



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 Subdivision Preliminary Plat		


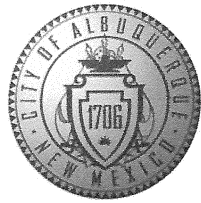
APPLICATION INFORMATION		
Applicant: Contractors Leasing LLC/ Larry R Gutierrez		Phone: 505-345-8591
Address: 2906 Broadway Blvd NE		Email: rick.marquardt@jaynescorp.com
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park PI NE		Email: vperea@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2 LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101505514525430415 101505519726930412
Zone Atlas Page(s): M-15-Z	Existing Zoning: NR-BP	Proposed Zoning NR-BP
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 10.7 acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 2900 Transport	Between: Flightway Ave	and: Woodward Rd
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1009573, 1009090, 1007017		

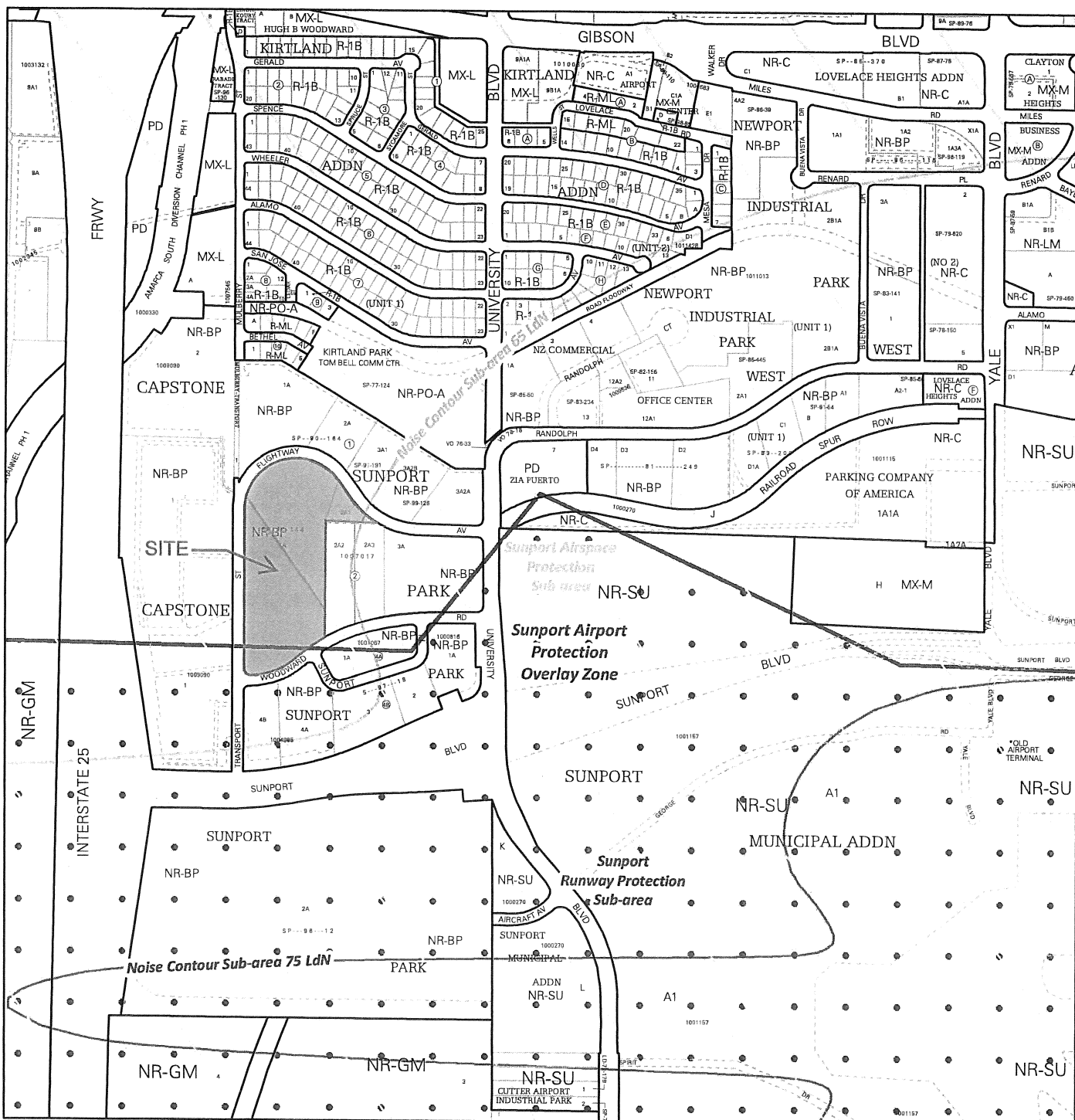
Signature:		Date: 8/5/2021			
Printed Name: Ronald R. Bohannon		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:		Date:	Project #		

FORM S1: SUBDIVISION OF LAND – MAJOR

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

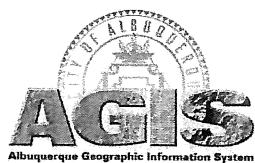
- MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL
- MAJOR AMENDMENT TO PRELIMINARY PLAT
- BULK LAND SUBDIVISION
- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
 - A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov 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 S1 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(L)(2)(b)
 - Required notices with content per IDO Section 14-16-6-4(K)
 - N/A Office of Neighborhood Coordination notice inquiry response
 - N/A Copy of notification letter and proof of first class mailing
 - N/A 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 14-16-6-4(S)(5)(d)(2).(d.) 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 S1 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 Section 14-16-6-4(X)(4)
 - ___ Preliminary Plat or site plan reduced to 8.5" x 11"
 - ___ Copy of DRB approved infrastructure list

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date: 08/06/2021
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

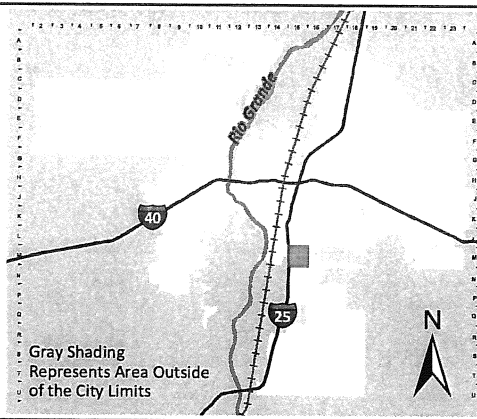


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



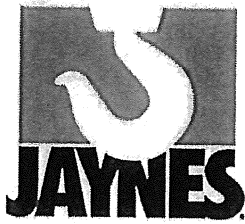
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
M-15-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



January 11, 2021

JAYNES CORPORATION
GENERAL CONTRACTORS
2906 Broadway NE
Albuquerque, NM 87107
p 505.345.8591
f 505.345.8598
jaynescorp.com

FARMINGTON
900 Resource Avenue
Farmington, NM 87401
p 505.326.3354
f 505.325.6399

LAS CRUCES
1447 Certified Place
Suite B-3
Las Cruces, NM 88007
p 575.526.6400
f 575.526.1495

DURANGO
65 Mercado Street
Ste 125
Durango, CO 81301
p 970.247.1831
f 970.247.0338

TEXAS
221 N. Kansas Street
Suite 700
El Paso, TX 79901
p 915.320.3739

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
600 Second Street, NW
Albuquerque, NM 87102

RE: **AGENT AUTHORIZATION LETTER**
LOT 1-A, BLOCK 2 SUNPORT PARK
ZONE ATLAS MAP: M-15-Z

Dear Ms. Wolfley:

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

RICK MARGUARDT
Print Name

Rick Marguardt
Signature

CEO + MANAGING MEMBER OF
Title CONTRACTORS LEASING

1/11/2021
Date

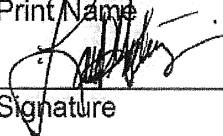
March 2, 2021

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
600 Second Street, NW
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION LETTER
LOT 2-A-1, BLOCK 2 SUNPORT PARK
ZONE ATLAS MAP: M-15-Z

Dear Ms. Wolfley:

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

LARRY GUTIERREZ
Print Name

Signature
Owner
Title
3/2/21
Date

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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


4. TIME

Signs must be posted from _____ 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.



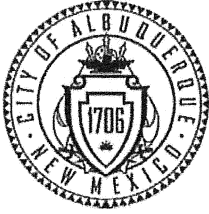
(Applicant or Agent)

8/5/2021

(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: July 20, 2021

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2021-005766
Agent: Tierra West, LLC
Applicant: Contractors Leasing LLC, Larry Gutierrez
Legal Description: Lot 1A Blk2 Sunport Park Repl of LTS 1, 2, &3 BLK 2 Lt 2-A-1, 2-A-2, 2-A-3 BLk 2
Zoning: NP-BP
Acreage: 10.6914
Zone Atlas Page(s): M-15-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, NMCRIS records

SITE VISIT: N/A

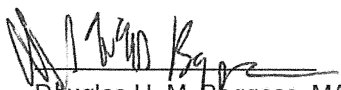
RECOMMENDATIONS:

The property to have have 80 percent to 90 percent disturbed by surrounding development activities since 1991.
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:

SUBMITTED TO:

 7-20-21
Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

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: Transport Housing Apartments Building Permit #: _____ Hydrology File #: _____
Zone Atlas Page: _____ DRB#: PR-2021-005459 EPC#: _____ Work Order#: _____
Legal Description: Lots 1-A and 2-A-1, Block 2, Sunport Park
City Address: 2900 Transport St SE, Albuquerque, NM 87106

Applicant: Tierra West, LLC Contact: Ron Bohannon, PE
Address: 5571 Midway Park Pl. NE, Albuquerque, NM 87109
Phone#: 505-858-3100 Fax#: _____ E-mail: rrb@tierrawestllc.com

Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: NR-BP w/ Pre-IDO SUP for Multi-Family Use

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

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

Describe development and Uses:

New Construction on a vacant tract of land for a multi-family apartment complex, including 7 resident buildings (one of which includes underground parking), 4 garage buildings, and a clubhouse w/ pool.

Days and Hours of Operation (if known): _____

Facility

Bldg 100=10,200 sf / Bldg 200=11,009 sf / Bldg 300=10,220 sf / Bldg 400=34,682 sf / Bldg 500=7,165 sf
Bldg 600=10,220 sf / Bldg 700=7,165 sf / Clubhouse = 3,331 sf / Garage Bldgs = 1,681 sf each

Building Size (sq. ft.): Total Sum of Bldgs = 100,716 sf

Number of Residential Units: 222 Total Units

Number of Commercial Units: 0

Traffic Considerations

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

Expected Number of Employees (if known):* unknown

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

Trip Generations during PM/AM Peak Hour (if known):* AM = 68 Trips (18 enter, 50 exit)
PM = 85 Trips (51 enter, 34 exit)

ITE Land Use Code # 221 Multifamily Housing Mid-Rise, 222 Units. AM 75 trips PM 95 trips
--

Driveway(s) Located on: Street Name 2 on Flightway Ave. , 1 on Woodward Rd.

Adjacent Roadway(s) Posted Speed: Street Name Transport St. Posted Speed 30 mph

Street Name Flightway Ave. Posted Speed 30 mph

Woodward Rd. 30 mph

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

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Transport, Flightway, and Woodward are considered "Local"
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: Not available through MRCOG Volume-to-Capacity Ratio: Not available through MRCOG
(if applicable)

Adjacent Transit Service(s): Bus Route 222 on University Blvd Nearest Transit Stop(s): on Randolph Rd, west of Buena Vista Dr 2800' from site as the crow flies

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Flightway Ave - San Jose Lateral Trail (proposed) - paved trail
Transport St - Sunport Interchange Con SE (existing) - cars & bicycles share the street
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Proposed 6' sidewalk along entire frontage of site

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:

M.P. P.E.

5/21/2021

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: Transport Housing

AGIS MAP # M-15-Z

LEGAL DESCRIPTIONS: LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK

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 05/20/21 (date).



Applicant/Agent

7/14/21

Date

Ernest Armijo

Hydrology Division Representative

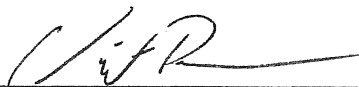
7/14/2021

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 1/18/2021 (date).



Applicant/Agent

7/14/21

Date

Edwin Bergeron

ABCWUA Representative

7/14/2021

Date

Statement #210113 - Executed on 02/24/2021

PROJECT # _____



TIERRA WEST, LLC

August 6, 2021

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

**RE: DRB REQUEST FOR MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL
2900 TRANSPORT ST. NE
LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2,
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
ZONE ATLAS PAGE: M-15-Z**

Dear Ms. Wolfley:

Tierra West, LLC, on behalf of Larry Gutierrez and Contractors Leasing LLC, requests approval of a DRB Major Subdivision Preliminary Plat for the above referenced tracts of land with NR-BP zoning designation. The request intent is to consolidate two existing tracts of land into one tract for a multi-family apartment complex development.

Site Location & Subdivision Description

The subject site is located at 2900 Transport Street on two vacant tracts of land, West of University Blvd and between Woodward Road and Flightway Avenue, totaling 10.70 acres +/- The site is zoned Non-Residential Business Park (NR-BP) and has a previous site development plan that was approved for Multi-Family as a permissive use prior to the City's adoption of the Integrated Development Ordinance. Lot 1-A is the predominantly larger tract of the site, consisting of 10.10 acres +/- and Lot 2-A-1 is the smaller tract, located at the northeast corner of the site and consists of 0.60 acres +/- . The overall site's existing terrain is fairly steep, having 38 feet of vertical fall from the east property line to the west property line. Development surrounding the site consists of student housing to the west, hotels to the south and east, and warehouses to the north.

Context /Request

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

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.

Response: This application for preliminary plat is subsequent to a DRB sketch plat review from the DRB Meeting held on 5/19/2021. This application applies the sketch plat comments and coordination with various public agencies to assure that the preliminary plat has applied all provisions from the IDO, DPM and other regulations that are applicable to this project. Coordination has included discussing ingress/egress of

the site and infrastructure list items with the City Transportation Department and discussing any building design standards with City Code Enforcement. It has been discussed that the project does not require any traffic study for major public improvements, sidewalks and no parking signage would need to be included on an infrastructure list, which is included with this preliminary plat submittal.

We are requesting approval for DRB Major Subdivision Preliminary Plat for the referenced property to consolidate two existing vacant tracts into one singular tract. The Preliminary Plat complies with all regulations set within the DPM and IDO in regards to a legal and is being included with an application for a Site Plan for Building Permit. 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:

JN: 2020010
RRB/vp/kw

SKETCH PLAT

13. **PR-2021-005459**
PS-2021-00060 -SKETCH PLAT
- TIERRA WEST, LLC / RONALD BOHANNAN** agent(s) for **CONTRACTORS LEASING, LLC** request(s) the aforementioned action(s) for all or a portion of: **LOT 1A BLOCK 2, SUNPORT PARK** zoned NR-BP, located on **2900 TRANSPORT** between **FLIGHTWAY** and **TRANSPORT**, containing approximately 10.69 acre(s). (M-15)

PROPERTY OWNERS: CONTRACTORS LEASING, LLC
REQUEST: SKETCH PLAT REVIEW AND COMMENT

14. **PR-2021-005458**
PS-2021-00059 -SKETCH PLAT
- GARCIA/KRAEMER & ASSOCIATES** agent(s) for **SOME INVESTMENTS LLC** request(s) the aforementioned action(s) for all or a portion of **BLOCK 56-A SKYLINE HEIGHTS ADDITION**, zoned NR-C, located at **600 MOON ST SE** between **SANTA CLARA SE** and **SOUTHERN SE**, containing approximately 2.86 acre(s). (L-20)

PROPERTY OWNERS: SOME INVESTMENTS, LLC
REQUEST: CREATE TWO LOTS FROM ONE

15. **PR-2021-005457**
PS-2021-00058 -SKETCH PLAT
- OSBALDO PEREZ** requests the aforementioned action(s) for all or a portion of: **LOTS 19 & 20, BLOCK 7, ORIGINAL TOWNSITE OF WESTLAND** zoned MX-M, located at **8737 CENTRAL AVE NW** containing approximately .5 acre(s). (K-9)

PROPERTY OWNERS: OSBALDO PEREZ & ADILENE TORRES-BUSTOS
REQUEST: VACATE ALLEY

16. **PR-2020-004771**
PS-2021-00061 -SKETCH PLAT
- CSI – CARTESIAN SURVEYS, INC.** agent(s) for **HOMEWISE INC.** request(s) the aforementioned action(s) for all or a portion of: **LOT 1, BLOCK 1, GUTIERREZ ADDITION**, zoned MX-L, located at **1407 4TH ST SW** between **BELL AVE SW** and **SIMPIER LN SW** containing approximately 0.7783 acre(s). (L-14)

PROPERTY OWNERS: HOMEWISE INC
REQUEST: TO INCORPORATE A VACATED PORTION OF BELL AVE INTO EXISTING LOT 1 BLOCK 1 OF GUTIERREZ ADDITION COMBINING PARCELS INTO ONE NEW LOT

17. **Other Matters**
18. **Action Sheet Minutes – May 12th, 2021**
19. **DRB Member Signing Session for Approved Cases**

ADJOURN



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

May 19, 2021

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

Angela Gomez ~ DRB Hearing Monitor

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

NOTE: CLICK ON THE BLUE HIGHLIGHTED PROJECT # LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose "open hyperlink")

A. Call to Order: 9:00 A.M.

B. Changes and/or Additions to the Agenda

a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.

b. Remote Meeting Information:

<https://cabq.zoom.us/j/97482526476> Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 974 8252 6476

By Phone +1 312 626 6799 or Find your local number: <https://cabq.zoom.us/j/97482526476>

MAJOR CASES

**1. PR-2020-004138
SI-2021-00574- SITE PLAN DRB**

JEEBS AND ZUZU LLC agent for MESA APARTMENTS LLC requests the aforementioned action(s) for all or a portion of: TRACT A-4, MESA DEL SOL INNOVATION PARK zoned PC, located on UNIVERSITY BLVD and BOBBY FOSTER RD SE containing approximately 14.45 acre(s). (R-15 & R-16)

**PROPERTY OWNERS: MESA APARTMENTS LLC/MDS INVESTMENTS LLC
REQUEST: SITE PLAN DRB FOR 318 UNIT MULTI-FAMILY COMPLEX**

**** REQUEST RECEIVED BY AGENT FOR DEFERRAL TO MAY 26, 2021.**

2. **PR-2020-004747**
SI-2021-00484 – SITE PLAN
SD-2021-00074 – PRELIMINARY PLAT

TIERRA WEST, LLC agent for 98TH & I-40 LAND LLC requests the aforementioned action(s) for all or a portion of: **TRACT 2 PLAT OF TRACTS 1 THRU 12, AVALON SUBDIVISION UNIT 5** zoned NR-BP, located on **DAYTONA RD NW between I-40 and DAYTONA** containing approximately 13.81 acre(s). (J-9)[*Deferred from 5/5/21*]

PROPERTY OWNERS: 98th & I-40 LAND LLC

REQUEST: SUBDIVIDE INTO TWO TRACTS, SITE PLAN FOR TWO BUILDINGS 9,800 SQF and 12,500 SQF for HEAVY VEHICLE & EQUIPMENT REPAIR, SERVICING AND MAINTENANCE

3. **PR-2020-004820**
(1003119)
SI-2020-001468 – SITE PLAN

CONSENSUS PLANNING INC. agent(s) for **MOUNTAIN CLASSIC REAL ESTATE** request(s) the aforementioned action(s) for all or a portion of: **TRACT 4-B1, HOME DEVELOPMENT ADDITION** zoned MX-M located at **25 HOTEL CIRCLE NE between LOMAS BLVD and INTERSTATE 40**, containing approximately 5.043 acre(s). (K-21)[*Deferred from 1/13/21, 2/3/21, 2/24/21, 3/10/21, 3/31/21, 4/21/21, 5/5/21*]

PROPERTY OWNERS: AMERSTONE INVESTMENTS LLC

REQUEST: SITE PLAN FOR CONVERSION OF HOTEL TO MULTI-FAMILY RESIDENTIAL USE

****AGENT REQUESTS DEFERRAL TO MAY 26, 2021.**

4. **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)[*Deferred from 4/14/21, 5/12/21*]

PROPERTY OWNERS: PV TRAILS ALBUQUERQUE, LLC (C/O PRICE LAND DEVELOPMENT GROUP

REQUEST: SITE PLAN APPROVAL FOR A 333-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5. **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, 4/14/21, 5/5/21, 5/12/21*]
- 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.
-

MINOR CASES

6. **PR-2021-005009**
SD-2021-00091 – PRELIMINARY/FINAL PLAT
- WAYJOHN SURVEYING INC.** agent(s) for **BLAKES LOTA BURGER LLC** request(s) the aforementioned action(s) for all or a portion of **PARCELS 6 THRU 10, ATRISCO BUSINESS PARK** zoned MX-M, located at **NE Corner of COORS BLVD and FORTUNA ROAD**, containing approximately 1.3523 acre(s). (J-10)
- PROPERTY OWNERS:** BLAKE'S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT
-
7. **PR-2020-003658**
SD-2021-00092- PRELIMINARY/FINAL PLAT
- ISAACSON & ARFMAN INC.** agent(s) for **CRP-GREP OVERTURE ANDALUCIA OWNER LLC** request(s) the aforementioned action(s) for all or a portion of: **TR 4 LOT 4, NORTH ANDALUCIA AT LA LUZ**, zoned PD, located at **5301 ANTEQUIERA RD NW**, containing approximately 7.7007 acre(s). (E-12)
- PROPERTY OWNERS:** SILVER LEAF VENTURES LLC
REQUEST: REPLAT TO INCLUDE PREVIOUSLY VACATED TRACT
-
8. **PR-2020-004452**
SD-2021-00095 – PRELIMINARY/FINAL PLAT
VA-2021-00146 – SIDEWALK WIDTH WAIVER
- ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **BRUCE CHARLES & GOTTSCHALK LVT** request(s) the aforementioned action(s) for all or a portion of **LOTS 22 & 23, CASA GRANDE ESTATES** zoned R-1, located at **3036 – 3100 PALO ALTO DR between CASA BONITA DR and CANDELARIA RD**, containing approximately 0.5561 acre(s). (G-23)
- PROPERTY OWNERS:** SUE GOTTSCHALK, BRUCE PAUL CHARLES & MERRILY CHARLES ROCCO
REQUEST: LOT LINE ADJUSTMENT
-

-
9. **PR-2019-002609**
SD-2020-00217 – PRELIMINARY/FINAL
PLAT
- ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **JABRE INVESTMENTS LLC** request(s) the aforementioned action(s) for all or a portion of: **LOT 14, FLORAL GARDENS**, zoned R-1, located at **2454 ROSE NW between FLORAL RD and SARITA AVE**, containing approximately 0.4117 acre(s). (H-13)[*Deferred from 12/16/20, 1/27/21, 2/24/21, 3/31/21, 4/28/21*]
- PROPERTY OWNERS:** JABRE INVESTMENTS LLC
REQUEST: CREATE 2 LOTS FROM 1 EXITING LOT
- **AGENT REQUESTS DEFERRAL TO JUNE 23, 2021.**
-
10. **PR-2019-002738**
SD-2021-00018 - PRELIMINARY/FINAL
PLAT
(*Sketch Plat 10/14/20*)
- ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **McDONALD'S REAL ESTATE COMPANY** request the aforementioned action(s) for all or a portion of: **LOTS A & B BLOCK 101, BEL AIR SUBDIVISION**, zoned MX-M, located at **5900 MENAUL BLVD NE**, containing approximately 0.9457 acre(s). (H-18)[*Deferred from 2/3/21, 2/24/21, 3/17/21, 4/28/21*]
- PROPERTY OWNERS:** MCDONALDS REAL ESTATE COMPANY
REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT
- **AGENT REQUESTS DEFERRAL TO JUNE 23, 2021.**
-
11. **PR-2021-0005356**
SD-2021-00097 – PRELIMINARY/FINAL
PLAT
- JAG PLANNING & ZONING** agent(s) for **TRUMBULL DEVELOPMENT, LLC / JOHN STROUD** request(s) the aforementioned action(s) for all or a portion of: **LOTS 6-10, BLOCK 46, SKYLINE HEIGHTS ADDITION, LOTS 9&10 BLOCK 47, SKYLINE HEIGHTS ADDITION** zoned NR-LM, located on **TRUMBULL AVE SE between CONCHAS ST SE and EUBANK BLVD SE**, containing approximately 1.2385 acre(s). (L-20)
- PROPERTY OWNERS:** TRUMBULL DEVELOPMENT, LLC JOHN STROUD
REQUEST: COMBINE SEVEN LOTS INTO ONE LOT/GRANT EASEMENTS
-
12. **PR-2020-003491**
SD-2021-00094 – AMENDMENT TO
INFRASTRUCTURE LIST
- SBS CONSTRUCTION AND ENGINEERING, LLC** agent(s) for **JARDIN DEL VALLE ESTATES, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACTS 1-A-1, 1-B-1 AND 1-B-2, ALVARADO GARDENS UNIT 1** zoned R-A, located at **2311 MATTHEW AVE NW**, containing approximately 1.0012 acre(s). (G-13)
- PROPERTY OWNERS:** JARDIN DEL VALLE ESTATES, LLC
REQUEST: AMENDMENT TO INFRASTRUCTURE LIST DELETING STORM SEWER ITEMS FROM LIST, REMOVE AND REPLACE DROP INLET, AND REMOVE VALLEY GUTTER FROM PRIVATE DRIVE
-

Kristl Walker

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, July 13, 2021 3:22 PM
To: Kristl Walker
Subject: 2900 Transport Public Notice Inquiry
Attachments: IDOZoneAtlasPage_M-15-Z.PDF

Dear Applicant:

As of July 13, 2021, there are NO neighborhood associations to contact.

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

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 attach a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

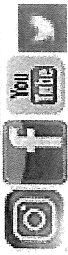
If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



Dalaina L. Carmona

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



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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Tuesday, July 13, 2021 12:48 PM
To: Office of Neighborhood Coordination <kwalker@tierrawestllc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Kristl Walker

Telephone Number

15058583100

Email Address

kwalker@tierrawestllc.com

Company Name

Tierra West LLC

Company Address

5571 Midway Park PI NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2, LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK
SUNPORT PARK

Physical address of subject site:

2900 Transport

Subject site cross streets:

woodward and flightway

Other subject site identifiers:

This site is located on the following zone atlas page:

M-15-Z

SANKHU LLC C/O SANTOSH MODY
5817 SIGNAL AVE NE
ALBUQUERQUE NM 87113-1902

GARCIA JAMES P & ROSEMARIE
1341 FLIGHTWAY AVE SE
ALBUQUERQUE NM 87106-5618

ABQ HOTEL GROUP LLC
PO BOX 351979
WESTMINSTER CO 80035-1979

QUATRO CHAVEZ LLC
1361 FLIGHTWAY AVE SE
ALBUQUERQUE NM 87106-5618

CONTRACTORS LEASING LLC
2906 BROADWAY BLVD NE
ALBUQUERQUE NM 87107

SUNPORT LODGING LLC
1441 WOODWARD RD SE
ALBUQUERQUE NM 87106-0000

LAXMI MANAGEMENT LLC
817 CENTRAL AVE NE
ALBUQUERQUE NM 87102

1321 FLIGHTWAY LLC
817 CENTRAL AVE NE
ALBUQUERQUE NM 87102-3605

ALBUQUERQUE APL MP LLC C/O
KANYE ANDERSON REAL EST ADVISO
LLC
1 TOWN CENTER RD SUITE 300
BOCA RATON FL 33486-1014

CCC-NEW MEXICO LLC
431 OFFICE PARK DR
BIRMINGHAM AL 35223

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

SUNPORT PARK HOSPITALITY LLC
3304 W HWY 66
GALLUP NM 87301-8841

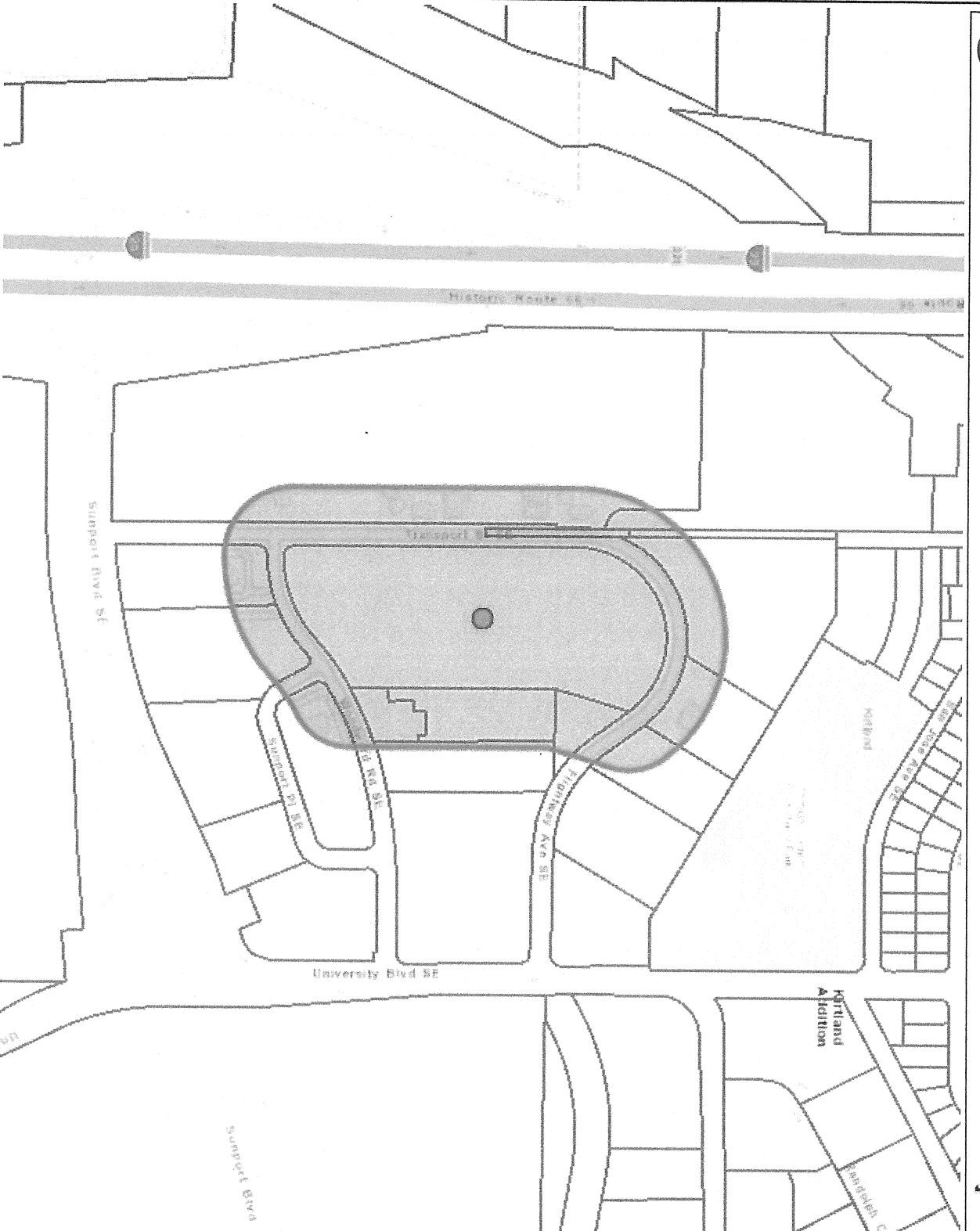
SUNPORT PARK HOSPITALITY LLC
3304 W HWY 66
GALLUP NM 87301-8841



2900 Transport SE



Legend
 Bernalillo County Parcels



Notes

Buffer: 175 Ft.
ROW Transport: 75 Ft.

871 0 436 871 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
7/14/2021 © City of Albuquerque

1: 5,227

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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

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

Date of Notice*: August 6, 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*: ABQ HOTEL GROUP LLC

Mailing Address*: PO BOX 351979, WESTMINSTER CO 80035-1979

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

1. Subject Property Address* 2900 Transport / Flightway
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major Preliminary Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹∗:

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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*: September 1, 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:
Vinny Perea 505-858-3100

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

1. Zone Atlas Page(s)*⁴ M-15-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] 10.6914
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 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>

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for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: August 6, 2021

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Property Owner within 100 feet*: CITY OF ALBUQUERQUE

Mailing Address*: PO BOX 2248, ALBUQUERQUE NM 87103-2248

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

1. Subject Property Address* 2900 Transport / Flightway
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner* Contractors Leasing LLC / Gutierrez Larry R
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
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 - Variance
 - Waiver
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5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - 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*: September 1, 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:
Vinny Perea 505-858-3100

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

- 1. Zone Atlas Page(s)*⁴ M-15-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:

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- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

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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] 10.6914
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 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*: August 6, 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*: CONTRACTORS LEASING LLC

Mailing Address*: 2906 BROADWAY BLVD NE, ALBUQUERQUE NM 87107

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

1. Subject Property Address* 2900 Transport / Flightway
LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2
Location Description LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major Preliminary Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹:

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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.]

- 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] 10.6914
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 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*: August 6, 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*: 1321 FLIGHTWAY LLC

Mailing Address*: 817 CENTRAL AVE NE, ALBUQUERQUE NM 87102-3605

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

1. Subject Property Address* 2900 Transport / Flightway
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major Preliminary Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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.]

- 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] 10.6914
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 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*: August 6, 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*: GARCIA JAMES P & ROSEMARIE

Mailing Address*: 1341 FLIGHTWAY AVE SE, ALBUQUERQUE NM 87106-5618

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

1. Subject Property Address* 2900 Transport / Flightway
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major Preliminary Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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*: September 1, 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:
Vinny Perea 505-858-3100

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

1. Zone Atlas Page(s)*⁴ M-15-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] 10.6914
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 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*: August 6, 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*: ALBUQUERQUE APL MP LLC C/O KANYE ANDERSON REAL EST ADVISORS LLC

Mailing Address*: 1 TOWN CENTER RD SUITE 300, BOCA RATON FL 33486-1014

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

1. Subject Property Address* 2900 Transport / Flightway
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major Preliminary Plat _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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.]

- 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] 10.6914
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 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*: August 6, 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*: LAXMI MANAGEMENT LLC

Mailing Address*: 817 CENTRAL AVE NE, ALBUQUERQUE NM 87102

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

1. Subject Property Address* 2900 Transport / Flightway
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major Preliminary Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹∗:

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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*: September 1, 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:
Vinny Perea 505-858-3100

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

1. Zone Atlas Page(s)*⁴ M-15-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] 10.6914
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant

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

Useful Links

Integrated Development Ordinance (IDO):

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IDO Interactive Map

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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*: August 6, 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*: QUATRO CHAVEZ LLC

Mailing Address*: 1361 FLIGHTWAY AVE SE, ALBUQUERQUE NM 87106-5618

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

1. Subject Property Address* 2900 Transport / Flightway
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major Preliminary Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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.]

- 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] 10.6914
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant

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

Useful Links

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⁵ Available here: <https://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*: August 6, 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*: SANKHU LLC C/O SANTOSH MODY

Mailing Address*: 5817 SIGNAL AVE NE, ALBUQUERQUE NM 87113-1902

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

1. Subject Property Address* 2900 Transport / Flightway
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major Preliminary Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue.

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*: September 1, 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:
Vinny Perea 505-858-3100

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

- 1. Zone Atlas Page(s)*⁴ M-15-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] 10.6914
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 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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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*: August 6, 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*: SUNPORT LODGING LLC

Mailing Address*: 1441 WOODWARD RD SE, ALBUQUERQUE NM 87106-0000

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

1. Subject Property Address* 2900 Transport / Flightway
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major Preliminary Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹∗:

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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*: September 1, 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:
Vinny Perea 505-858-3100

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

- 1. Zone Atlas Page(s)*⁴ M-15-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] 10.6914
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 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*: August 6, 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*: SUNPORT PARK HOSPITALITY LLC

Mailing Address*: 3304 W HWY 66, GALLUP NM 87301-8841

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

1. Subject Property Address* 2900 Transport / Flightway
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
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 - 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*: September 1, 2021 @ 9:00am

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

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Vinny Perea 505-858-3100

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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

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 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

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³ Address (mailing or email), phone number, or website to be provided by the applicant
⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

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Useful Links

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

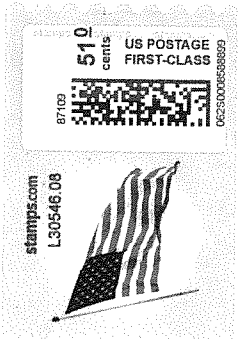
⁵ Available here: <https://tinyurl.com/idozoningmap>

Sant

5571 Midway Park Place NE
Albuquerque, NM 87109

TIERRA WEST, LLC

SUNPORT LODGING LLC
1441 WOODWARD RD SE
ALBUQUERQUE NM 87106-0000

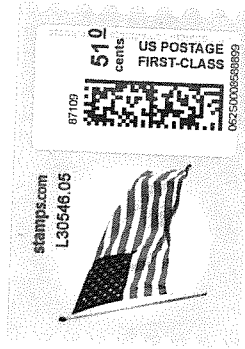


Sant

5571 Midway Park Place NE
Albuquerque, NM 87109

TIERRA WEST, LLC

SANKHU LLC C/O SANTOSH MODY
5817 SIGNAL AVE NE
ALBUQUERQUE NM 87113-1902



gall



TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

CCC-NEW MEXICO LLC
431 OFFICE PARK DR
BIRMINGHAM AL 35223

stamps.com
L30546.01



87109
510 cents
US POSTAGE
FIRST-CLASS
0625000888899

gall



TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

ABQ HOTEL GROUP LLC
PO BOX 351979
WESTMINSTER CO 80035-1979

stamps.com
L30546.04



87109
510 cents
US POSTAGE
FIRST-CLASS
0625000888899

Bob



TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

CONTRACTORS LEASING LLC
2906 BROADWAY BLVD NE
ALBUQUERQUE NM 87107



510 cents
US POSTAGE
FIRST-CLASS



Bob



TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

1321 FLIGHTWAY LLC
817 CENTRAL AVE NE
ALBUQUERQUE NM 87102-3605



510 cents
US POSTAGE
FIRST-CLASS



gaw

TIERRA WEST, LLC



5571 Midway Park Place NE
Albuquerque, NM 87109

GARCIA JAMES P & ROSEMARIE
1341 FLIGHTWAY AVE SE
ALBUQUERQUE NM 87106-5618

stamps.com
L30546.12



87109 510 cents
US POSTAGE
FIRST-CLASS
062500095899

gaw

TIERRA WEST, LLC



5571 Midway Park Place NE
Albuquerque, NM 87109

ALBUQUERQUE APL MP LLC C/O
KANYE ANDERSON REAL EST ADVISORS
LLC
1 TOWN CENTER RD SUITE 300
BOCA RATON FL 33486-1014

stamps.com
L30546.09



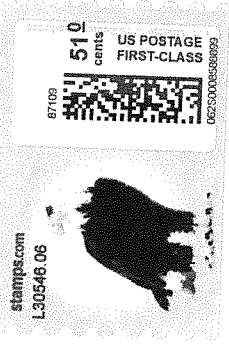
87109 510 cents
US POSTAGE
FIRST-CLASS
062500095899

Jon

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

LAXMI MANAGEMENT LLC
817 CENTRAL AVE NE
ALBUQUERQUE NM 87102



Jon

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

QUATRO CHAVEZ LLC
1361 FLIGHTWAY AVE SE
ALBUQUERQUE NM 87106-5618

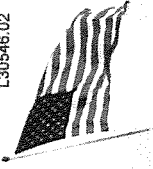


5571 Midway Park Place NE
Albuquerque, NM 87109

TIERRA WEST, LLC

SUNPORT PARK HOSPITALITY LLC
3304 W HWY 66
GALLUP NM 87301-8841

stamps.com
L30546.02



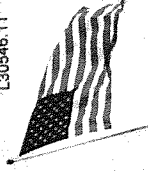
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5571 Midway Park Place NE
Albuquerque, NM 87109

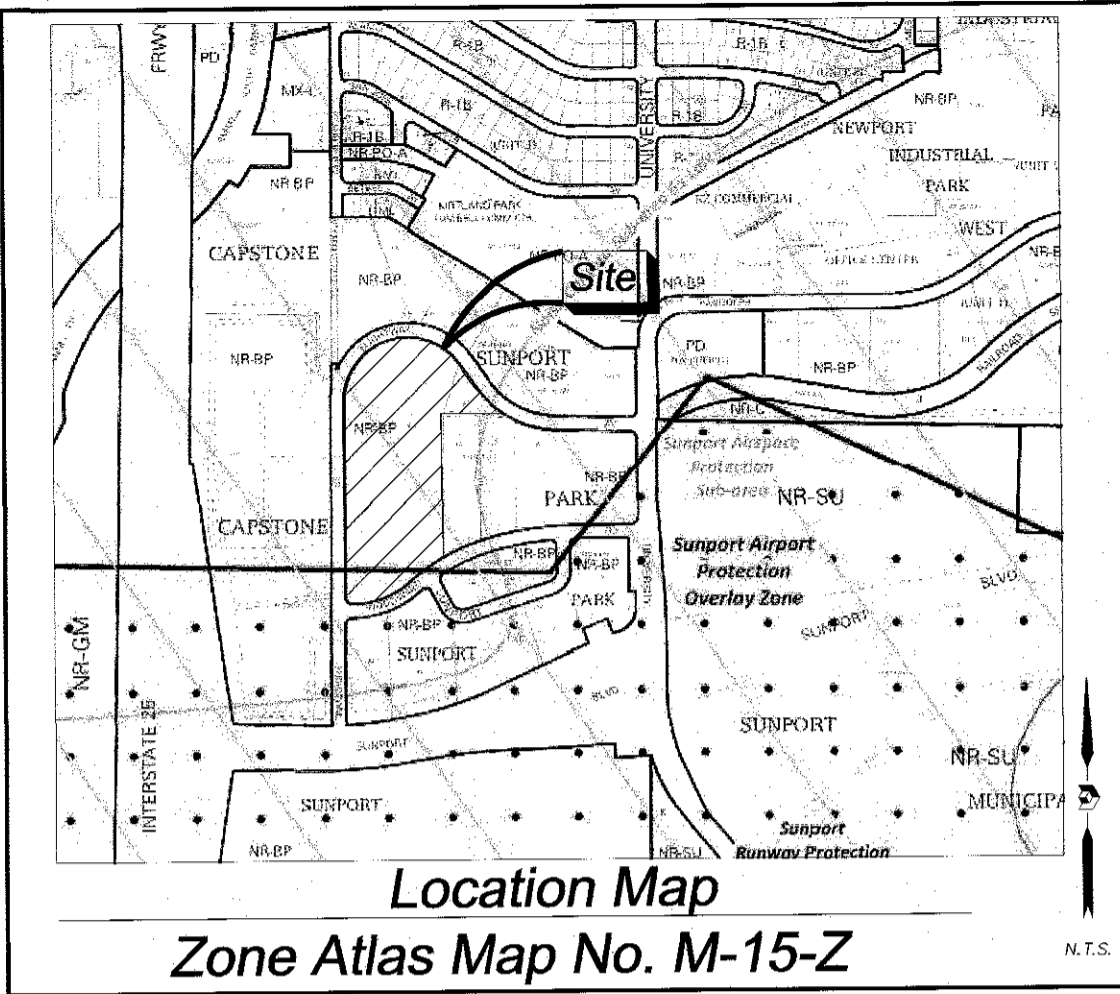
TIERRA WEST, LLC

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

stamps.com
L30546.11



87109
510 cents
US POSTAGE
FIRST-CLASS
062500085899



Subdivision Data:

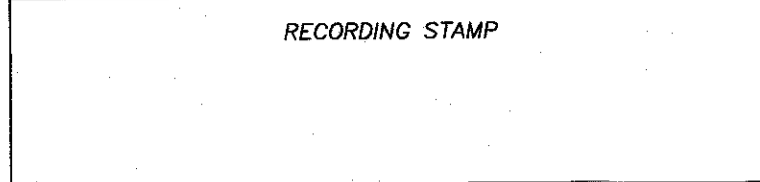
GROSS SUBDIVISION ACREAGE: 10.6989 ACRES±
 ZONE ATLAS INDEX NO: M-15-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 1
 MILES OF FULL-WIDTH STREETS CREATED: 0

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 ERRECTED 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.



Plat of
 Lot 2-A-1-A, Block 2
Sunport Park
 Section 33, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 July 2021

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT 1-A, BLOCK 2, SUNPORT PARK, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 21, 1990, IN MAP BOOK 90C, PAGE 195 TOGETHER WITH LOT 2-A-1, BLOCK 2, SUNPORT PARK, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 24, 2008, IN MAP BOOK 2008C, PAGE 165, NOW COMPRISING OF LOT 2-A-1-A, BLOCK 2 SUNPORT PARK.

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING TWO TRACTS INTO ONE NEW TRACT

Solar Note:

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

Free Consent

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

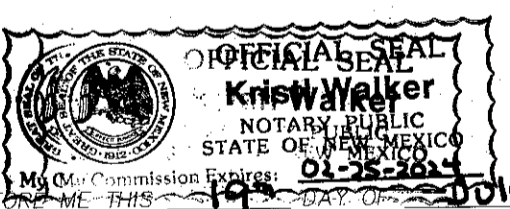
SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Rick Marquardt 7/19/21
 RICK MARQUARDT
 CEO & MANAGING MEMBER
 CONTRACTORS LEASING LLC
 DATE

Larry P. Gutierrez 7/29/21
 LARRY P. GUTIERREZ
 DATE

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th day of July, 2021 BY RICK MARQUARDT, CEO & MANAGING MEMBER, CONTRACTORS LEASING, LLC.

BY *Kristl Walker* NOTARY PUBLIC MY COMMISSION EXPIRES: 02-25-2024

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th day of July, 2021 BY LARRY P. GUTIERREZ

BY *Kristl Walker* NOTARY PUBLIC MY COMMISSION EXPIRES: 02-25-2024

Project No. PR-2021-
 Application No. SD-2021-
Utility Approvals

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

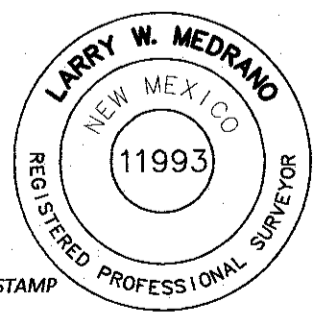
City Approvals

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
 MIDDLE RIO GRANDE CONSERVANCY DISTRICT 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 SUBDIVISION PLAT 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.

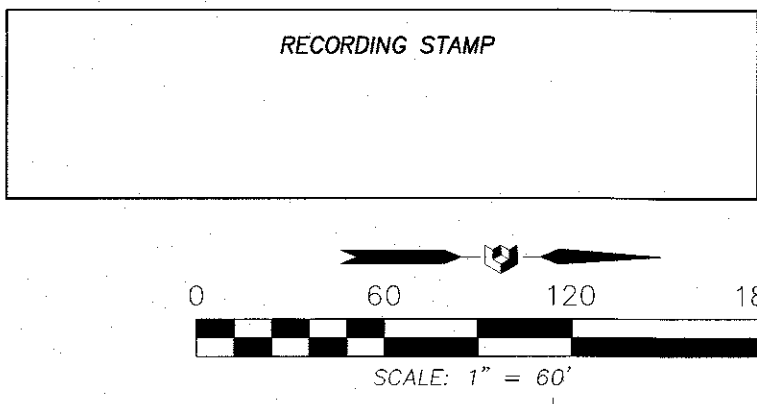
Larry W. Medrano 07/16/2021
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



WET SIGNATURE IS INVALID IF NOT IN BLUE INK WITH BLUE STAMP OR EMBOSSED STAMP

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID ROUND COORDINATES: GRID	TYPE: STANDARD		LAND GRANT: N/A				PROPERTY OWNER: LOT 1-A: CONTRACTORS LEASING LLC LOT 2-A-1: LARRY P. GUTIERREZ		CREW/TECH: MT	DATE OF SURVEY: 12/23/2020
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION: 33	TOWNSHIP: 10 NORTH	RANGE: 3 EAST	MERIDIAN: NMPM	SUBDIVISION NAME: SUNPORT PARK		DRAWN BY: JK	CHECKED BY: LM
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0	CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	UPC: LOT 1-A: 101505514525430415 LOT 2-A-1: 101505519726930412	OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113	PSI JOB NO. 204165P	SHEET NUMBER 1 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003199098 GROUND TO GRID: 0.9996801925				DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'			ELEVATIONS VALID: NO	505.856.5700 PHONE 505.856.7900 FAX		

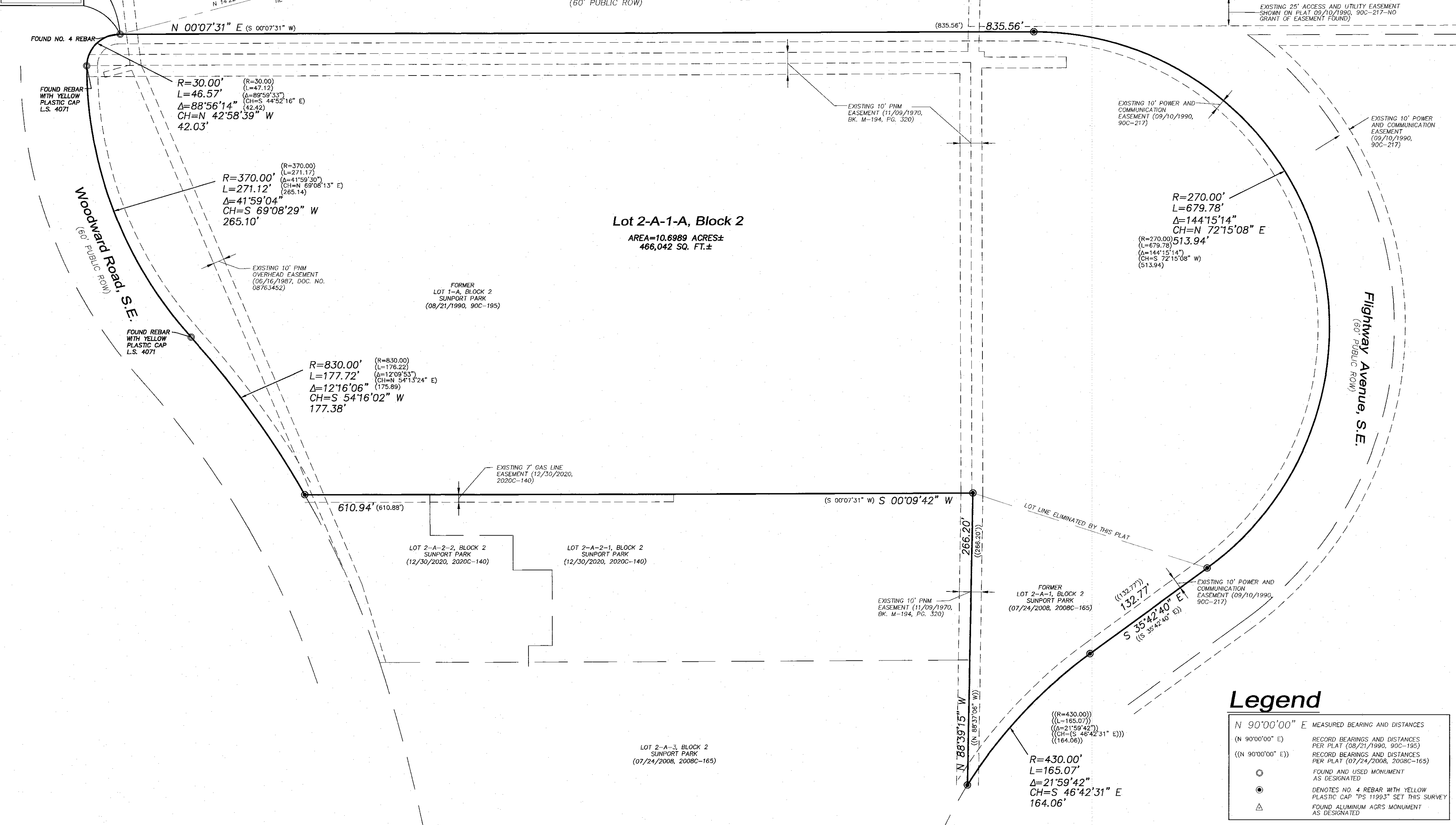
Plat of
Lot 2-A-1-A, Block 2
Sunport Park
 Section 33, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 July 2021



A.G.R.S. MONUMENT "L25_30"
 STANDARD NMMSHC BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,477,335.008 US SURVEY FEET
 E=1,524,101.952 US SURVEY FEET
 PUBLISHED EL=5041.3 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999678244
 DELTA ALPHA ANGLE=-01°32'33.7"

A.G.R.S. MONUMENT "13_114"
 STANDARD C.O.A. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,477,685.829 US SURVEY FEET
 E=1,522,174.051 US SURVEY FEET
 PUBLISHED EL=4970.901 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999682141
 DELTA ALPHA ANGLE=-01°37'14"

Point of Beginning



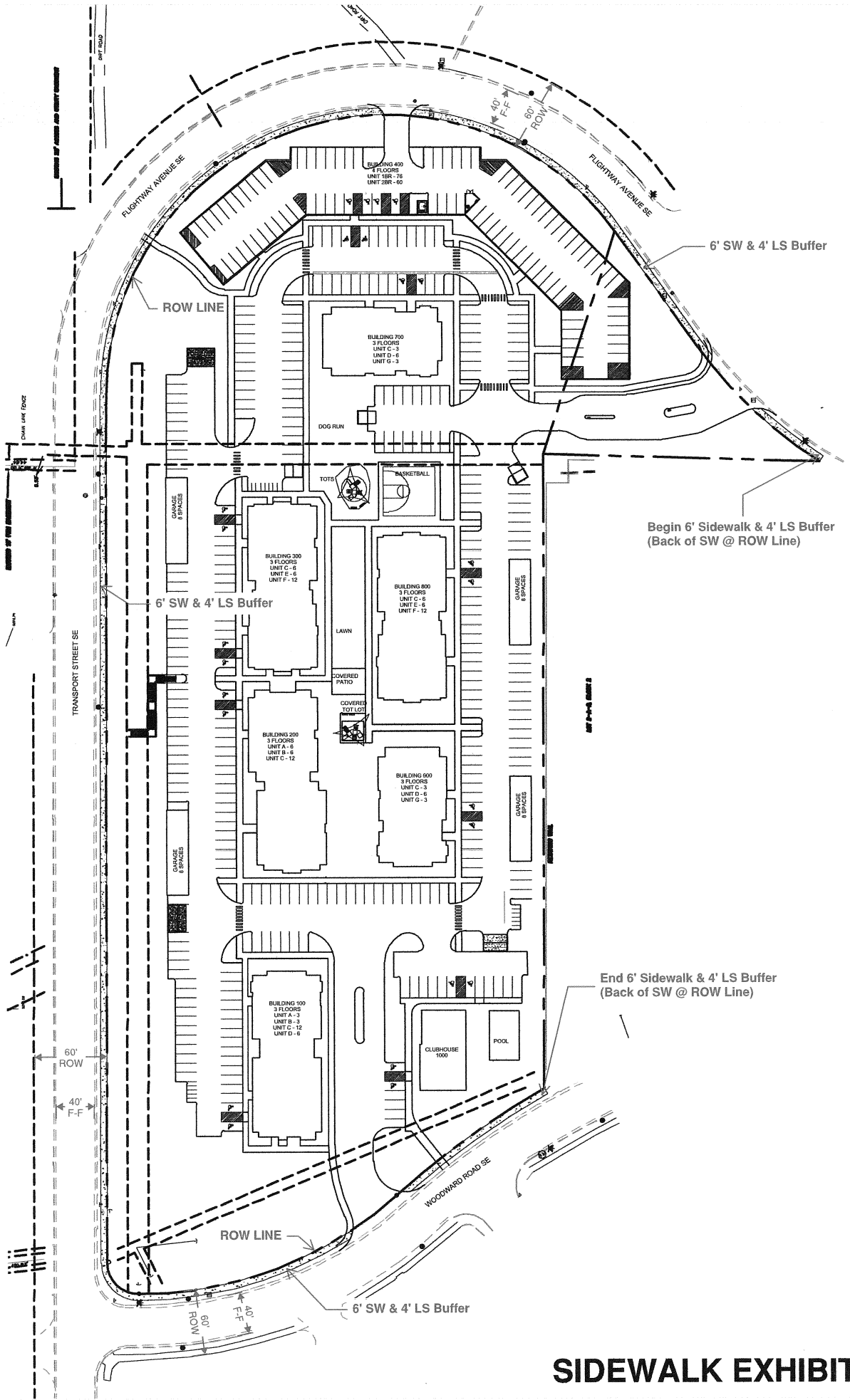
Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/21/1990, 90C-195)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (07/24/2008, 2008C-165)
○	FOUND AND USED MONUMENT AS DESIGNATED
●	FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION			
STATE PLANE ZONE: NM-C		GRID/GROUND COORDINATES: GRID		TYPE: STANDARD		LAND GRANT: N/A		PROPERTY OWNER: LOT 1-A: CONTRACTORS LEASING LLC LOT 2-A-1: LARRY P. GUTIERREZ				CREW/TECH: MT		DATE OF SURVEY: 12/23/2020	
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS: YES		SECTION: 33		TOWNSHIP: 10 NORTH		RANGE: 3 EAST		MERIDIAN: NMPM	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				SUBDIVISION NAME: SUNPORT PARK				DRAWN BY: JK		CHECKED BY: LM	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003199098 GROUND TO GRID: 0.9996801925				DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID				CITY: ALBUQUERQUE				COUNTY: BERNALILLO		STATE: NM	
				ELEVATION TRANSLATION: ±0.00'				UPC: LOT 1-A: 101505514525430415 LOT 2-A-1: 101505519726930412				PSI JOB NO. 204165P		SHEET NUMBER 2 OF 2	

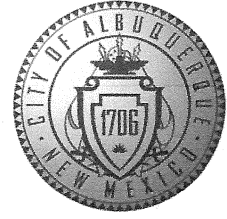


OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX



SIDEWALK EXHIBIT

CITY OF ALBUQUERQUE



July 27, 2021

Subject Property:

Transport Housing Project
2900 Transport St SE
Albuquerque, NM 87106

Mr. Kraemer,

This letter serves as approval for the landfill gas assessment and mitigation requirements for the development at 2900 Transport St SE, Albuquerque NM 87106. Please attach this approval letter for landfill gas assessment and mitigation requirements to all applications to the Planning Department. This approval is for site plan as well as building permits.

Approval is based on the assessment submitted by Tierra West dated 7/23/2021 with a engineer stamp date of 7/27/2021 by Ronald R. Bohannon, PE.

Thank you,

Signature on file

Paul Olson, PE
Environmental Health ESD
505/331-6677 cell
505/768-2633 office

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Project Number: _____

INFRASTRUCTURE LIST

(Rev. 2-16-19)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

LOT 2A-1-A, BLOCK 2 SUNPORT PARK

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 1-A BLOCK 2 SUNPORT PARK REPLAT OF LOTS 1, 2 & 3 BLOCK 2 AND

LOT 2A-1 BLOCK 2 PLAT OF LOTS 2A-1, 2A-2 & 2A-3 BLOCK 2 SUNPORT PARK

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: _____

DRB Application No.: _____

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		6' - Wide	Sidewalk Along Frontage	N. Side of Woodward Rd	498' East of Transport St.	Woodward/Transport Intersection	/	/	/
		6' - Wide	Sidewalk Along Frontage	E. Side of Transport St/ S. side of Flightway Ave.	Woodward/Transport Intersection	570' East of University Blvd	/	/	/
		No Parking Sign	No Parking Sign	N. Side of Woodward Rd	390' West of Transport St.		/	/	/
		48' - Wide	Driveway Plus ADA Ramps	S. Side of Flightway Ave.	641' West of University Blvd	739' West of University Blvd	/	/	/
		24' - Wide	Driveway Plus ADA Ramps for Parking Structure Access	S. Side of Flightway Ave.	1,098' West of University Blvd	58' West of University Blvd	/	/	/
		35' - Wide	Driveway Plus ADA Ramps for Parking Structure Access	N. Side of Woodward Rd.	244' East of Transport Rd.	103' East of Transport Rd.	/	/	/

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

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**

NAME (print) _____ DRB CHAIR - date _____ PARKS & RECREATION - date _____

FIRM _____ TRANSPORTATION DEVELOPMENT - date _____ AMAFCA - date _____

SIGNATURE - date _____ UTILITY DEVELOPMENT - date _____ CODE ENFORCEMENT - date _____

CITY ENGINEER - date _____ _____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Rev. 2-16-18