



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

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

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 PI 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, 101806524003930207, 101806520701630202, 101806519701930201, 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 PI 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, SI-2021-00610, PR-2021-005316 (PS-2021-00046)		

Signature:		Date: 05/13/2021			
Printed Name: Ronald R. Bohannon		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:		Date:	Project #		

FORM S1: SUBDIVISION OF LAND – MAJOR

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

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**☐ **MAJOR AMENDMENT TO PRELIMINARY PLAT**☐ **BULK LAND SUBDIVISION**☐ Interpreter Needed for Meeting? _____ if yes, indicate language: _____

☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.

☒ Zone Atlas map with the entire site clearly outlined and labeled

☒ Letter of authorization from the property owner if application is submitted by an agent

☒ Sign Posting Agreement

☒ Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)

☒ TIS Traffic Impact Study Form

☒ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information

☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L),

☒ Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)

☒ Required notices with content per IDO Section 14-16-6-4(K)(6)

☒ Office of Neighborhood Coordination notice inquiry response

☒ Copy of notification letter and proof of first class mailing

☒ Proof of emailed notice to affected Neighborhood Association representatives

☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing

☒ Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" folded)

☒ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)

☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)

☐ Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

☒ Proposed Infrastructure List

☐ **EXTENSION OF PRELIMINARY PLAT**☐ **INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION**

For temporary sidewalk deferral extension, use Form V.

___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter of authorization from the property owner if application is submitted by an agent

___ Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(X) and 14-16-6-6(K)

___ Preliminary Plat or site plan reduced to 8.5" x 11"

___ Copy of DRB approved infrastructure list

I, 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: 05/14/2021

Printed Name: Ronald R. Bohannon

☐ Applicant or ☒ Agent

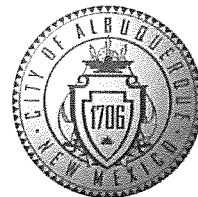
FOR OFFICIAL USE ONLY

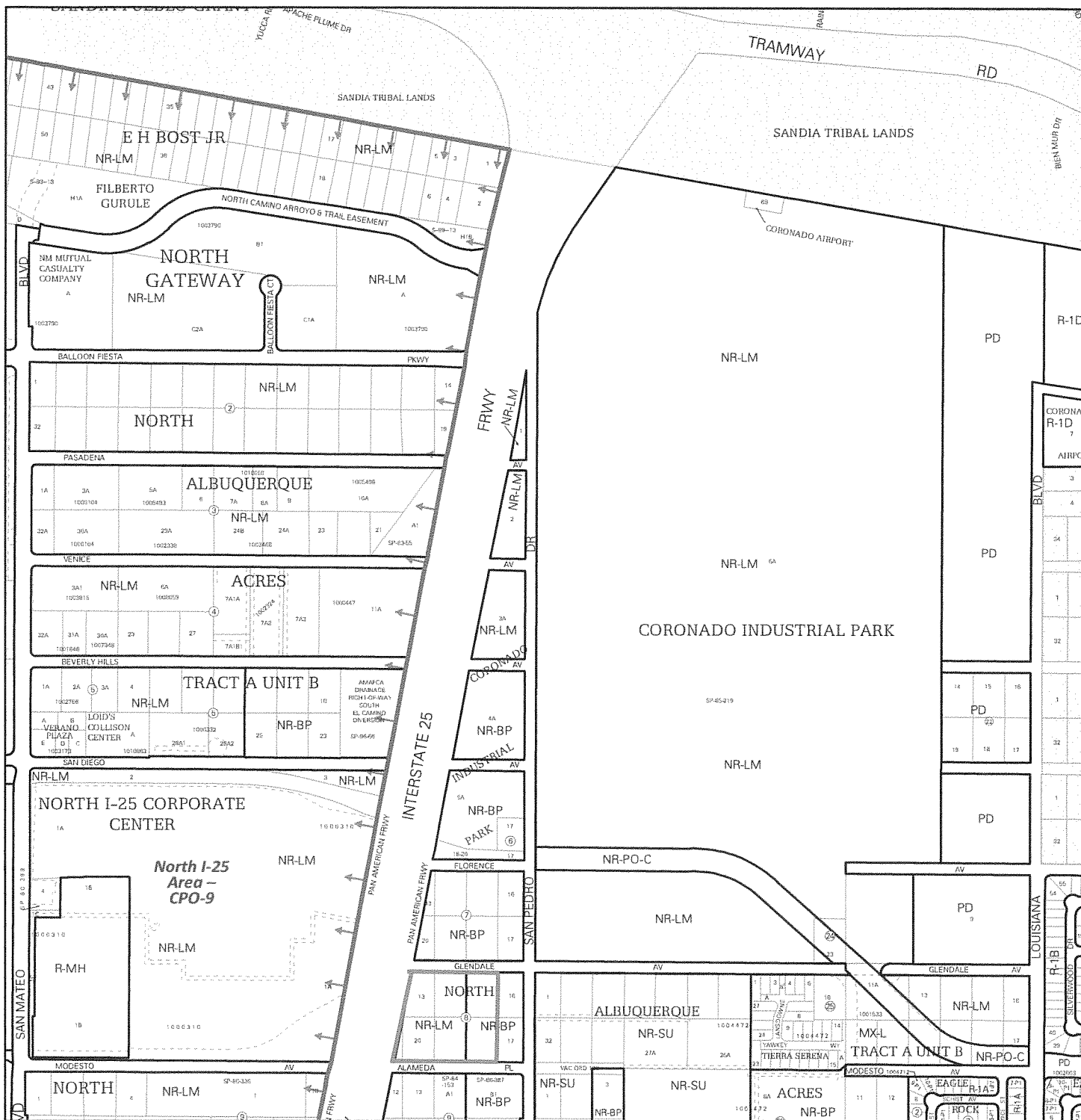
Case Numbers: _____

Project Number: _____

Staff Signature: _____

Date: _____



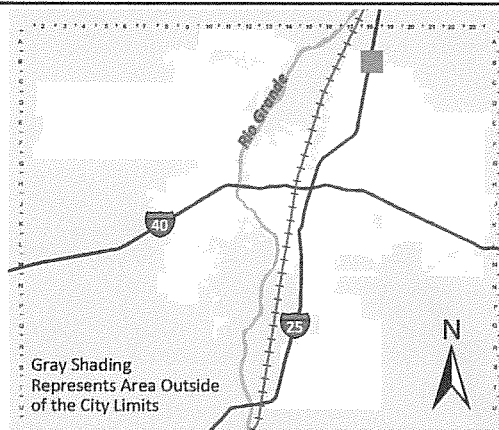


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:

B-18-Z

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

0 250 500 1,000 Feet

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

Signature

Authorized Agent

Title

April 29, 2021

Date

SPECIAL WARRANTY DEED

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").

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:

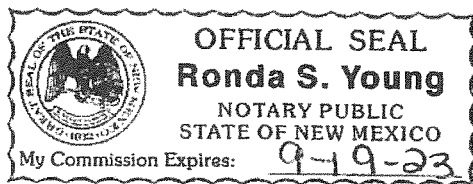
MELLOY BROTHERS MOTOR LTD CO.,
a New Mexico limited liability company

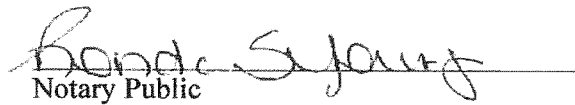
By: 
Name: Patrick J. Melloy
Title: Manager

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.




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.

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.

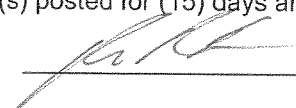
4. TIME

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.



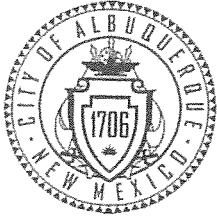
(Applicant or Agent)

5/14/2021

(Date)

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

PROJECT NUMBER: _____



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:

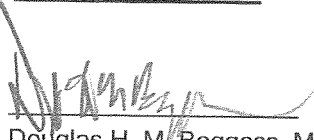
Historic Google Earth images

SITE VISIT: N/A

RECOMMENDATIONS:

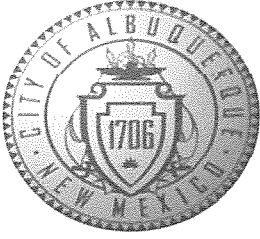
Between 1996 (at least) and 2013, there were buildings and paved parking areas on this lot.
Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

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: ☒ 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: A new curbcut on Glendale, would like access on the frontage road of Pan American

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, collector, 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. 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

☒ **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



Hydrology Division Representative

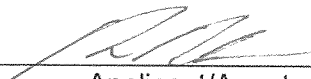
05/06/21

Date

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

☒ **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 # _____



TIERRA WEST, LLC

May 14, 2021

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

**RE: MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL
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 Major Subdivision Preliminary Plat 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 a 18,645 SF building and the remainder of the lot will be for vehicle display

The justification presented below addresses the Subdivision of Land - Major for DRB request requirements pursuant to IDO Section 6-6(L)(3).

6-6(L)(3)(a) An application for a Bulk Land Subdivision shall be approved if it 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.

This project does not need to partake in a Bulk Land Subdivision. This will be a consolidation of seven existing lots into one large parcel.

6-6(L)(3)(b) An application for a Preliminary Plat shall be approved if it 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.

This request is the consolidation of seven lots into one and complies with all applicable provisions of the IDO, DPM and adopted City regulations. There is no prior permit or approval that applies to these existing lots.

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

Ms. Jolene Wolfley
May 14, 2021
Page 2

6-6(L)(3)(c) An approval for a Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.

The Final Plat shall include any changes made at the hearing for the Preliminary Plat.

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

Sincerely,



Ronald R. Bohannon, P.E.

cc: Frederick 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.

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 LOUISIANA 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 between 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

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.

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 HILDALE 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

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.

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.

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.

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.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov

Printed 11/1/2020



**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: 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	50528024
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque	NM	87199	50528000
Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com	9015 Moonstone Drive NE	Albuquerque	NM	87113	50523854
Nor Este NA	Uri	Bassan	uri.bassan@noreste.org	9000 Modesto Avenue NE	Albuquerque	NM	87122	50541795

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

Domestic Mail Only

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

Albuquerque, NM 87199

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee if applicable)
☐ 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 \$0.00

Postage \$8.55

Total Postage and

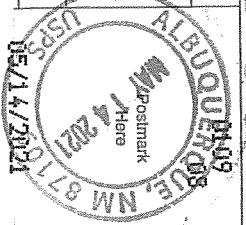
Hydred Griffiee

Sent To District 4 Coalition of NA

Street and Apt. No. PO Box 90986

City, State, ZIP+4 Albuquerque, NM 87199

PS Form 3800, A



Domestic Mail Only

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

Albuquerque, NM 87113

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee if applicable)
☐ Return Receipt (hardcopy) \$0.00
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☐ Adult Signature Restricted Delivery \$0.00

Postage \$8.55

Total Postage and

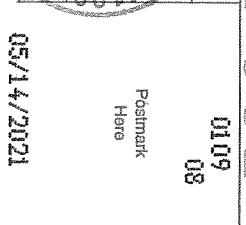
9910 Bioquinto

Sent To Nor Este NA

Street and Apt. No. 9015 Moonstone Drive NE

City, State, ZIP+4 Albuquerque, NM 87113

PS Form 3800, A



Domestic Mail Only

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

Albuquerque, NM 87109

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee if applicable)
☐ Return Receipt (hardcopy) \$0.00
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Postage \$8.55

Total Postage and

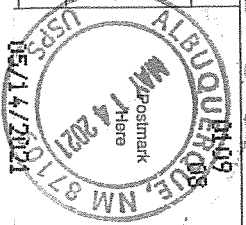
Hydred Griffiee

Sent To District 4 Coalition of NA

Street and Apt. No. PO Box 90986

City, State, ZIP+4 Albuquerque, NM 87199

PS Form 3800, A



Domestic Mail Only

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

Albuquerque, NM 87122

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee if applicable)
☐ 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 \$0.00

Postage \$8.55

Total Postage and

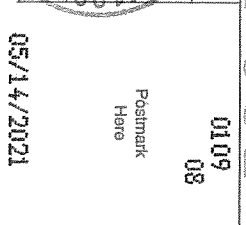
9910 Bioquinto

Sent To Nor Este NA

Street and Apt. No. 9015 Moonstone Drive NE

City, State, ZIP+4 Albuquerque, NM 87113

PS Form 3800, A



Domestic Mail Only

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

Albuquerque, NM 87109

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee if applicable)
☐ 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 \$0.00

Postage \$8.55

Total Postage and

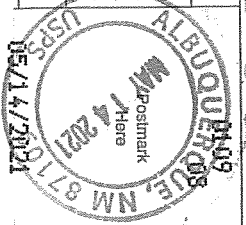
Hydred Griffiee

Sent To District 4 Coalition of NA

Street and Apt. No. PO Box 90986

City, State, ZIP+4 Albuquerque, NM 87199

PS Form 3800, A



[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 Representative¹: 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)
 - ☒ Vacation Public Easement (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

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 Map⁶:

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>

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

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/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 Representative¹: 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/request²*: _____

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 Map⁶:

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>

Daniel Regan - District 4 Coalition of NA
Cc: Mildred Griffiee - 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 Griffiee

Email Address* or Mailing Address* of NA Representative¹: 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/request²*:

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 Map⁶:

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

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

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/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 Representative¹: 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 Map⁶:

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>

Daniel Regan - District 4 Coalition of NA
Cc: Mildred Griffiee - 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>

Kristl Walker

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

Tracking:	Recipient	Delivery	Read
	'dlreganabq@gmail.com'		
	'mgriffiee@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 Bohannon	Delivered: 5/14/2021 11:15 AM	
	Ron Bohannon		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

[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 Griffiee

Email Address* or Mailing Address* of NA Representative¹: mgriffiee@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/request²:

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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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

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[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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- ☒ c. Maximum height of any proposed structures, with building elevations.*
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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 Map⁶:

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] _____
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⁶ Available here: <https://tinyurl.com/idozoningmap>

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**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 Representative¹: 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/request²:

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

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☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

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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.]

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 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>

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

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/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 Representative¹: 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/request²:

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 Map⁶:

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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Daniel Regan - District 4 Coalition of NA
Cc: Mildred Griffiee - 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*: Gina Pioquinto

Email Address* or Mailing Address* of NA Representative¹: 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)
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 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²:

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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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):

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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/>

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 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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Cc: Mildred Griffie - 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>

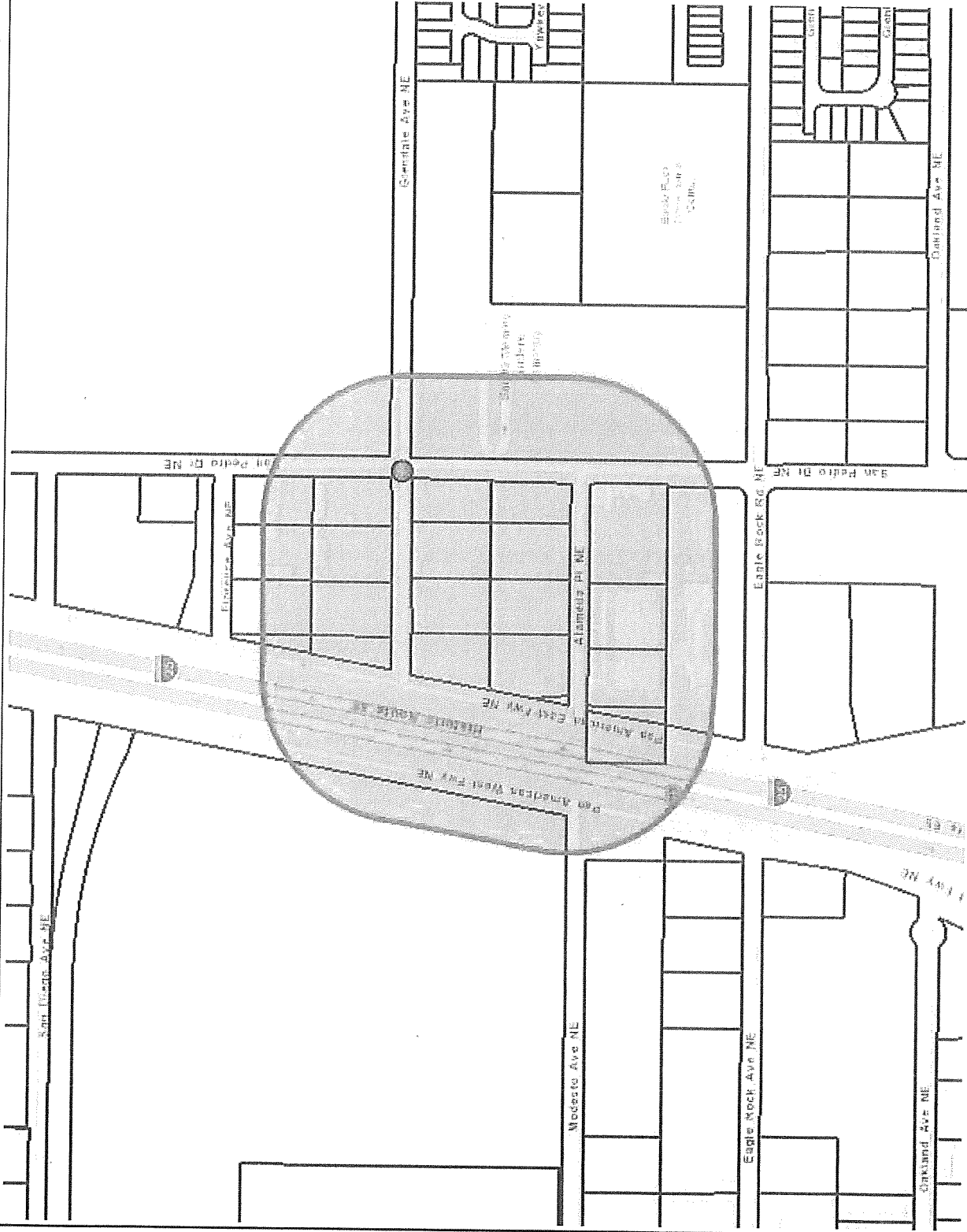


San Pedro & Glendale NE



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

✓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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ALBUQUERQUE NM 87110-7413

✓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

✓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 KEER
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 LLC & ETAL C/O KEERS
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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

[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 Portion of 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/request¹*: _____

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

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

- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 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.

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1. Subject Property Address* 9100 Pan American / Glendale
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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
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Summary of project/request¹*:

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.

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

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

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

Explanation*:

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

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

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

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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 Portion of Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
3. Agent/Applicant* [if applicable] Tierra West, LLC
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 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

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 - ☒ 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*: 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*:
<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 Map⁵:

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://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 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 Portion of 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/request¹*: _____

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 Map⁵:

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://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 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 Portion of 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/request¹*:

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://ftpsrvr.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 Map⁵:

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://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 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 Portion of 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/request¹*:

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 Map⁵:

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://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 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 Portion of 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/request¹:

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 Map⁵:

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://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 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 Portion of 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/request¹*:

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 Map⁵:

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/>

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 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 Portion of 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/request¹*:

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*:
- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

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

Location*: 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

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

- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 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>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 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 Portion of 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/request¹*:

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

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

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

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

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

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
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- ☐ e. **For non-residential development***:
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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 PI 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 Portion of Lot 21 BLk
2. Property Owner* Melloy Brothers Motor LTD CO
3. Agent/Applicant* [if applicable] Tierra West, LLC
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☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s) **N/A**

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

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



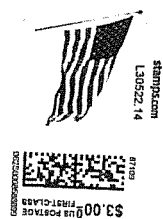
TERRA West, LLC
71 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

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

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



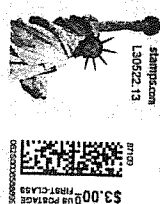
TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

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



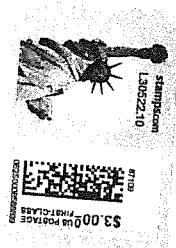
TIERRA West, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

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



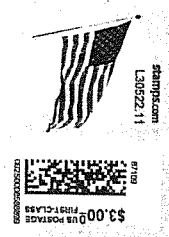
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

DAL SANTO JOHN & HELEN
1200 WASHINGTON NE
ALBUQUERQUE NM 87110



TIERRA West, LLC
3571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

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



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

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



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

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



usps.com
L30622 18

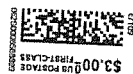


TERRA West, LLC
1 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

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



stamp.com
L30622.17



\$3.00 US POSTAGE
FIRST CLASS

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

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 (REMNNANT PORTION), 14, 15, 18, 19, 20 (REMNNANT PORTION) AND 21 (REMNNANT 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 WDE 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.

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 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

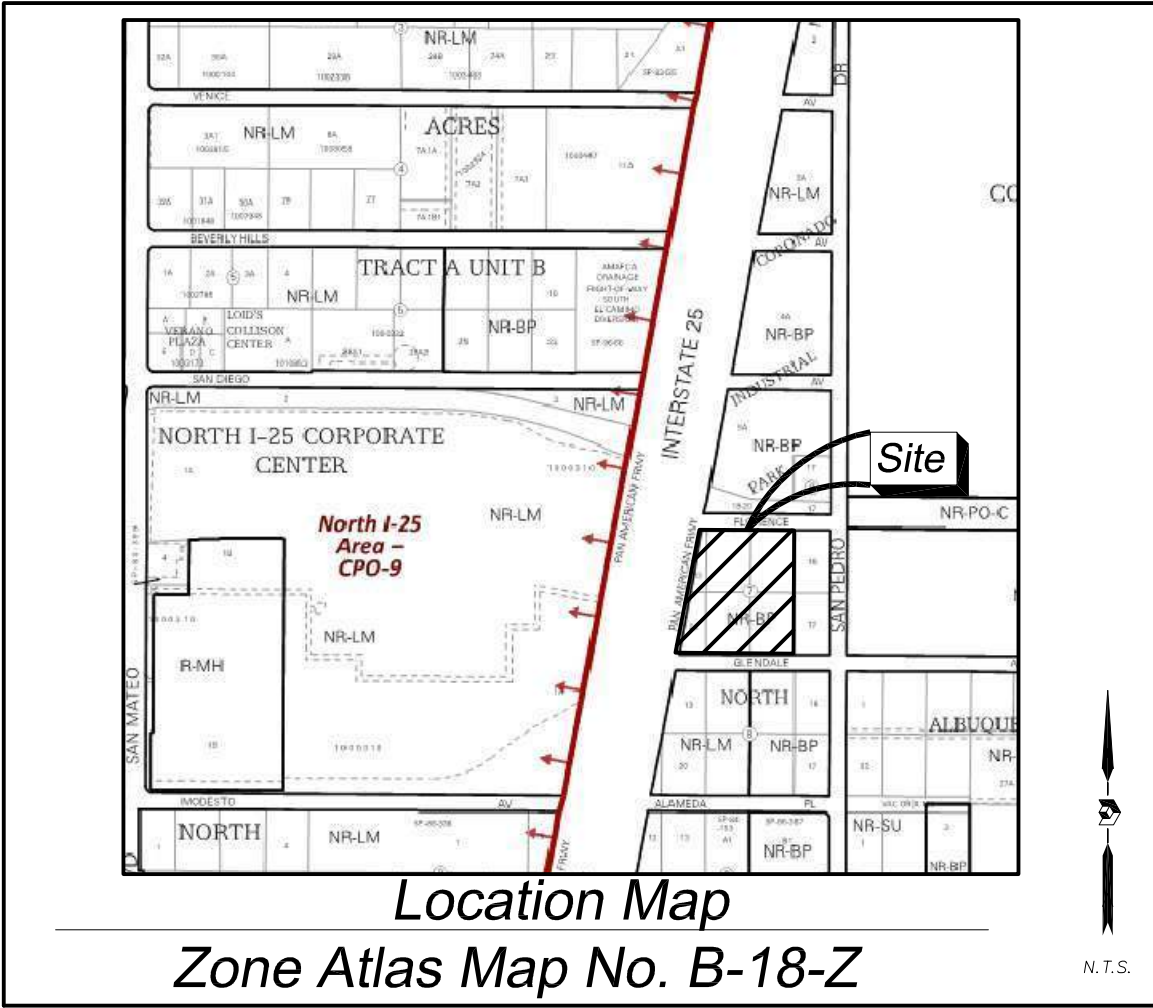
Surveyor's Certificate

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
N.M.P.S. No. 11993

DATE



Location Map

Zone Atlas Map No. B-18-Z

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 SUBDIVISION 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 ERCTED 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

COORDINATE AND DIMENSION INFORMATION						PLSS INFORMATION				PROPERTY INFORMATION						PROJECT INFORMATION					
STATE PLANE ZONE: NM-C		GRID /GROUND COORDINATES: GRID		TYPE: STANDARD		LAND GRANT ELENA GALLEGOS				PROPERTY OWNER MELLOY BROTHERS MOTOR LTD CO			ADDRESS 9100 PAN AMERICAN FREEWAY, N.E.			CREW/TECH: MT/ML/JR		DATE OF SURVEY 03/17-23/2021			
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00" YES		MATCHES DRAWING UNITS YES		SECTION 12		TOWNSHIP 11 NORTH		RANGE 3 EAST		MERIDIAN NMPM		SUBDIVISION NAME NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B					
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		CITY ALBUQUERQUE		COUNTY BERNALILLO		STATE NM		UPC 101806520803930209 101806524003930207 101806522303930208 101806523901630204 101806522401630203 101806520701630202 101806519701030201			



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

505.856.5700 PHONE
505.856.7900 FAX

DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 216022P	SHEET NUMBER 1 OF 2

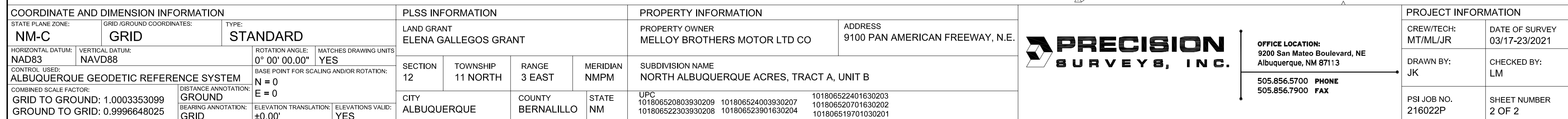


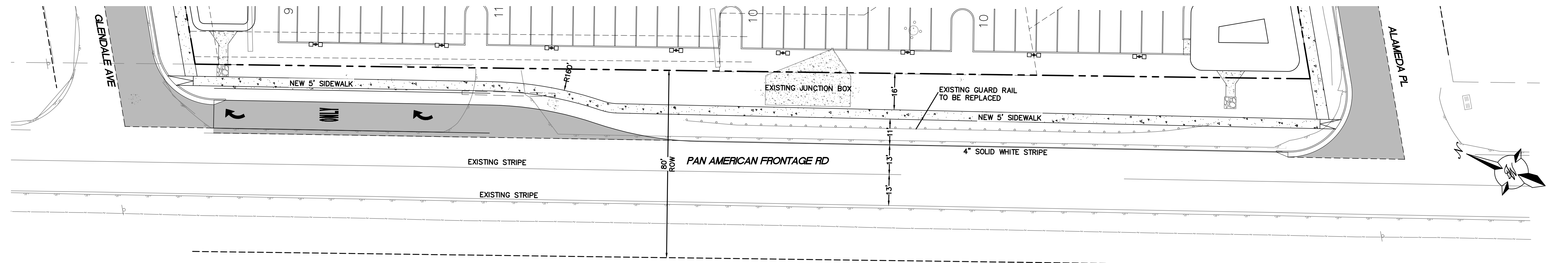
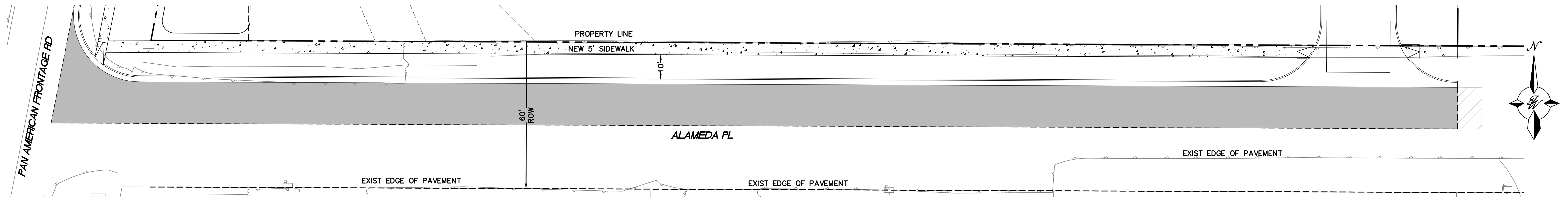
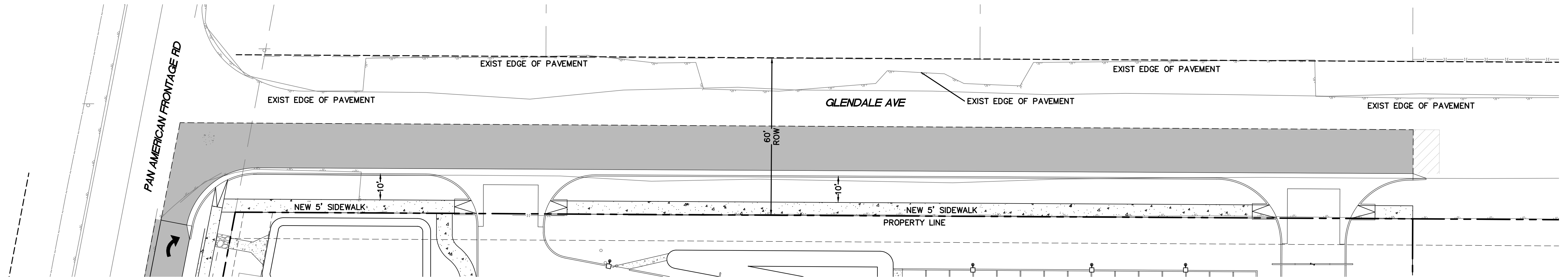
PRECISION SURVEYS, INC.

Elena Gallegos Grant, Projected
Section 12, Township 11 North, Range 3 East, N.M.P.M.
 134.82'
 Albuquerque, Bernalillo County, New Mexico
 May 2021

Legend

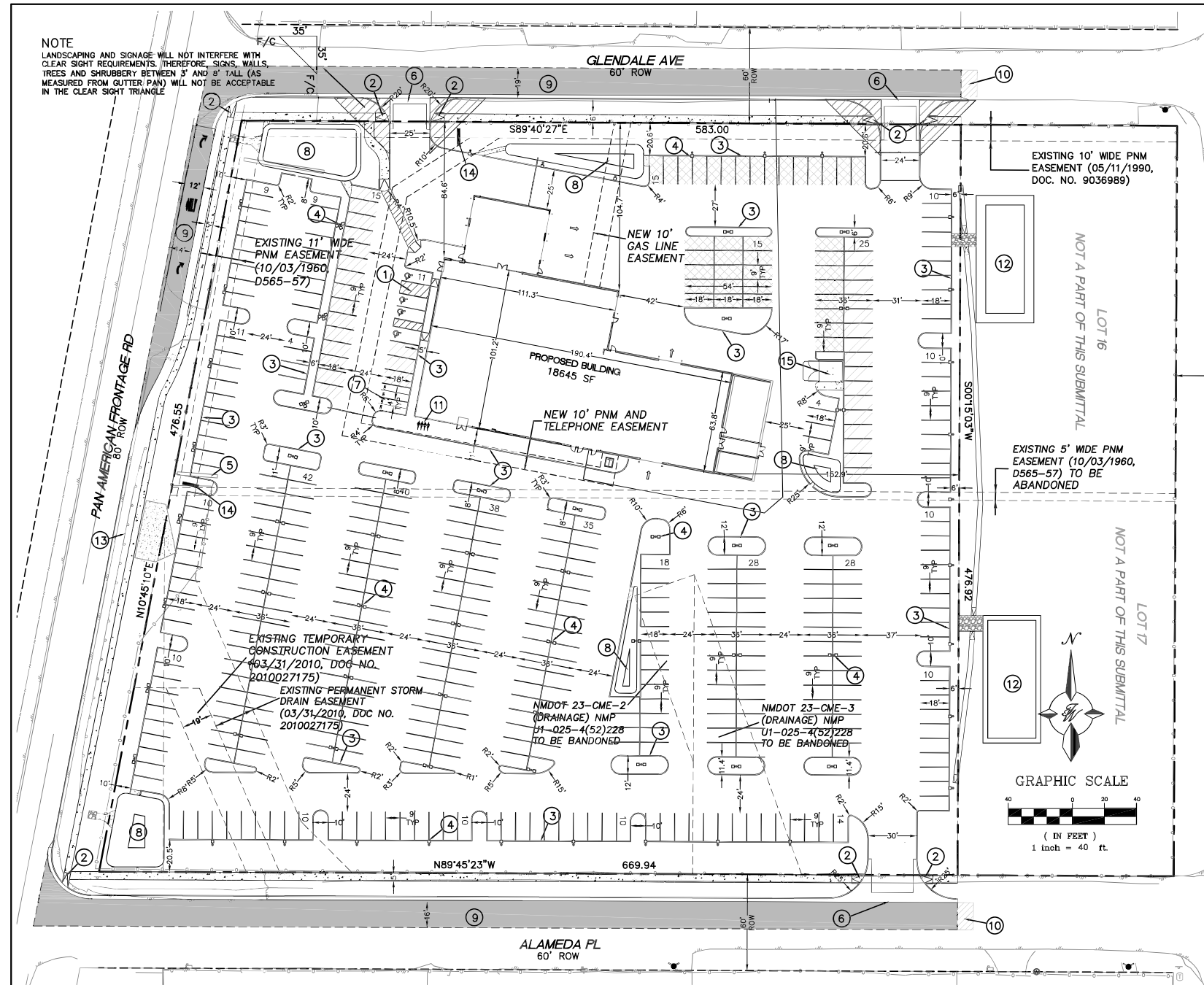
San Pedro Drive, N.E.
(60' PUBLIC ROW)



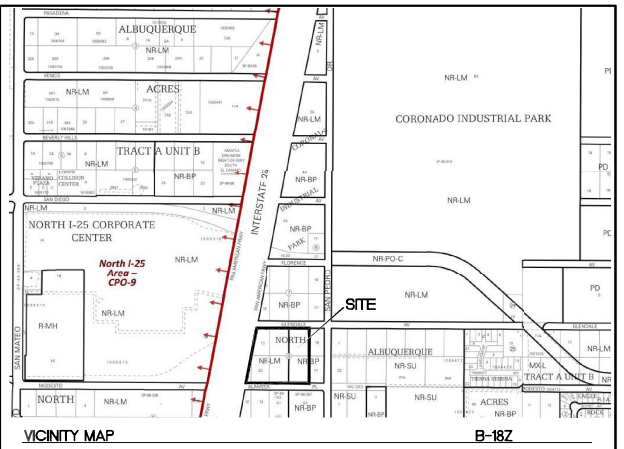


ENGINEER'S SEAL	AUTO NATION ALBUQUERQUE, NM	DRAWN BY pm
		DATE 5-10-21
	SIDEWALK EXHIBIT	DRAWING
		SHEET # 1
RONALD R. BOHANNAN P.E. #7868	<div><div></div><div>TIERRA WEST, LLC</div><div>5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div></div> <div>JOB # 2021010</div>	

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



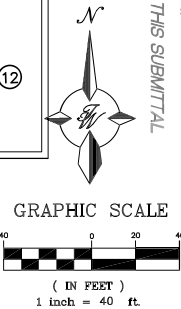
LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	MOTORCYCLE SPACE W/SIGN SEE SHEET 6 FOR SIGN DETAIL
	NEW ASPHALT PAVING
	SAWCUT LINE
	SALES FLOOR AREA PARKING
	SERVICE AREA PARKING
	OFFICE/EMPLOYEE PARKING



LEGAL DESCRIPTION:
PORTION OF LOT NUMBERED 13 LESS PART TO R/W, ALL OF LOTS 14, 15, 18, 19 AND PORTIONS OF LOTS 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	
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

- 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.
- 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.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 280-1090 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
- 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.
- BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES - SITE PLANS

- 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.
- 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.
- GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
- GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
- GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
- 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

- ACCESSIBLE PARKING W/SIGN PER ADA STANDARDS (1.0% MIN - 2.0% MAX SLOPE) SEE SHEET DET-1
- UNIDIRECTIONAL ACCESSIBLE RAMP
- 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A
- PARKING LOT LIGHT STANDARD (TYP) FULL CUTOFF LED'S, 25' HIGH
- EXISTING BILLBOARD TO BE REMOVED
- 6' VALLEY GUTTER PER COA STD DWG 2415B
- MOTORCYCLE SPACE W/SIGN
- DETENTION POND
- NEW ASPHALT PAVING
- 10' TRANSITION TO EXISTING ASPHALT PAVING
- BICYCLE RACK
- TEMPORARY DESILTING POND
- REMOVE AND REPLACE 230 LF EXISTING GUARD RAIL PER CURRENT NMDOT STANDARDS
- NEW MONUMENT SIGN
- 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
OFFICE AREA Section 112-4 Note 2 3 Spaces per first 500 sf 1 Space per 200sf additional [8452 sf] Total	2,952 sf 3 Spaces 8 Spaces 11 Spaces
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
TOTAL SPACES REQUIRED CARS	61 Spaces
Required minimum number of ACCESSIBLE PARKING SPACES based on combined total for customers and employees.	3 Required
NOTE: ALL REMAINING PARKING IS FOR VEHICLE INVENTORY STORAGE.	378

PROJECT NUMBER:

APPLICATION NUMBER:

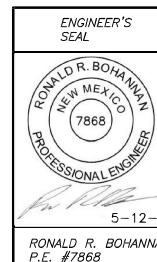
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

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



**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

Date Submitted: 5/14/2021

(Rev. 2-16-18)

Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: _____
 DRB Application No.: _____

DRB Application No.: _____

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

project acceptance and close out by the City

[illegible]

Financially Guaranteed DRC #		Constructed Under DRC #		WATER AND SANITARY SEWER IMPROVEMENTS				Construction Certification		
Size	Type of Improvement	Location	From	To	Inspector	Private P.E.	City Cnst Engineer			
<input type="text"/>	4"	Sanitary Sewer Service	Glendale Ave. NE	300' East of Pan American	Lot 21-A	/	/	/		
<input type="text"/>	6"	Fire Hydrant	Glendale Ave. NE	83' East of Pan American	Entrance Curb Return	/	/	/		
<input type="text"/>	2"	Domestic Water Service and meter	Glendale Ave. NE	345' East of Pan American	Lot 21-A	/	/	/		
<input type="text"/>	1"	Landscape Water Service and meter	Glendale Ave. NE	345' East of Pan American	Lot 21-A	/	/	/		
<input type="text"/>	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.										
<input type="text"/>					/	/	/	/		
<input type="text"/>					/	/	/	/		
<input type="text"/>					/	/	/	/		
<input type="text"/>					/	/	/	/		
<input type="text"/>					/	/	/	/		

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	P.E.	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature							Date	City User Dept. Signature	
Date							Date	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 requirements.

1 _____

2 _____

3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	---

Ronald R. Bohannan
NAME (print)
Tierra West, LLC
FIRM

DRB CHAIR - date

PARKS & RECREATION - date

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

[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 Representative¹: 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
008,014,015, 018,019, Tract A Unit 8 North, East Portion
 Location Description 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/request²*: _____

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://wettransfer.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 Map⁶:

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>

Daniel Regan - District 4 Coalition of NA
Cc: Mildred Griffie - 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>

Date of Notice*: May 21, 2021

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

Name of NA Representative*: Daniel Regan

Email Address* or Mailing Address* of NA Representative¹: 4109 Cham Street NE, Albuquerque, NM 87109

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: _____

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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://wettransfer.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 Map⁶:

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>

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

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/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*: Mildred Griffie

Email Address* or Mailing Address* of NA Representative¹: 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
008,014,015, 018,019, Tract A Unit 8 North, East Portion
Location Description 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/request²*: _____

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://wettransfer.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 Map⁶:

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>

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

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/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 Representative¹⁰: Uri Bassan

Email Address* or Mailing Address* of NA Representative¹: 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)
- ☒ 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 Map⁶:

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>

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

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

5571 Midway Park Place NE
Albuquerque, NM 87109

504
TIERRA WEST, LLC

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



504
TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

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



5671 Midway Park Place NE
Albuquerque, NM 87109

50¢

TIERRA WEST, LLC

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



5671 Midway Park Place NE
Albuquerque, NM 87109

50¢

TIERRA WEST, LLC

Mildred Griffiee
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*: Wirth John C J JR & Billie Jean Trustees Wirth RVT

Mailing Address*: 5604 Alameda PI 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 Portion of 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/request¹*:

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 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://wettransfer.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 Map⁵:

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://tinyurl.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*: 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 Portion of 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/request¹*:

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 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://11wetransfer.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 Map⁵:

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://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 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 Portion of 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/request¹*:

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*:

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

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

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

Date/Time*: 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://wettransfer.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 Map⁵:

- 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://tinyurl.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 Portion of 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/request¹*:

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 Map⁵:

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://tinyurl.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 Portion of 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/request¹*:

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://www.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 Map⁵:

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://tinyurl.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 Portion of 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/request¹*:

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://we-transfer.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 Map⁵:

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://tinyurl.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 Portion of 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/request¹*:

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*: 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 Map⁵:

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://tinyurl.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 Portion of 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/request¹*:

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 Map⁵:

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://tinyurl.com/idozoningmap>

SUPER SEDES

[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 Portion of 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/request¹*:

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*: 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*: https://wetransfer.com/

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

1. Zone Atlas Page(s)* 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 Map⁵:

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://tinyurl.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 Portion of 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/request¹*:

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*:
- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

Date/Time*: June 16th 2021 9:00am

Location*: 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*: <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 Map⁵:

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

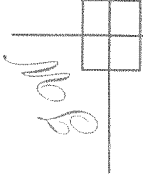
Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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



TIERRA WEST, LLC

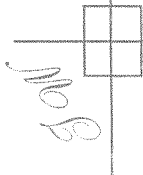
5571 Midway Park Place NE
Albuquerque, NM 87109

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ALBUQUERQUE NM 87106-5208

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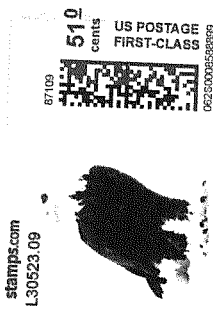
5571 Midway Park Place NE
Albuquerque, NM 87109

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

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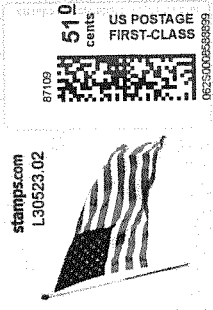
87109 510 cents
US POSTAGE
FIRST-CLASS
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Tierra West, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

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

5571 Midway Park Place NE
Albuquerque, NM 87109

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ENVIRONMENTAL INC
5904 FLORENCE AVE NE
ALBUQUERQUE NM 87113-2102

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Albuquerque, NM 87109

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AGOURA HILLS CA 91301

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TRUSTEES WIRTH RVT
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ALBUQUERQUE NM 87113-2152

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Albuquerque, NM 87109

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