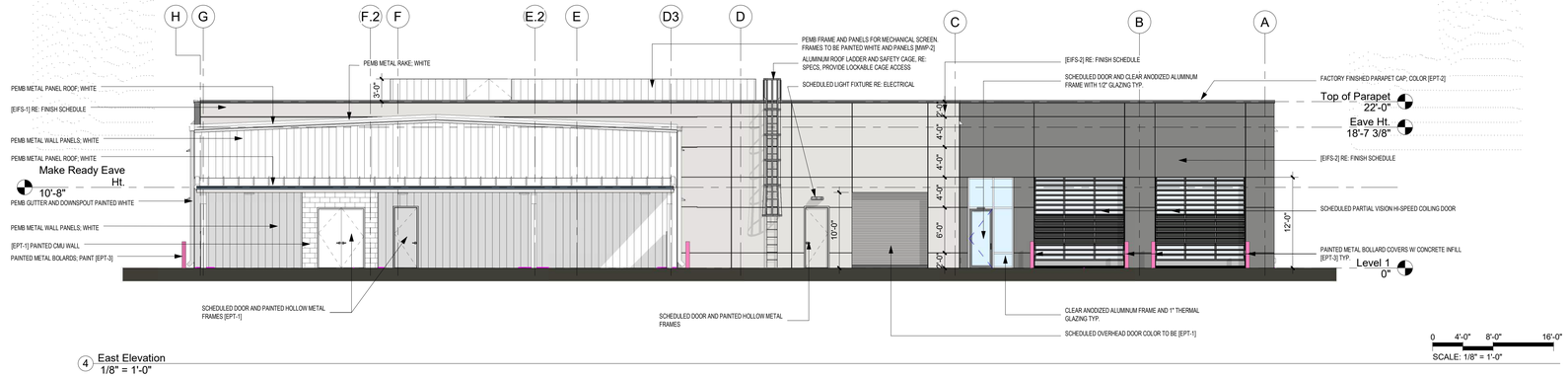
1609.1.2 PROTECTION OF OPENINGS.

IN WIND-BORNE DEBRIS REGIONS, GLAZING IN BUILDINGS SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT-RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTANT STANDARD OR ASTM E 1996 AND ASTM E 1886 REFERENCED HEREIN AS FOLLOWS:

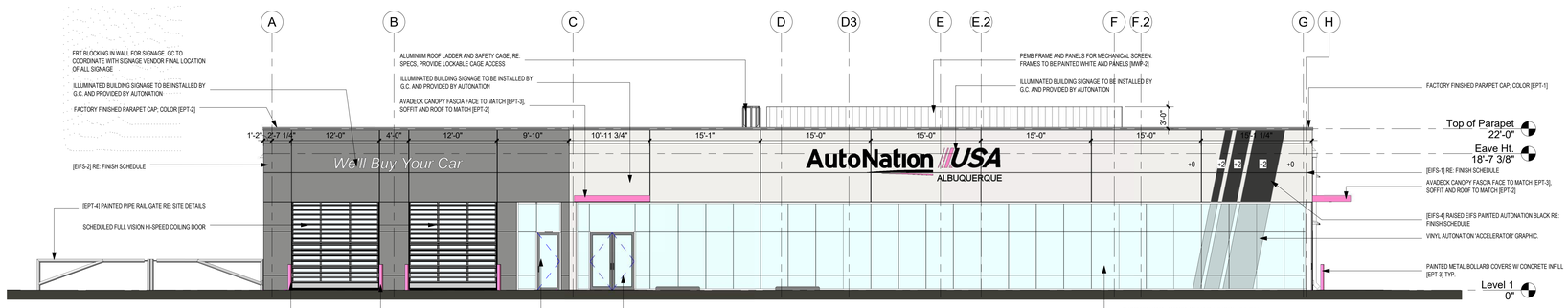
- GLAZED OPENINGS LOCATED WITHIN 30 FEET (9144 MM) OF GRADE SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996.
- GLAZED OPENINGS LOCATED MORE THAN 30 FEET (9144 MM) ABOVE GRADE SHALL MEET THE PROVISIONS OF THE SMALL MISSILE TEST OF ASTM E 1996.



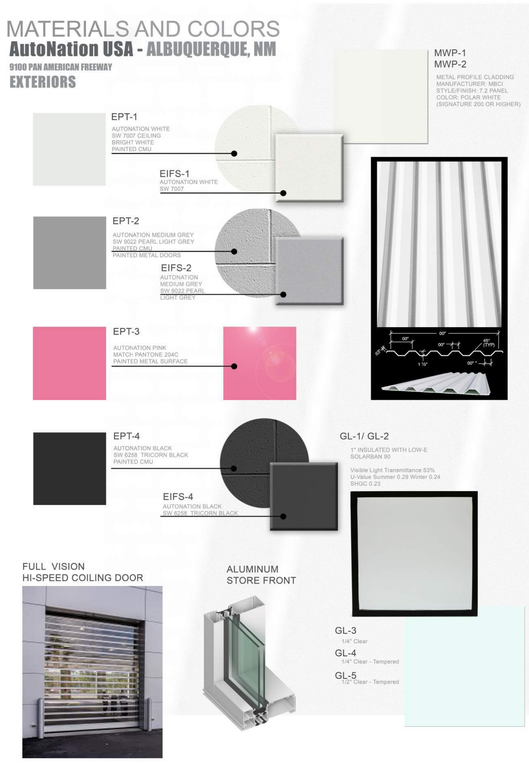
3 North Elevation
1/8" = 1'-0"



4 East Elevation
1/8" = 1'-0"

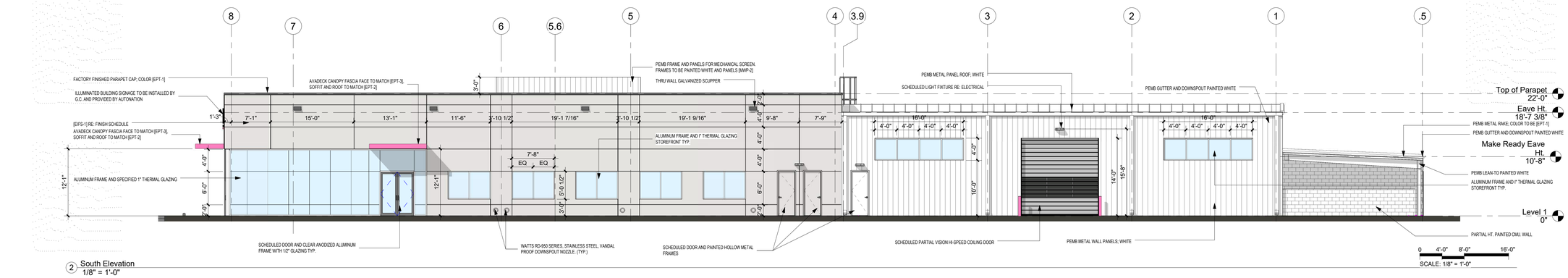


1 West Elevation
1/8" = 1'-0"



CASTLES DESIGN GROUP, P.C.

AutoNation USA



2 South Elevation
1/8" = 1'-0"

Revisions

Revision Schedule

Revision Number	Revision Description	Revision Date

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE FOLLOWING PROJECT:

AUTONATION USA
ALBUQUERQUE
9100 PAN AMERICAN FREEWAY

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AUTONATION USA
ALBUQUERQUE
9100 PAN AMERICAN FREEWAY

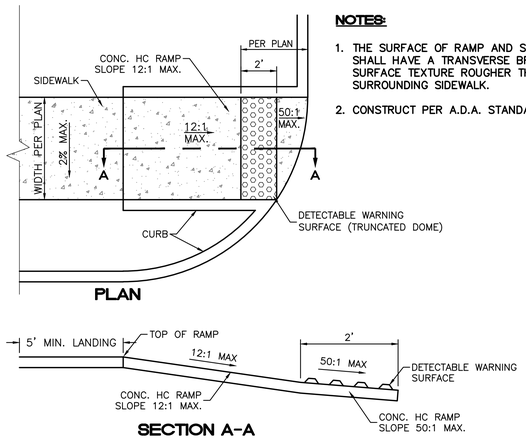
Castles Design Group
A Professional Architectural Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9256

Exterior Elevations

A2.11

Date: 05.12.21

Project No: 202011-467



PLAN

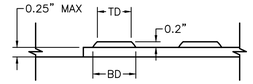
SECTION A-A

NOTES:

1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.

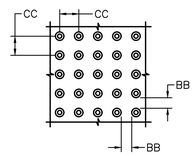
UNIDIRECTIONAL HC RAMP

NOT TO SCALE



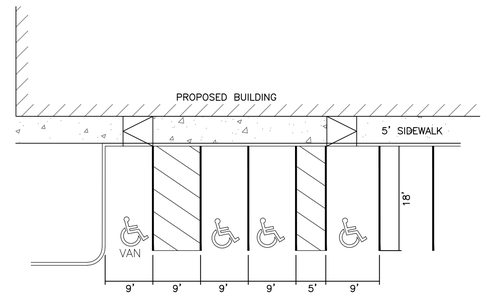
DOME SECTION

BD – BASE DIAMETER 0.9" MIN
TD – TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



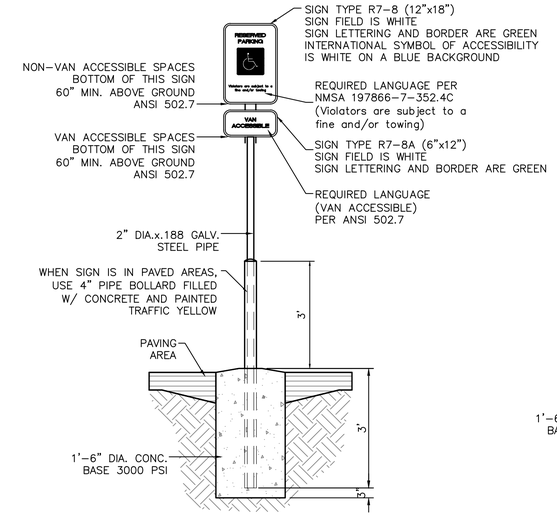
DOME SPACING

CC – CENTER TO CENTER SPACING 2.35"
BB – BASE TO BASE SPACING 1.48" MIN



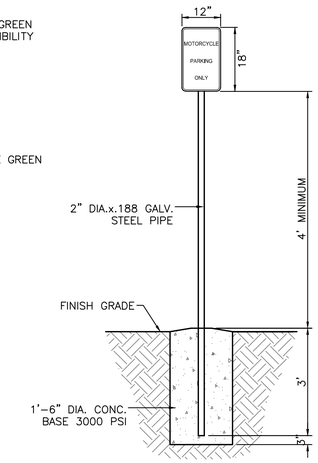
ACCESSIBLE PARKING DETAIL

NTS



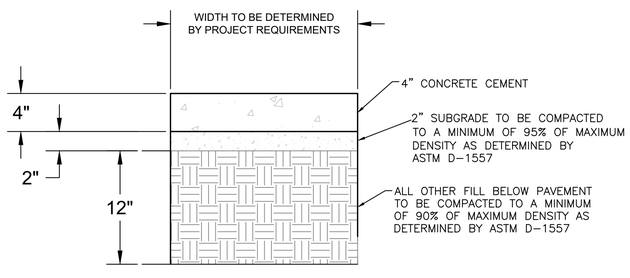
ACCESSIBLE PARKING SIGN

NTS

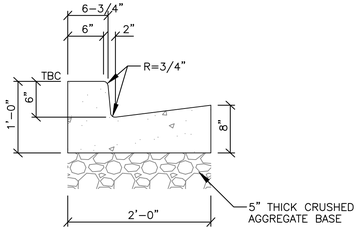


MOTORCYCLE PARKING SIGN

NTS

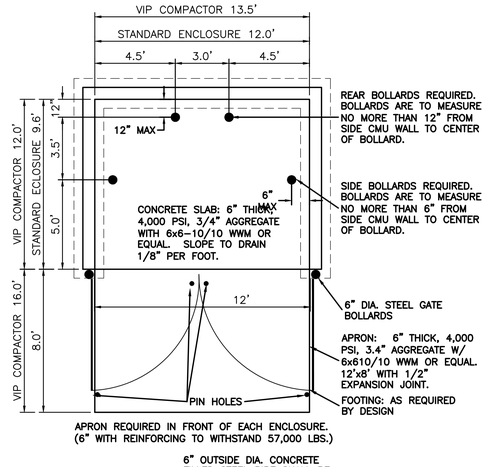


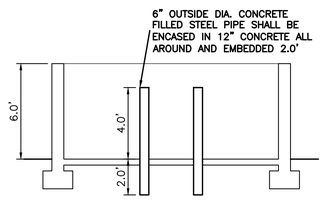
CONCRETE SIDEWALK SECTION



STANDARD CURB AND GUTTER

NTS

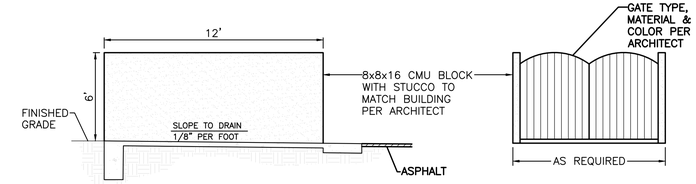




NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

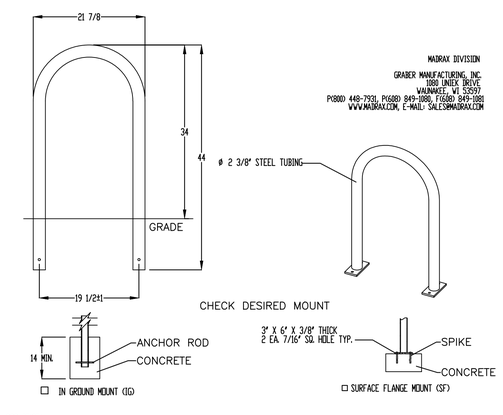
DUMPSTER ENCLOSURE DETAIL

NTS



DUMPSTER ENCLOSURE ELEVATION

NTS



PRODUCT: U238-IGSF
DESCRIPTION: "U" BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-4-18
ENG: SMC

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NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR OF FINISH, SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
3. BIKE RACK SHALL HAVE A 1-FOOT CLEAR ZONE ALL AROUND.
3. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

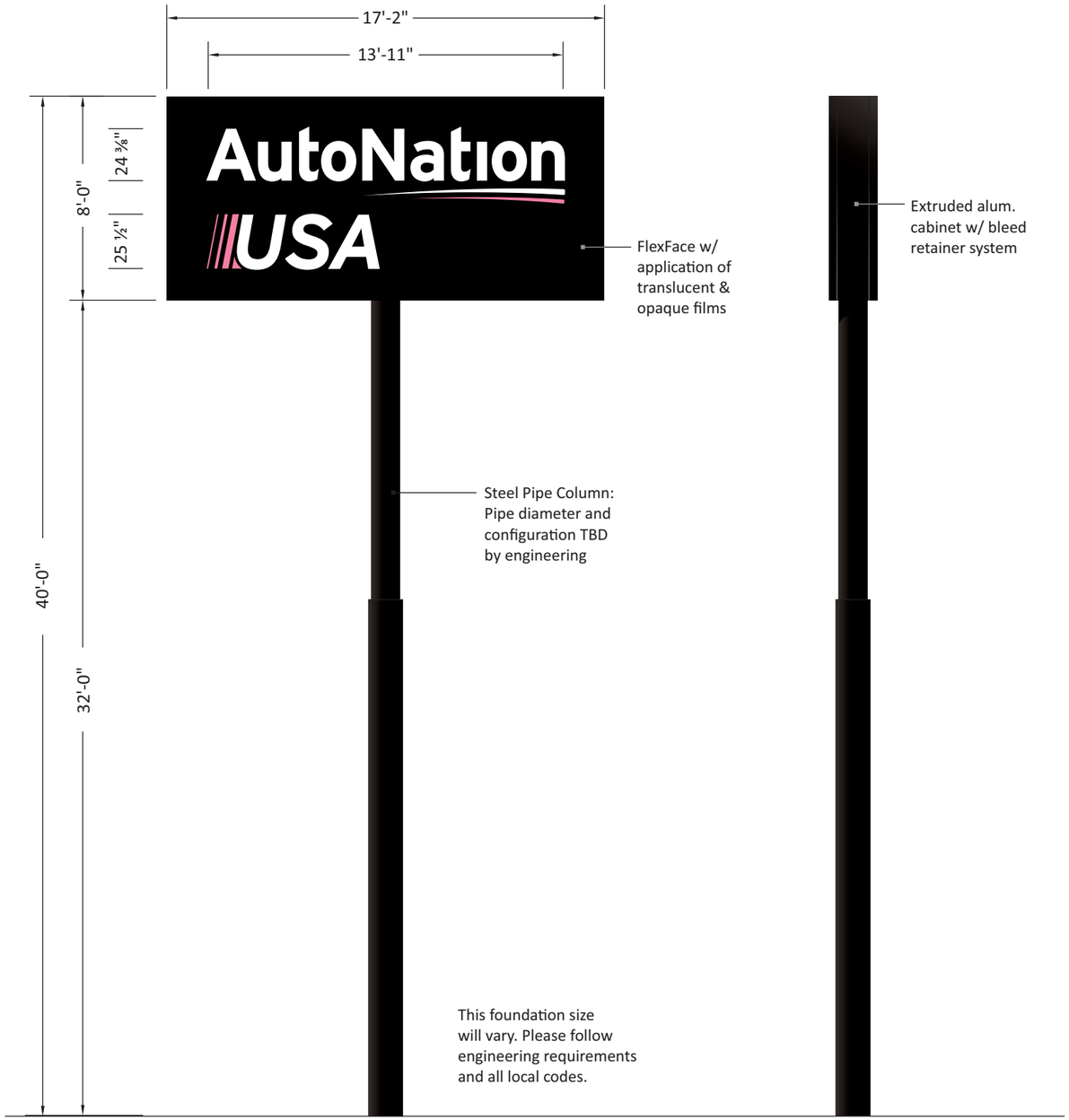
BIKE RACK DETAIL

SCALE: NONE

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 5-12-21 RONALD R. BOHANNAN P.E. #7868	AUTO NATION ALBUQUERQUE, NM CONSTRUCTION DETAILS TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY pm DATE 5-12-21 DRAWING 2021010-DET SHEET # DET-1 JOB # 2021010

S03 Pylon Sign | 8' x 17' Cabinet @ 40' OAH | 137.3 Square Feet

OPTION #1



ANU-P-84

GENERAL DESCRIPTION

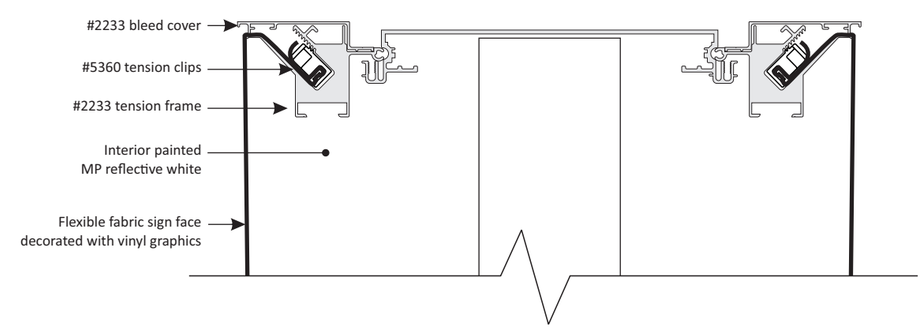
- Double face, internally illuminated pylon sign featuring extruded aluminum cabinet with a bleed retainer and flexible faces.
- Faces of 3M white, flexible substrate with 1st surface application of translucent pink & opaque black films
- Internal illumination by white LED modules
- Cabinet installed onto steel column set in concrete foundation. Size of foundation varies per local codes and criterea

COLOR SCHEDULE

- Painted MP 923SP Black (satin finish)
- Panaflex White Trans. Substrate
- 3M 7725-12 Opaque Black Vinyl
- 3M 3630-68 “Rose Mauve” Trans. Vinyl
- White LED Modules (6500K)

SQUARE FOOTAGE

Proposed Sq. Feet: 7'-0" x 15'-0" = **137.3 Sq Feet**



DF Wide Body with
Bleed Face Retainer System

atlas BRANDING THE WORLD

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

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	...	...
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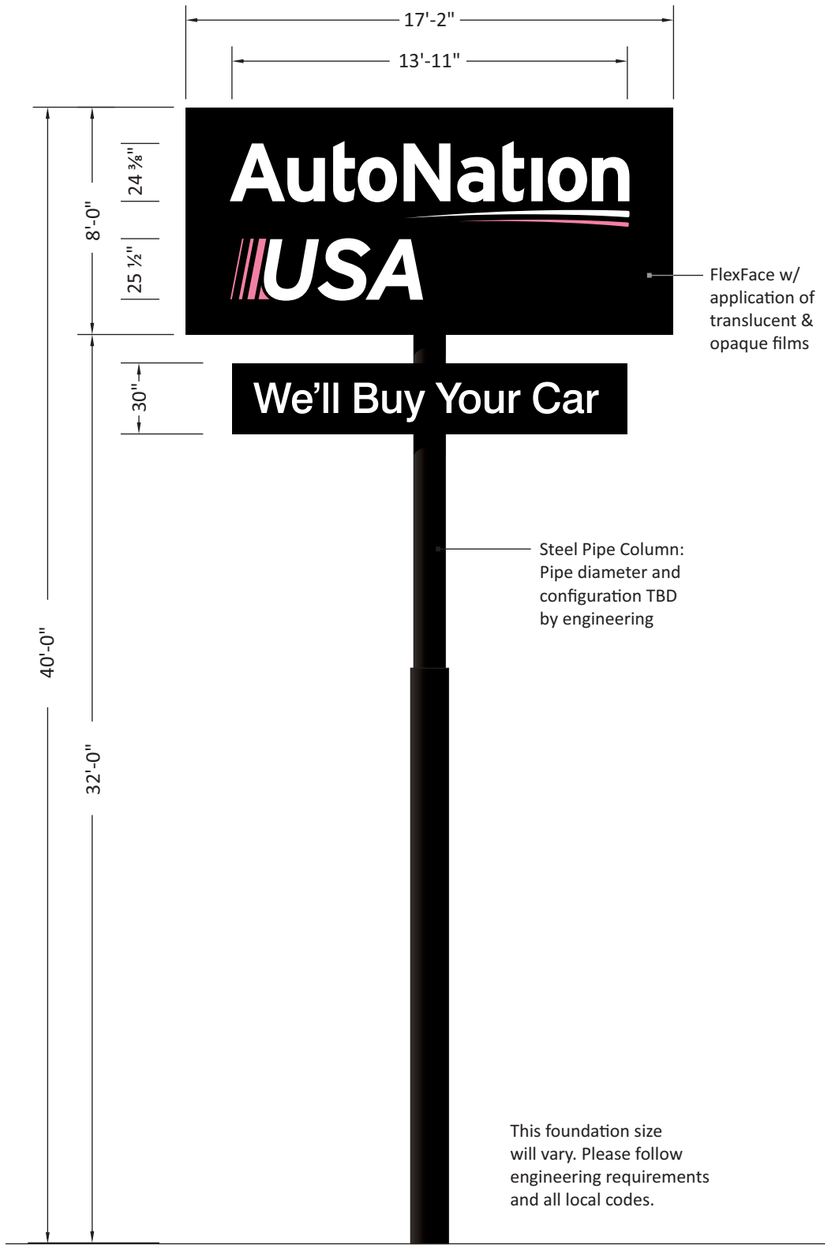
...	...	...
...	...	...

S03 Pylon Sign | 8' x 17' Cabinet @ 40' OAH | 172 Square Feet

OPTION #2



GENERAL DESCRIPTION

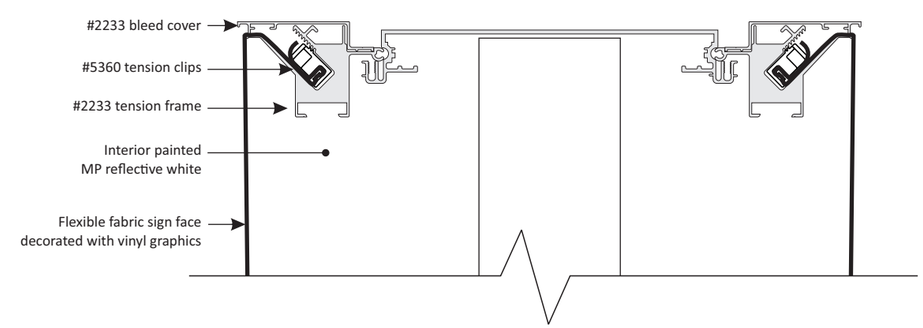
- Double face, internally illuminated pylon sign featuring extruded aluminum cabinet with a bleed retainer and flexible faces.
- (2) Single face secondary signs of extruded cabinets with bleed retainers
- Faces of 3M white, flexible substrate with 1st surface application of translucent pink & opaque black films
- Internal illumination by white LED modules
- Cabinet installed onto steel column set in concrete foundation. Size of foundation varies per local codes and criterea

COLOR SCHEDULE

- Painted MP 923SP Black (satin finish)
- Panaflex White Trans. Substrate
- 3M 7725-12 Opaque Black Vinyl
- 3M 3630-68 "Rose Mauve" Trans. Vinyl
- White LED Modules (6500K)

SQUARE FOOTAGE

Proposed Sq. Feet: 7'-0" x 15'-0" = **172 Sq Feet**



DF Wide Body with
Bleed Face Retainer System

atlas BRANDING THE WORLD

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West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

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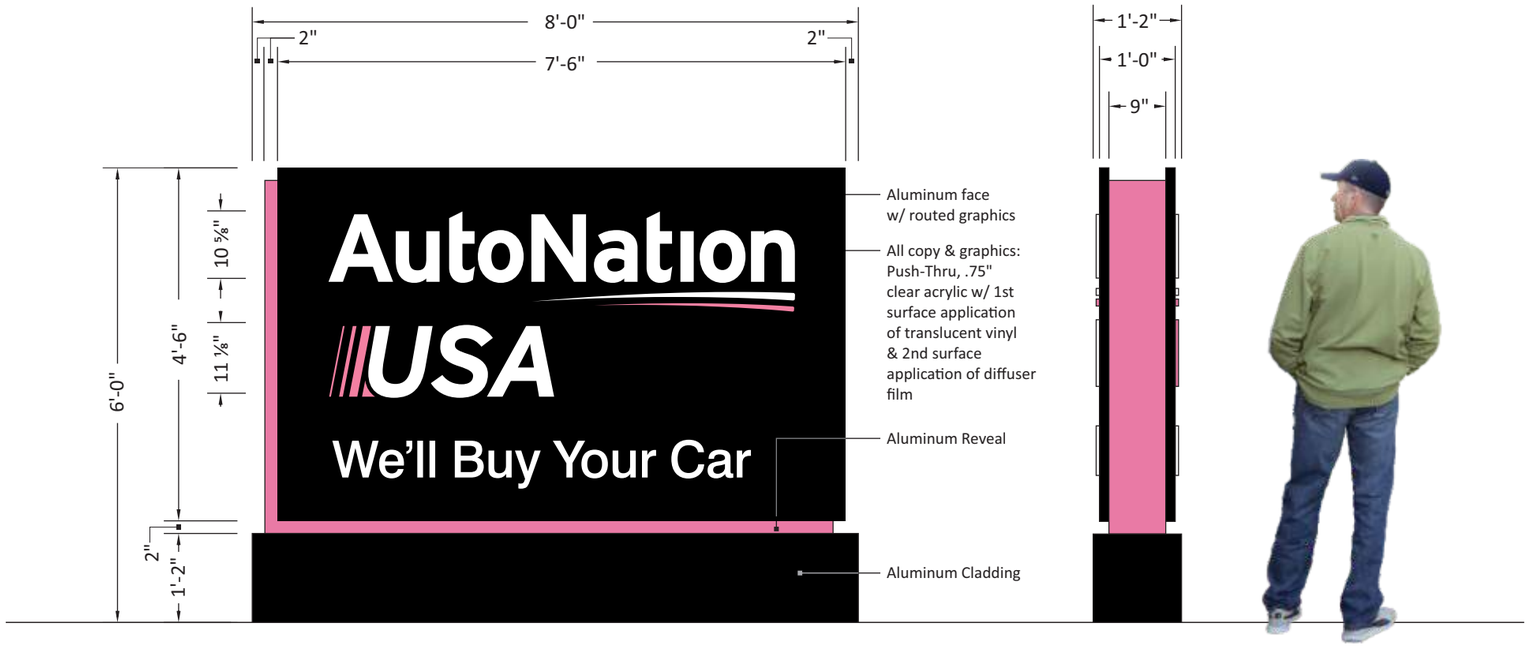
S04 Monument Sign | 6'-0" OAH | 33.75 Square Feet

OPTION #2



Nighttime View

ANU-M-72

GENERAL DESCRIPTION

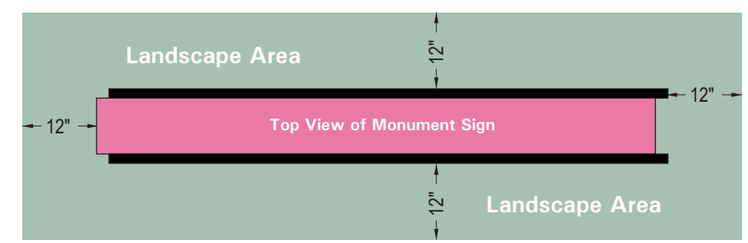
- Double face, internally illuminated monument sign featuring pushed-thru acrylic graphics, and painted aluminum cladding & reveal.
- Faces of aluminum with copy & graphics routed from faces and pushed-thru with .750" clear acrylic with 1st surface application of pink & white translucent film and a 2nd surface application of diffuser film
- 2" Continuos reveal to of aluminum & finished with pink enamel
- Internal illumination by white LED modules
- Skirt/base and all cladding is of painted aluminum
- Monument sign set in concrete foundation(s). Size of foundation varies per
- local codes and criteria

COLOR SCHEDULE

- Painted MP 923SP Black (satin finish)
- Clear Acrylic
- Painted to match PMS 204 (satin finish)
- 3M 3630-20 White Trans. Vinyl
- 3M 3630-68 "Rose Mauve" Trans. Vinyl
- White LED Modules (6500K)

SQUARE FOOTAGE

Proposed Sq. Feet: 4'-6" x 7'-6" = **33.75 Sq Feet**



12" Perimeter around base of monument is to be reserved for landscaping - not grass

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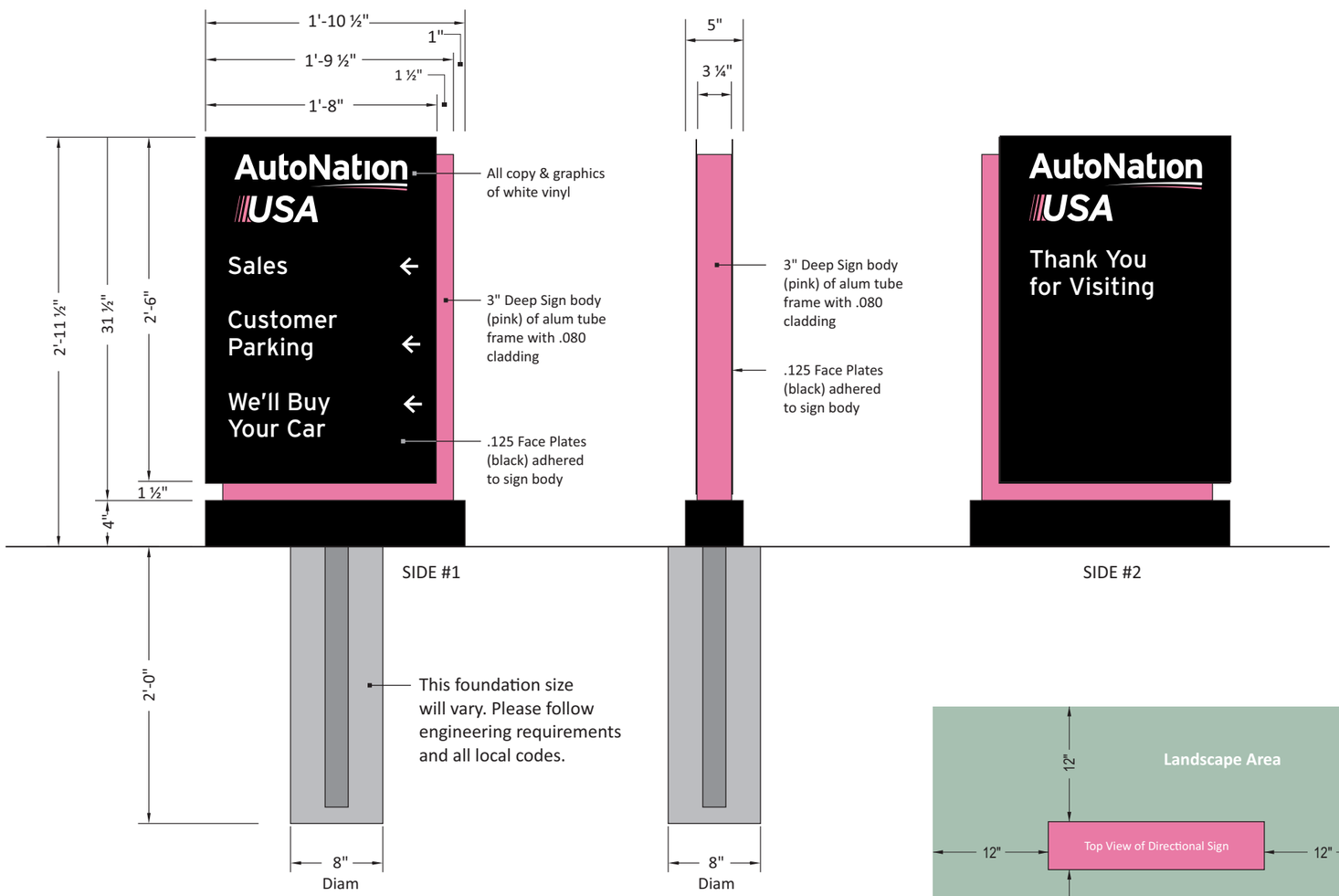
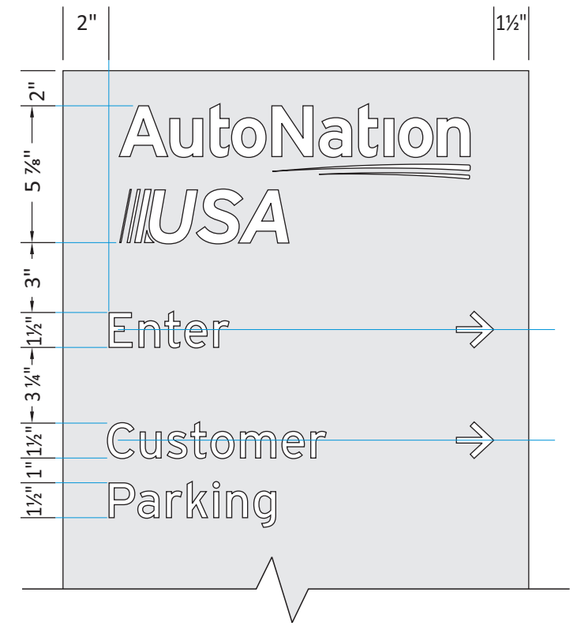
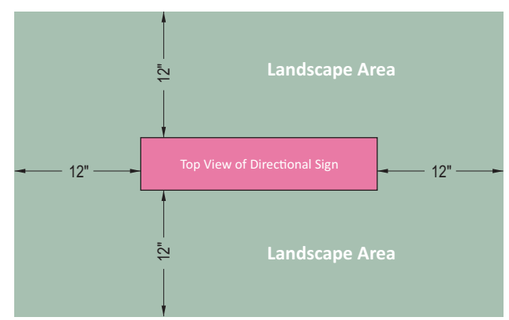
800.772.7932
www.atlasbtw.com

S05 Directional Sign #1 | Branded





TYPICAL LETTER HEIGHT AND SPACING



12" Perimeter around base of directional is to be reserved for landscaping - not grass

ANU-SDB-36

GENERAL DESCRIPTION

- Directional sign constructed of aluminum: .125" face plates, 3" deep main body, and base
- All copy & arrows of premium white vinyl (see color schedule below)
- Sign installed onto single aluminum sq. tube post set in concrete foundation (size of foundation may vary from the size shown on this drawing).

COLOR SCHEDULE

- 3M 7725-10 White Vinyl
- Painted MP 923SP Black (satin finish)
- Painted to match PMS #204 (satin finish)

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800.772.7932
www.atlasbtw.com

Current DRC
Project Number: **596282**

FIGURE 12

Date Submitted: **5/14/2021**
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.:_____
DRB Application No.:_____

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Lot 21-A, Block 8, Tract A, Unit B, North Albuquerque Acres
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 13-15 and Lots 21-23, Block 8, Tract A, Unit B, North Albuquerque Acres
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: Private Inspector	Private P.E.	City Cnst Engineer
			TRANSPORTATION PROPERTY FRONTAGE IMPROVEMENTS						
		15' Lane 4' Transition	Pavement, Curb & Gutter and associated striping	Glendale Ave. NE	Pan American	East Property Line	/	/	/
		5' Wide	Sidewalk	Glendale Ave. NE	Pan American	455' W. of Pan American	/	/	/
		15' Lane 4' Transition	Pavement, Curb & Gutter and associated striping	Alameda Place NE	Pan American	East Property Line	/	/	/
		5' Wide	Sidewalk	Alameda Place NE	Pan American	566' W. of Pan American	/	/	/
		25' Wide	Access Driveway Plus ADA Ramps Full Access	Glendale Ave. NE	83' East of Pan American	148' East of Pan American	/	/	/
		24' Wide	Access Driveway Plus ADA Ramps Full Access	Glendale Ave. NE	384' East of Pan American	458' East of Pan American	/	/	/
		30' Wide	Access Driveway Plus ADA Ramps Full Access	Alamda Place NE	487' East of Pan American	567' East of Pan American	/	/	/
							/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		WATER AND SANITARY SEWER IMPROVEMENTS							
		4"	Sanitary Sewer Service	Glendale Ave. NE	300' East of Pan American	Lot 21-A	/	/	/
		6"	Fire Hydrant	Glendale Ave. NE	83' East of Pan American	Entrance Curb Return	/	/	/
		2"	Domestic Water Service and meter	Glendale Ave. NE	345' East of Pan American	Lot 21-A	/	/	/
		1"	Landscape Water Service and meter	Glendale Ave. NE	345' East of Pan American	Lot 21-A	/	/	/
		6"	Fire Line	Glendale Ave. NE	345' East of Pan American	Lot 21-A	/	/	/
							/	/	/
		NMDOT PROPERTY FRONTAGE IMPROVEMENTS*							
		12'	Right Turn Lane & Transition with associated striping	Pan American	Glendale Ave. NE	150' south of Glendale Ave. NE	/	/	/
		5' Wide	Sidewalk	Pan American	Alameda Place NE	Glendale Ave. NE	/	/	/
			*Any additional comments from NMDOT's plan review shall be included.				/	/	/
							/	/	/
							/	/	/
							/	/	/

(Rev. 2-16-18)

The items listed below are on the CCIP 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: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

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 rquirements.

1

2

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Ronald R. Bohannan NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
Tierra West, LLC FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

SUPERSEDES

[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*: May 21, 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)*: Nor Este NA

Name of NA Representative*: Gina Pioquinto

Email Address* or Mailing Address* of NA Representative[1]: 9015 Moonstone Drive NE, Albuquerque, NM 87113

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

1. Subject Property Address* 9100 Pan American / Glendale
   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portion of Lot 21 BLK 8 North
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[2]*:

   The site location is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property is 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18,645 SF building and the remainder of the lot will be for vehicle display

[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*: June 16th 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]:
   https://wetransfer.com/

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

1. Zone Atlas Page(s)*[5] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[6]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & 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

Cc: Daniel Regan - District 4 Coalition of NA
Mildred Griffee - District 4 Coalition of NA *[Other Neighborhood Associations, if any]*
Gina Pioquinto- Nor Este NA
Uri Bassan - Nor Este NA

[6] Available here: https://tinurl.com/idozoningmap

SUPERSEDES

[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*: May 21, 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)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Daniel Regan

Email Address* or Mailing Address* of NA Representative[1]: 4109 Cham Street NE, Albuquerque, NM 87109

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

1. Subject Property Address* 9100 Pan American / Glendale
   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portion of Lot 21 BLK 8 North
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[2]*:

   The site location is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property is 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18,645 SF building and the remainder of the lot will be for vehicle display

[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*: June 16th 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]:
   https://wetransfer.com/

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

1. Zone Atlas Page(s)*[5] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[6]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & 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

Cc: Daniel Regan - District 4 Coalition of NA
Mildred Griffee - District 4 Coalition of NA *[Other Neighborhood Associations, if any]*
Gina Pioquinto- Nor Este NA
Uri Bassan - Nor Este NA

[6] Available here: https://tinurl.com/idozoningmap

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

Date/Time*: June 16, 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]:
   https://wetransfer.com

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

1. Zone Atlas Page(s)*[4] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[5]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

stamps.com
L30523.07

87109
51 0 cents
US POSTAGE
FIRST-CLASS
062S0008588899

Daniel Regan
District 4 Coalition of NA
4109 Chama Street NE
Albuquerque, NM 87109

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

stamps.com
L30523.10

87109
51 0 cents
US POSTAGE
FIRST-CLASS
062S0008588899

Gina Pioquinto
Nor Este NA
9015 Moonstone Drive NE
Albuquerque, NM 87113

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

stamps.com
L30523.01

87109
51 cents
US POSTAGE
FIRST-CLASS
06250008588899

Uri Bassan
Nor Este NA
9000 Modesto Avenue NE
Albuquerque, NM 87122

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

stamps.com
L30523.04

87109
51 cents
US POSTAGE
FIRST-CLASS
06250008588899

Mildred Griffee
District 4 Coalition of NA
PO Box 90986
Albuquerque, NM 87199

SUPERSEDES

[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*: May 21, 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*: State Highway Comm

Mailing Address*: PO Box 1149, Albuquerque, NM 87504

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

1. Subject Property Address* 9100 Pan American / Glendale

   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portionof Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)

   ☐ Variance

   ☐ Waiver

   ☐ Other: _____

   Summary of project/request[1]*:

   The site is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property id 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18.645 SF building and the remainder of the lot will be for vehicle display.
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*: June 16th 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]:
   https://wetransfer.com

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

1. Zone Atlas Page(s)*[4] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[5]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

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

SUPERSEDES

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*: May 21, 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*: SMI ABQ Assets LLC DBA Daniels Funeral Services

Mailing Address*: 1100 Coal Ave SE, Albuquerque, NM 87106

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

1. Subject Property Address* 9100 Pan American / Glendale

   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portionof Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   ☐ Variance
   ☐ Waiver
   ☐ Other: _____

   Summary of project/request[1]*:

   The site is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property id 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18.645 SF building and the remainder of the lot will be for vehicle display.
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*: June 16th 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]:
   https://wetransfer.com

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

1. Zone Atlas Page(s)*[4] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[5]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

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

SUPERSEDES

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*: May 21, 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*: North I-25 Corporate Center LLC Attn: Erika Zahnle- SR Acct

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* 9100 Pan American / Glendale

   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portionof Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)

   ☐ Variance

   ☐ Waiver

   ☐ Other: _____

   Summary of project/request[1]*:

   The site is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property id 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18.645 SF building and the remainder of the lot will be for vehicle display.
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*: June 16th 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]:
   https://wetransfer.com

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

1. Zone Atlas Page(s)*[4] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[5]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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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.]

SUPERSEDES

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*: May 21, 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*: Melloy Brothers Motor LTD CO

Mailing Address*: 7707 Lomas Blvd NE, Albuquerque, NM 87110

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

1. Subject Property Address* 9100 Pan American / Glendale

   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portionof Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:

   The site is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property id 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18.645 SF building and the remainder of the lot will be for vehicle display.
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*: June 16th 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]:
   https://wetransfer.com

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

1. Zone Atlas Page(s)*[4] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[5]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

SUPERSEDES

[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*: May 21, 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*: JR & SR LLC

Mailing Address*: 9000 Pan American Fwy NE, Albuquerque, NM 87113

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

1. Subject Property Address* 9100 Pan American / Glendale

   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portionof Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)

   ☐ Variance

   ☐ Waiver

   ☐ Other: _____

   Summary of project/request[1]*:

   The site is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property id 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18.645 SF building and the remainder of the lot will be for vehicle display.
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*: June 16th 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]:
   https://wetransfer.com

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

1. Zone Atlas Page(s)*[4] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[5]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

SUPERSEDES

[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*: May 21, 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*: Nabor Fidel Attn: 101 Pipe & Casting Inc

Mailing Address*: 30300 Agoura Rd Suite 240, Agoura Hills, CA 91301

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

1. Subject Property Address* 9100 Pan American / Glendale

   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portionof Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   ☐ Variance
   ☐ Waiver
   ☐ Other: _____

   Summary of project/request[1]*:

   The site is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property id 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18.645 SF building and the remainder of the lot will be for vehicle display.
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*: June 16th 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]:
   https://wetransfer.com

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

1. Zone Atlas Page(s)*[4] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[5]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

SUPERSEDES

[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*: May 21, 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*: 5904 Florence LLC & ETAL c/o Keers Environmental Inc

Mailing Address*: 5904 Florence Ave NE, Albuquerque, NM 87113

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

1. Subject Property Address* 9100 Pan American / Glendale

   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portionof Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   ☐ Variance
   ☐ Waiver
   ☐ Other: _____

   Summary of project/request[1]*:

   The site is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property id 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18.645 SF building and the remainder of the lot will be for vehicle display.
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*: June 16th 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]:
https://wetransfer.com/

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

1. Zone Atlas Page(s)*[4] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[5]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

SUPERSEDES

[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*: May 21, 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*: Dal Santo John & Helen

Mailing Address*: 1200 Washington NE, Albuquerque, NM 87110

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

1. Subject Property Address* 9100 Pan American / Glendale

   Location Description 008,014,015, 018,019, Tract A Unit 8 North, East Portionof Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
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 Public Easement (Easement/Private Way or Public Right-of-way)
   ☐ Variance
   ☐ Waiver
   ☐ Other: _____

   Summary of project/request[1]*:

   The site is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property id 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include a 18.645 SF building and the remainder of the lot will be for vehicle display.
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*: June 16th 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]:
https://wetransfer.com/

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

1. Zone Atlas Page(s)*[4] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards 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 Map[5]:

1. Area of Property *[typically in acres]* 5.16
2. IDO Zone District NR-LM & NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

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Integrated Development Ordinance (IDO):
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IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

stamps.com
L30523.06

87109
51¢
cents
US POSTAGE
FIRST-CLASS
06250008588899

SMI ABQ ASSETS LLC DBA DANIELS
FUNERAL SERVICES
1100 COAL AVE SE
ALBUQUERQUE NM 87106-5208

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

stamps.com
L30523.03

87109
51¢
cents
US POSTAGE
FIRST-CLASS
06250008588899

STATE HIGHWAY COMM
PO BOX 1149
SANTA FE NM 87504-1149

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

stamps.com
L30523.09

87109
51 0 cents
US POSTAGE
FIRST-CLASS
062S0008588899

UNITED STATES OF AMERICA IN TRUST
FOR PUEBLO OF SANDIA
481 SANDIA LOOP RD
BERNALILLO NM 87004

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

stamps.com
L30523.02

87109
51 0 cents
US POSTAGE
FIRST-CLASS
062S0008588899

DAL SANTO JOHN & HELEN
1200 WASHINGTON NE
ALBUQUERQUE NM 87110

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

stamps.com
L30523.05
87109
51 0 cents
US POSTAGE
FIRST-CLASS
06250008588899

5904 FLORENCE LLC & ETAL C/O KEERS
ENVIRONMENTAL INC
5904 FLORENCE AVE NE
ALBUQUERQUE NM 87113-2102

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

stamps.com
L30523.08
87109
51 0 cents
US POSTAGE
FIRST-CLASS
06250008588899

NABOR FIDEL ATTN: 101 PIPE &
CASTING INC
30300 AGOURA RD SUITE 240
AGOURA HILLS CA 91301

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

stamps.com
L30522.23

87109
51 0 cents
US POSTAGE
FIRST-CLASS
062S0008588899

JR & SR LLC
9000 PAN AMERICAN FWY NE
ALBUQUERQUE NM 87113

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

stamps.com
L30522.24

87109
51 0 cents
US POSTAGE
FIRST-CLASS
062S0008588899

MELLOY BROTHERS MOTOR LTD CO
7707 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7413

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

stamps.com
L30522.21

87109
51 0 cents
US POSTAGE
FIRST-CLASS
06250008588899

WIRTH JOHN C J JR & BILLIE JEAN
TRUSTEES WIRTH RVT
5604 ALAMEDA PL NE
ALBUQUERQUE NM 87113-2152

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

stamps.com
L30522.22

87109
51 0 cents
US POSTAGE
FIRST-CLASS
06250008588899

NORTH I-25 CORPORATE CENTER LLC
ATTN: ERIKA ZAHNLE - SR ACCT
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617